

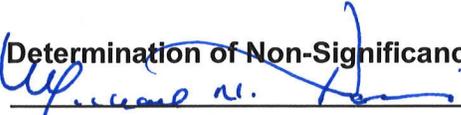


**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: College Park (formerly known as Wagoner Short Plat)
Proposal Address: 2025 140th Ave NE
Proposal Description: Short Plat an existing 56,192 square-foot lot (1.29 acres) into six single family lots within the R-5 zoning district.
File Number: 11-130782-LN
Applicant: Harbour Homes
Decisions Included: Preliminary Short Plat (Process II)
Planner: Leah Chulsky

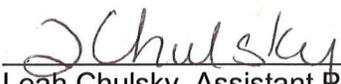
**State Environmental Policy Act
Threshold Determination:**

Determination of Non-Significance



Carol V. Helland, Environmental Coordinator
Development Services Department

Department Decision: **Approval with Conditions**



Leah Chulsky, Assistant Planner
Development Services Department

Application Date: December 20, 2011
Notice of Application: February 9, 2012
Minimum Comment Period: February 23, 2012
Decision Publication Date: June 7, 2012
Appeal Deadline: June 21, 2012

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 56,192 square foot (approximately 1.29 acres) into six single family lots. The property is located within the R-5 zoning district in the Southeast Bellevue Subarea. The property is a square shaped lot located at the corner of SE 20th St and 140th PL SE. Access to the six new lots will be provided via a private access easement which will be directly connected to SE 20th St. As defined by Land Use Code (LUC) 20.25H, the site does not contain any critical or protected areas. The applicant proposes to retain 236 diameter inches of healthy significant trees. The applicant has proposed an Alternative Landscape Option (ALO) to replant a total of 153.5 diameter inches to mitigate the removal of 86 dead and declining trees onsite.

II. SITE DESCRIPTION AND CONTEXT

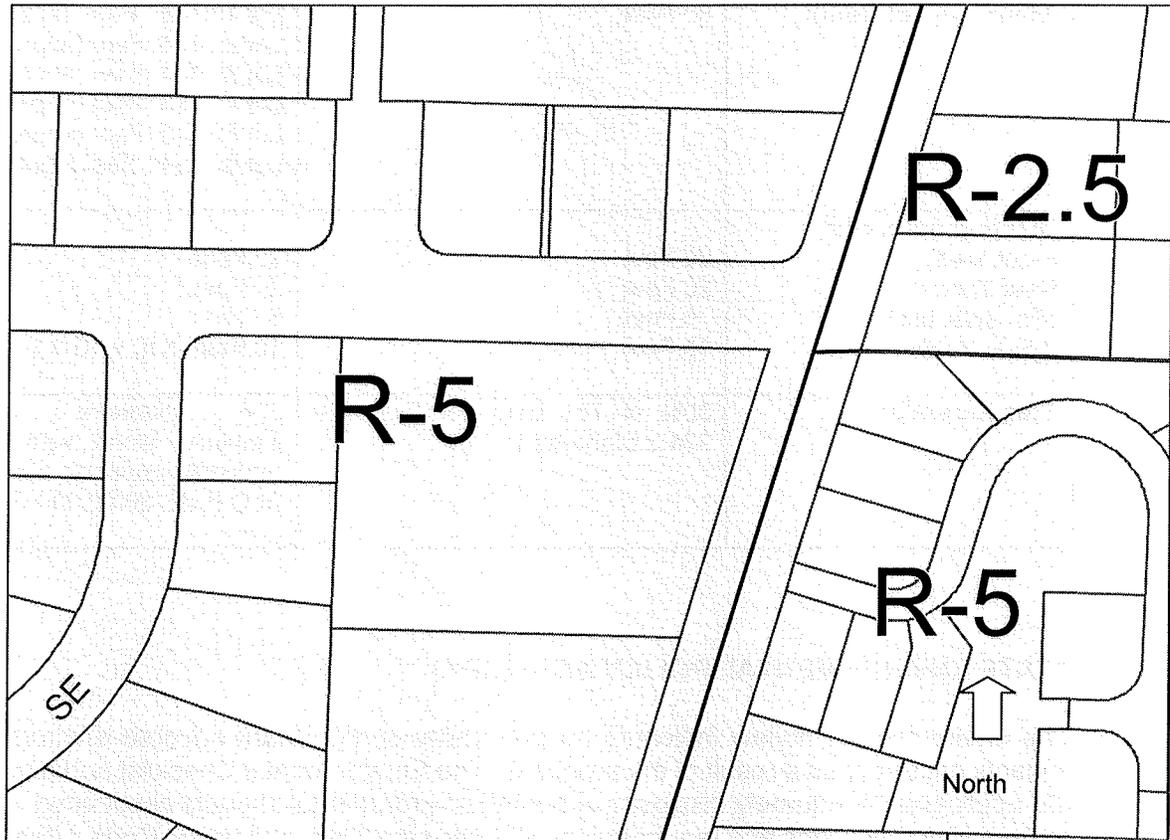
The site is located in a community of single family residential homes in the Southeast Bellevue Subarea of the Comprehensive Plan. The site slopes gradually downwards from the northwest to the southeast. The site contains a total of 101 trees. Of those trees only fifteen are healthy significant trees which can be saved. Primary access is gained from SE 20th St via a 20-foot wide joint use access easement which will serve all five new lots. All lots meet the 7,200 square foot minimum lot size in the R-5 zone.

