

City of Bellevue

Post Office Box 90012 Bellevue, Washington 98009-9012

Certification of Mailing

I, Ruth Densley, certify that I am a U.S. citizen, over the age of eighteen (18), that I am competent, and that I have no interest in the proposal described in the attached notice.

I certify that on the December 1, 2016, I placed in the City of Bellevue mail system, postage to be added by the City of Bellevue mailroom, an envelope addressed to every person shown on the attached mailing list, or emailed and containing the notice attached and described here.

PAD: 16-143970-LK & 16-145946-LO

PROJECT: Park Pointe PUD

PLANNER: Heidi Bedwell

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

SIGNATURE:

Ruth Densley

PRINTED NAME: Ruth Densley

DATE: 12-1-16

Densley, Ruth

From: Densley, Ruth
Sent: Thursday, December 01, 2016 10:23 AM
To: Christa Heller (Christa.Heller@dfw.wa.gov); Ecology Division Attorney General; Fisheries.fileroom@muckleshoot.nsn.us; Joe Bucar; Karen Walter; sepaunit@ecy.wa.gov; Stewart.Reinbold@dfw.wa.gov; Susan Powell; Bedwell, Heidi
Subject: City of Bellevue Weekly Permit Bulletin 12-1-16

Following is a SEPA Notice of Application and Public Meeting for:

Park Pointe PUD
7219 and 7331 Lakemont Blvd SE
16-143970-LK and 16-145946-LO
Planner: Heidi Bedwell
Planner Email: hbedwell@bellevuewa.gov

<http://www.bellevuewa.gov/pdf/Land%20Use/16-143970-LK.pdf>

[Permit Bulletin 12-1-16](#)

Thank you,

Ruth Densley
Development Services Department
City of Bellevue

P=Paper delivery
E=Electronic delivery
D=Disk

Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703 E

Muckleshoot Indian Tribe
Fisheries Dept.
Attn: Project Reviewer
39015 172nd Avenue SE
Auburn, WA 98002 E

Larry Fisher
WDFW
1775 12th Ave. NW Suite 201
Issaquah, WA 98027 E

Dept. of Natural Resources
EQCD – SEPA Center
PO Box 47015
Olympia WA 98504-7015 E

Mayor & Council
7 copies to Council Aide
E

Sara Gollersrud
CCO – CH3 E

Charmain Arrendondo
CCO – CH3 E

Clarence Copeland
PCD – Records E

APPLICANT CONTACT

Each of the following addresses
received documents for project noticed

City of Bellevue Weekly Permit Bulletin 12-1-16

16-143970-LK
Alex Mason
Isola Homes
1518 1st Ave S. Suite 301
Seattle, Washington, 98134

16-145396-LN*
Sheri Murata
14711 NE 29th Place Suite 101
Bellevue, Washington, 98007

DSD - 001397

Name	Address	City	State	ZipCode
NEWCASTLE GOLF L L C	1416 112TH AVE NE	BELLEVUE	WA	98004
GEISSER ADAM D & MELINDA L	6717 155TH PL SE	BELLEVUE	WA	98006
KING COUNTY-PARKS	500 4TH AVE	SEATTLE	WA	98004
GRABER GARY D	6232 98TH ST NW	MARYSVILL	WA	98271
SWANSON ERNEST	7331 LAKE MONT BLVD SE	BELLEVUE	WA	98006
VELLEMA VICKI L & BETTY L	7232 LAKEMONT BLVD SE	ISSAQUAH	WA	98027
DOWNEY TYLER & MARIAH	7238 LAKEMONT BLVD SE	BELLEVUE	WA	98006
GADDY RANDY D & DANA J	7242 LAKEMONT BLVD SE	ISSAQUAH	WA	98027
Current Occupant	7331 LAKEMONT BLVD SE	BELLEVUE	WA	98059
JENTRY DAVID & WANDA	PO BOX 3128	ANCHORAK	AK	99515

GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION AND PUBLIC MEETING

Park Pointe PUD

Location: 7219 and 7331 Lakemont Blvd SE

Subarea: Newcastle

File Number: 16-143970-LK and 16-145946-LO

Description: Application for Land Use approval for a Planned Unit Development (PUD) and Critical Areas Land Use Permit approval for a residential development consisting of 41 single family detached residences on a 12.2 acre site, zoned R-3.5. The site includes steep slope critical areas, wetlands and streams. Coal Creek (Type F stream) borders the southwest portion of the site and there are 3 tributary (Type N) streams on site. There are 2 Category IV and 1 Category III wetlands on the site. Critical areas and open space is proposed to be set aside in a separate tract. Two (2) existing single family residences on the site are proposed to be demolished.