Figure 2 – Aerial Photograph



The site is located in the South Bellevue Subarea in an R-5 single family zoning district. The Comprehensive Plan designation is Single-Family High. The lot is surrounded by existing single family development on all side.

Figure 3 – Zoning Map



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. Consistency with Standard Land Use Code Requirements

BASIC INFORMATION		
Zoning District	R-5 Southeast Bellevue Subarea Comprehensive Plan Designation: Single-Family High	
Gross Site Area	56,192 square feet (approx. 1.29 acre)	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 Square Feet	Lot 1: 10,493 Square Feet Lot 2: 7,551 Square Feet Lot 3: 7,445 Square Feet Lot 4: 7,430 Square Feet Lot 5: 9,572 Square Feet Lot 6: 11,218 Square Feet

Minimum Lot Width	60 Feet	Lot 1: 75 Feet (approx.) Lot 2: 60 Feet (approx.) Lot 3: 60 Feet (approx.) Lot 4: 60 Feet (approx.) Lot 5: 60 Feet (approx.) Lot 6: 79 Feet (approx.)
Minimum Lot Depth	80 Feet	Lot 1: 138 Feet (approx.) Lot 2: 124 Feet (approx.) Lot 3: 124 Feet (approx.) Lot 4: 123 Feet (approx.) Lot 5: 123 Feet (approx.) Lot 6: 157 Feet (approx.)
Building Setbacks Front Yard Rear Yard Min. Side Yard 2 Side Yards	20 Feet 20 Feet 5 Feet 15 Feet	20 Feet 20 Feet 5 Feet 15 Feet (5 ft. + 10 ft.)
Tree Retention	30% of 781 Diameter Inches = 234.3 Diameter Inches	236 Diameter Inches Retained along with 153.5 replanted under an approved ALO (LUC 20.20.900.G)

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to the adjacent wetland. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. **See Section IX for a related condition of approval.**

B. Animals

The project site is surrounded by single family lots which contain trees and understory which could provide quality habitat for birds and mammals. Based on the tree survey and analysis submitted, a portion of the trees onsite are unhealthy and would not provide quality habitat. The applicant has submitted a plan to remove unhealthy trees which would become a

hazard and restore an area adjacent to 140th PL SE with an intensified vegetated buffer. Over time, this vegetated buffer will create a better habitat than what currently exists.

C. Plants

Mitigation for temporary and permanent disturbance will be approved pursuant to an approved Alternative Landscape Option. **See Section IX for related conditions of approval.**

D. Noise

The only noise anticipated as a result of this work will be from construction equipment. Any noise is regulated by Chapter 9.18 BCC. **See Section IX for a related condition of approval.**

V. SUMMARY OF TECHNICAL REVIEWS

A. Utilities Review

The City has adequate capacity for providing water, sanitary sewer and storm drainage service for this proposal.

The water, sewer and storm drainage systems have been reviewed on a conceptual basis only. There are no implied approvals of the engineering specifications for the water, sanitary sewer and/or storm drainage for the site. Water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Utility Developer Extension Agreement (UE) process and side sewer permits for each home connect and water applications. The applicant will need to submit the UE application as early in the process as possible prior to the plat engineering application. **Refer to Condition of Approval regarding utilities in Section IX of this report.**

B. Fire Department Review

The Fire Department has completed the review of this proposal. If homes exceed 4,800 gross square feet, it will be necessary to confirm adequate fire flow. **Refer to Condition of Approval regarding fire department conditions in Section IX of this report.**

C. Transportation Review:

The Transportation Department has reviewed the plans submitted for the 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.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance.

Site Access

Access to Lots 1 thru 6 will be from a single private road off of SE 20th Street as shown on the approved plans. No other access connection to city right-of-way is authorized.

The private road opening width will be a minimum of twenty feet with Fire Department Approval and must be built per the City's Transportation Department Design Manual Standard Drawing DEV-7A.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements on SE 20th Street will be limited to new concrete sidewalk and vertical curb installation on both sides of the site access point. The new sidewalk width will match the existing sidewalk on SE 20th Street as a condition of development approval. In addition, due to some utility work on 140th Place SE part of the sidewalk will need to be replaced per Dev. Std. Drawing TE-11. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

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

Underlying these code sections are numerous policies and goals adopted by the City Council, including the Comprehensive Plan. Bellevue policy is to not allow new developments unless consistent with the goal to create a balanced transportation system having a wide range of travel choices and consistent with the vision of Bellevue as the "City in a Park." This is carried out by placing conditions on the approval of development permits to assure that developers provide frontage improvements as appropriate to meet the City's goals regarding alternative travel choices, appropriate traffic volumes, safety, aesthetics, and environmental enhancements. City policy leads to the creation of a higher quality community, thus benefiting developers, who can market developments in Bellevue for higher prices.

Under City policy, each site bears the cost of its own frontage improvements. These costs are passed on to the occupants through higher land prices. Each site receives benefits from all the other sites that have improved frontages. If a development is not required to bear the

full cost of frontage improvements at the time of development, then those frontage improvements will not be completed unless paid for in the future by the City's taxpayers. However, the taxpayers already bear the cost of frontage improvements where they live and work, so the taxpayers would be double charged, while the new developer escapes these costs. Thus, it is equitable and roughly proportional for each new developer to bear the full cost of frontage improvements for each site.

An examination of frontage improvements and average daily trip generation for some other recent residential developments in Bellevue shows that those developments provided an average of 8.1 linear feet of half-street improvements per average daily trip. These improvements were located along the public right of way fronting the short plat, or provided a public access easement within the short plat. The calculation of daily trips is the net increase in trips based on a seven-day average rate from national sources. The Wagoner Estate Short Plat is expected to generate a net increase of 57 average daily trips based on a net increase of 6 dwelling units. The Wagoner Estate Short Plat is financially responsible for the construction of approximately 75 total linear feet of half-street improvements. This results in 1.3 linear feet of half street improvements per trip which is lesser than the average value of 8.1. Therefore, the requirement for approximately 75 feet of frontage improvements is reasonable.

Prior to final short plat approval, the developer must provide street frontage improvements on SE 20th Street and 140th Place SE 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 frontage 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. Specific engineering requirements include: 20-foot wide driveway approach per Dev. Std. Drawing DEV-7A, 5-foot wide concrete sidewalk and vertical curb and gutter on each side of the driveway with transition to rolled curb as shown on the revised civil plans submitted to the city on February 29, 2012, and approximately 10-foot wide sidewalk replacement on 140th Place SE.

Use of the Right of Way

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

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 SE 20th Street and 140th Place SE are classified as Overlay Required.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle.

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 peak hours. The proposed six lot short plat is estimated to generate six additional peak hour trips. The addition of six new peak hour trips is not expected to have a significant impact on the traffic operations of the adjacent streets. **Refer to Condition of Approval regarding fire department conditions in Section IX of this report.**

D. Clearing and Grading Department

The Clearing and Grading has approved the preliminary short plat without conditions. A Clearing and Grading Permit (GE Type) is required for the construction of the road, driveways and the utilities of this short plat.

VI. PUBLIC COMMENT

The City initially notified the public of this proposal on February 9, 2012 with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. Two comments were received with general question about the project.

VII. DECISION CRITERIA:

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for 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.**

Response: City codes ensure public health, safety and general welfare through development code requirements. The proposed private access easement will provide access off of SE 20th St. to Lots 1-6. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

Construction noise is expected during the construction period. The Bellevue Noise Control Ordinance, BCC 9.18, regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding noise/construction hours in Section IX of this report.**

- 2. The public interest is served by the short subdivision.**

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.

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

Response: The preliminary short plat considers the physical characteristics of the site by establishing an increased vegetated buffer along 140th PL SE which will continue the vegetated character of the surrounding neighborhood. Required utility infrastructure will aid in controlling surface water runoff. **Refer to Conditions of Approval regarding tree protection and tree retention in Section IX of this report.**

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

Development Standards

Response: As conditioned, the proposal complies with the Land Use Code requirements for R-5 zoning, the Utility Code and the City of Bellevue Development Standards.

Land Use Code Requirements

A. Dimensional Requirements: Refer to Section III.A. of this report for dimensional requirements.

Finding: All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-5 zoning district dimensional requirements.

B. Significant Tree Preservation: Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of significant trees on the site. LUC Section 20.20.900.G allows the applicant to request a modification to the tree retention requirements identified in the above referenced section. The applicant is proposing to retain 236 diameter inches of the healthy significant trees onsite as well as replant an additional 153 diameter inches was mitigation for the removal of the 86 hazardous trees.

Finding: Based on the tree survey and assessment on file, the majority of the trees onsite are in significantly declining health or dead. Of the total diameter inches onsite only 151 diameters (15 trees) are healthy and can be retained. The applicant has proposed to replant an additional 153 diameter inches (86 trees) to mitigate the removal of the declining and dead trees. The proposed Alternative Landscape Option would provide a consolidated three tiered vegetated buffer along 140th PL SE and replace dead and dying trees. The ALO results in better retention of significant trees and a consolidated buffer away from the building pads. This satisfies the Alternative Tree Replacement Option. **Refer to project drawings attached to this report and Conditions of Approval regarding tree**

protection, retention and replanting in Section IX of this report.

5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).

Response: The site is located within the Southeast Bellevue subarea. The Comprehensive Plan specifies Single-Family High Density development for this property, which is consistent with the R-5 zoning designation. The proposal complies with applicable Comprehensive Plan policies City-wide and for this Subarea.

The single family homes are, by use type, compatible with surrounding neighborhoods. The proposal provides new housing as encouraged by the Comprehensive Plan (Policy LU-3) and helps meet Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years (LU-5).

The proposal provides development on infill or under-utilized sites with adequate urban services (HO-17) and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing and environmentally sensitive features by preserving healthy, significant, existing trees on-site.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Response: As conditioned, each lot (Lots 1-6) can reasonably be developed to current R-5 zoning standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX 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 locations, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Wagoner Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Adrian Jones, (425) 452-6032
Land Use Code – BCC Title 20	Leah Chulsky, (425) 452-6834
Noise Control – BCC 9.18	Leah Chulsky, (425) 452-6834
Sign Code – BCC Title 22	Leah Chulsky, (425) 452-6834
Transportation Develop. Code – BCC 14.60	Abdy Farid, (425) 452-7698
Traffic Standards Code 14.10	Abdy Farid, (425) 452-7698
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Arturo Chi, (425) 452-4199

A. GENERAL CONDITIONS:

1. Utilities

Water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Utility Developer Extension Agreement (UE) process. The applicant will need to submit the UE application as early in the process as possible prior to the plat engineering application. Water services shall be separate taps off the water main available through the water application process and installed by Bellevue Utilities Department. A joint use side sewer permit is required for the joint use side sewer. Individual side sewer permits are required for each home connection.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Arturo Chi, Utilities Department

2. Variance Restriction

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6
REVIEWER: Leah Chulsky, Land Use

3. Noise – Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18
REVIEWER: Leah Chulsky, Land Use

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

1. 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. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- 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: Bellevue City Code 23.76.060
REVIEWER: Leah Chulsky, Land Use

2. Right of Way Use Permit

The applicant is required to apply for a right of way use permit from the City of Bellevue Transportation Department 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.
- k) Pavement restoration requirements.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation

3. Off-Street Parking

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

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, Transportation

4. Engineering Plans

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road, sidewalk and curb restoration, the connection (driveway approach) of the private road to SE 20th Street, possible pavement restoration in SE 20th Street and 140th Place SE, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings DEV-7A, TE-1, TE-3, TE-10 and TE-11.
REVIEWER: Abdy Farid, Transportation

5. Pavement Restoration

The city's pavement manager has determined that this segment of SE 20th Street and 140th Place SE will require grind and overlay trench restoration for any utility

connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings ROW-1 through ROW-5. Exact copies of the appropriate trench restoration drawing(s) must be included in the final engineering plans.

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

REVIEWER: Tim Stever, Transportation

6. Sight Distance

If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing TE-1, existing vegetation near the access point on SE 20th Street must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240

REVIEWER: Abdy Farid, Transportation

B. PRIOR TO FINAL SHORT PLAT APPROVAL:

1. Infrastructure Improvements

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final 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: Abdy Farid, 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 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: Abdy Farid, Transportation

3. Right of Way Dedication

The applicant will dedicate to the back of the existing sidewalk at the corner of SE 20th Street/ 140th Place SE intersection along the property's frontage as shown on the revised civil plans submitted to the city on February 29, 2012.

AUTHORITY: BCC 14.60.100

REVIEWER: Abdy Farid, Transportation

4. Fire Department Conditions

The final short plat shall portray the following notes:

(a) Provide fire flow information for the area. (IFC 507.3)

(b) The 20 foot wide, access road must be paved and 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.). Detention vaults and pipes in the roadway shall support the weight of the ladder truck outrigger which is 45,000 lbs. over an 18 inch square. (IFC 503)

(c) The 20 foot wide access road shall be posted and marked "No Parking- Fire Lane" per Bellevue Standards. (IFC 503.2.1)

AUTHORITY: International Fire Code (IFC) 5-8.3; IFC 505 & Bellevue Fire
Department Development Standards

REVIEWER: Adrian Jones, Fire Department

2. Tree Retention

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 236 diameter inches of existing significant healthy trees to remain, as proposed along with the approved Alternative Landscape Option submitted 5/2/12 (Rev. #3). The Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained along with the Alternative Landscape Option/Replanting Plan must be recorded with the *final short plat*

mylar (recorded with King County). This Tree Preservation Plan and Alternative Landscape Option/Replanting Plan must also 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."

During plat engineering, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D
REVIEWER: Leah Chulsky, Land Use

D. PRIOR TO ISSUANCE OF SINGLE FAMILY BUILDING PERMIT:

1. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of single family building permit issuance. The impact fee is estimated to be \$1,768.00 per new dwelling. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: Bellevue City Code 22.16.070
REVIEWER: Ray Godinez, Transportation Department

ATTACHMENTS

Project Drawings



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Harbour HOMes

LOCATION OF PROPOSAL: 2025 140th PL SE

NAME & DESCRIPTION OF PROPOSAL:

College Park (formerly known as Wagoner) - Land Use approval to subdivide and existing parcel into 6 lots.

FILE NUMBER: 11-130782-LN

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on June 21, 2012
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

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


 Environmental Coordinator

6/06/2012
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

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

**CITY OF BELLEVUE
ENVIRONMENTAL CHECKLIST
PRELIMINARY SHORT PLAT OF WAGONER ESTATES**

Received
DRS Project No. 11051

DEC 19 2011

Permit Processing

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a Proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your Proposal (and to reduce or avoid impacts from the Proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your Proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your Proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your Proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your Proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your Proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

11-130782-LW
College Park
6-7-12
2 Chulsky

BACKGROUND INFORMATION

Property Owner: **Love Trust**
Proponent: **Harbour Homes, LLC**
Contact Person: **Jamie Waltier**
Address: **1300 Dexter Avenue North, Suite 550**
Seattle, Washington 98109
Phone: **206-315-8130**

Proposal Title: ~~Wagoner Estates~~ **College Park**
Proposal Location: **2025 140th Place SE**

1. General Description:
Short Plat one existing parcel into six single family lots.
2. Acreage of Site:
1.23 acres
3. Number of dwelling units/buildings to be demolished:
None.
4. Number of dwelling units/buildings to be constructed:
None at this time.
5. Square footage of buildings to be demolished:
N/A
6. Square footage of buildings to be constructed:
N/A
7. Quantity of earth movement:
3,900 c.y.
8. Proposed land use:
Single Family Residential
9. Design Features, including building height, number of stories and proposed exterior materials:
Building Height will be per C.O.B. requirements, 2 stories, materials TBD.

Estimated date of completion of the proposal or timing of phasing: **Fall, 2012**

Do you have plans for future additions, expansion, or further activity related or connected with this proposal?

Yes, six single family homes will be constructed.

11-130782-LN
College Park
J Chulsky
6-7-12

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

**Geotechnical Engineering Study
Critical Areas Report**

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

None at this time.

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

- SEPA Determination**
- Preliminary Subdivision Approval**
- Grading Permit**
- Utilities Permit**
- Final Subdivision Approval**
- Building Permits**
- Other Customary Construction Related Permits**

A. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one).
Flat, rolling, steep slopes, mountainous
other.
In general, the majority of the property at approximately 11% with some pockets of less or greater slope. Generally, the land slopes to the southeast.
- b. What is the steepest slope on the site (approximate percent slope)?
Approximately 25%.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
The soils on the Site are mapped in the Soil Survey of King County, Washington, prepared by the U.S. Department of Agriculture, Soil Conservation Service and has classified the Site as Alderwood

11-130742-LH
6-7-12
J Chulsky

Series, slopes 6-15% (AgC), gravelly sandy loam.

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

None to our knowledge.

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

The purpose of the site grading will be to construct the subdivision access, utilities and homes. The grading is intended to be balanced on Site, however, there is a possibility of importing select fill material as well as exporting unwanted soils.

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

There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction; however, the Project will comply with all applicable erosion control measures, short term and long term.

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

Approximately 50% of the Site will be covered by impervious surfaces.

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

A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: hay bales, siltation fences, temporary siltation ponds, controlled surface grading, stabilized construction entrance, and other measures which may be used in accordance with requirements of the City of Bellevue.

Mitigated through application of BCC 23.76

11-130742-LN
6-7-12
J Chulsky

2. AIR

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

Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will result from increased vehicle traffic.

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

Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.

The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the site and maintaining gravel construction entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.

3. WATER

- a. Surface.

- i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes,

11-130742-LN
6-7-12
J Chulsky

ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- ii. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- iv. Will the Proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No, there will be no surface water withdrawals or diversions.

- v. Does the Proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not to our knowledge.

- vi. Does the Proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, a public sanitary sewer system will be installed to serve the residential units. There will be no discharge of waste materials to surface waters.

- b. Ground.

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description,

11-130742-LN
6-7-12
2 Chulsky

purpose, and approximate quantities if known.

No groundwater will be withdrawn. Public water mains will be installed to serve the development. No water will be discharged to the groundwater as the soils do not lend themselves to infiltration.

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals....; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material is proposed to be discharged into the ground.

The Site will be served by public sanitary sewers and a public water system.

c. Water Runoff (including storm water).

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

Runoff will be collected and conveyed to the proposed storm drainage facility and discharged to the conveyance system in 140th Place SE.

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

The proposed stormwater system will be designed to minimize or eliminate entry of waste materials or pollutants to ground water

11-130742-LH
6-7-12
J Chulsky

resources and/or surface waters. Oils, grease, and other pollutants from the addition of paved areas could potentially enter the groundwater or downstream surface water runoff.

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

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control quality and quantity of surface runoff during construction and after development.

mitigated by BCC 23-76

4. PLANTS

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

deciduous tree: **alder, maple**, aspen, vine maple, cottonwood other: (birch, dogwood, hemlock)

evergreen tree: **fir, cedar**, spruce, pine, other:

shrubs

grass (orchard grass)

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, other:

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

other types of vegetation (Deer fern, blackberry, holly, scotch broom)

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

Vegetation within the development area will be removed at the time of development. Landscaping will be installed in accordance with the provisions of the City of Bellevue Zoning Code.

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

None known or documented within the project area.

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

Trees will be retained at a rate of approximately 19%. Replacement trees will be planted to mitigate for significant trees removed.

*Healthy
30% of existing trees and additional replanting to mitigate removal of hazardous trees*

5. ANIMALS

- a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site.

birds: hawk, heron, eagle,
songbirds, other: crows

mammals: deer, bear, elk, beaver,
small rodents, raccoon,
other:

fish: bass, salmon, trout, herring,
shellfish other: **None.**

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

None to our knowledge.

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

Western King County as well as the rest of Western Washington, is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

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

None proposed.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?

*11-130742-UN
6-7-12
J Chulsky*

Describe whether it will be used for heating, manufacturing, etc.

Electricity and/or natural gas will serve as the primary energy source for residential heating and cooking within the development. Any wood stoves incorporated into the new residential units will comply with all local and State regulations.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

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

The required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.

7. ENVIRONMENTAL HEALTH

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

There are no known on-site environmental health hazards known to exist today and none will be generated as a direct result of this proposal.

- i. Describe special emergency services that might be required.

No special emergency services will be required.

- ii. Proposed measures to reduce or control environmental health hazards, if any.

Special measures are not anticipated.

11-130742-UN
6-7-12
J Chulsky

b. Noise

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

The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.

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

Short-term impacts will result from the use of construction equipment during site development and residential construction. Construction will occur during the day-light hours, and in compliance with all noise ordinances. Construction noise is generated by heavy equipment, hand tools and the transporting of construction materials and equipment. Long-term impacts will be those associated with the increased use of the property by homeowners.

- iii. Proposed measures to reduce or control noise impacts, if any.

Construction will be performed during normal daylight hours. Construction equipment will be equipped with noise mufflers.

Mitigated by BCC 9.18

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

The Site is currently undeveloped. It is surrounded by single family residences.

11-130742-LN
6-7-Q
J Chulsky

- b. Has the site been used for agriculture? If so, describe.
Not to our knowledge.
- c. Describe any structures on the site.
None.
- d. Will any structures be demolished? If so, what?
Not applicable.
- e. What is the current zoning classification of the site?
The current zoning classification is Residential, R-5.
- f. What is the current comprehensive plan designation of the site?
SF-H, Single Family High Density-up to 5 units/acre
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
Approximately 14 individuals will reside in the completed residential development (6 units x 2.3 persons per household = 14 individuals).
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
N/A
- l. Proposed measures to ensure the Proposal is compatible with existing and projected land uses and plans, if any.
The proposed development is compatible with the prescribed land use

11-130742-LN
6-7-12
J Chulsky

codes and designations for this Site. Per the City Zoning Code, the development is consistent with the density requirements and land use of this property.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The completed project will provide six detached single-family residential homes. Homes will be priced with a market orientation to the middle to high-income level homebuyer.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any.
None.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The maximum building height will conform to City of Bellevue Standards.
- b. What view in the immediate vicinity would be altered or obstructed?
Views in the vicinity are not likely to be enhanced, extended or obstructed by development of this project.
- c. Proposed measures to reduce or control aesthetic impacts, if any?
The location of the buildings adheres to or exceeds the minimum setback requirements of the zoning district. The landscaping will be installed at the completion of building and paving construction. **A Homeowners**

11-130742-LH
6-7-12
2 Chulsky

Association will maintain the landscaping and common elements.

11. LIGHT AND GLARE

- a. What type of light or glare will the Proposal produce? What time of day would it mainly occur?
Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare from the project will not cause hazards or interfere with views.
- c. What existing off-site sources of light or glare may affect your Proposal?
The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.
- d. Proposed measures to reduce or control light and glare impacts, if any.
Street lighting will be installed in a manner that directs the light downward. The proposed perimeter landscaping will create a partial visual buffer between the proposed units and the surrounding neighborhood areas.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

11-130742-LH
6-7-12
J Chulsky

None.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any.
There are no known impacts. If an archeological site is found during the course of construction, the State Historic Preservation Officer will be notified.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Access to the proposed project will be from SE 20th Street.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest public transit stop is approximately 0.3 miles from the Site at the intersection of 145th Place SE & SE 16th Street.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
The completed project will have garage and driveway parking spaces in addition to street parking. Each home will have a minimum of two-parking spaces per lot. The project will not eliminate any

11-130742-LH
6-7-12
J Chulsky

existing parking as no existing parking exists.

- d. Will the Proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
Access will be from SE 20th Street via a private road. No improvements are proposed within SE 20th Street.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Assuming 9.57 vehicular trips per unit per day, a total of 58 additional vehicle trips will be generated. Peak hours will generally be 7 AM – 9 AM and 4 PM – 6 PM.
- g. Proposed measures to reduce or control transportation impacts, if any.
None.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children generated by this development will attend schools in the Bellevue #405 School District.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

11-130742-LN
6-7-12
J Chubsky

In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through the City's traffic and school mitigation programs, if required.

16. UTILITIES

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

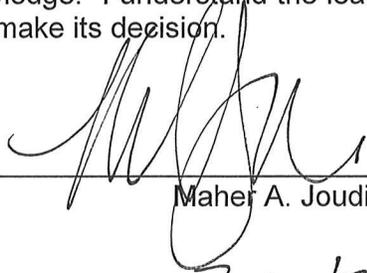
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity.....Puget Sound Energy
Natural Gas.....Puget Sound Energy
Water & Sewer....City of Bellevue
Telephone.....Verizon

C. SIGNATURE

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

Signature: _____



Maher A. Joudi, P.E.

DATE SUBMITTED: _____, 2011

Dec 13, 2011

11-130742-LN
6-7-12
J Chudsky