Approvals Required: Planned Unit Development approval, Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: December 15, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: December 14, 2016, 7 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-118

Date of Application: October 10, 2016

Completeness Date: November 7, 2016

Applicant: Alex Mason

Applicant Contact: Isola Homes, 206-515-3606, alex.mason@isolacm.com

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

Campbell-Pagan Short Plat

Location: 1411 and 1417 173rd Ave NE

Subarea: Northeast Bellevue

File Number: 16-145396-LN

Description: Application for Preliminary Short Plat approval to subdivide two lots totaling 1.05 acres, zoned R-3.5, into four lots and create an easement for access and utilities. All lots will be accessed from 173rd Ave NE, and will average .26 acres.

Approvals Required: Preliminary Short Plat approval, Concurrency Review and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: December 15, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 31, 2016

Completeness Date: November 23, 2016

Applicant: Mike Delile, Buchan Homes

Applicant Contact: Sheri Murata, Core Design, Inc., 425-885-7877, shm@coredesinginc.com

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

DSD - 001400

You are receiving this notice because of a project in your neighborhood.

**City of Bellevue
Development Services
450 110th Ave NE
PO Box 90012
Bellevue, WA 98009-9012**

The Seattle Times

City of Bellevue, Development
Sharon Taylor
PO Box 90012

Bellevue, WA 98009

Re: Advertiser Account # 100335

Agency Account #: 0

Ad #: 694363

Agency Name:

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

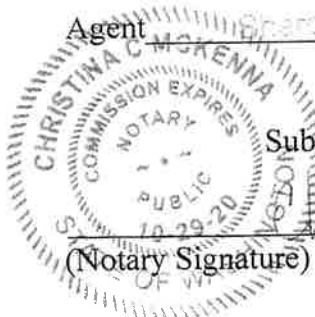
Newspaper and Publication Date(s)	
Seattle Times	12/01/16

Agent

Sharon Saligman

Signature

Sharon Saligman



Subscribed and sworn to before me on

Dec 2, 2016

DATE

Christina C. McKenna Christina C. McKenna

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

The Seattle Times

Re: Advertiser Account # 100335

Ad #: 694363

Agency Account #: 0

Agency Name:

AD TEXT



Weekly Permit Bulletin

Publish Date: December 1, 2016

For official notice and review of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue, please visit www.bellevuewa.gov/weekly_permit_bulletin.htm to view the City's official Weekly Permit Bulletin. For more information, please contact Development Services in the City of Bellevue either by phone 425-452-6800 or email at landusereview@bellevuewa.gov.

RECEIVED

DEC 08 REC'D

Development Services

Pittman, Reilly

From: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Sent: Tuesday, September 27, 2022 3:09 PM
To: Rosen, Peter
Subject: DAHP Response to Archaeology Write Up RE: Park Pointe PUD, Bellevue - DAHP Project 2017-03-01601
Attachments: Built_Environment_EligibilityDetermination_screenshot.docx

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Peter,

Thank you for reaching out to the DAHP for comments on the archaeology write-up for the Park Pointe PUD project. To answer your specific questions first:

- I included a condition on training and reporting for additional resources that may be uncovered during site grading. Please advise if you recommend a different condition for site monitoring during grading.
 - Thank you for catching this. I would recommend archaeological monitoring of initial ground clearance/site prep/grading activities as it is likely additional historical period archaeological resources will be found during the project. I believe the original archaeology report recommended “archaeological monitoring of ground-disturbing activities within the project area 0.6m (2.0 feet) into the glacial till or until the on-site archaeologist determines the soils to be below the possibility of human occupation” (Steinkraus April 2017: 34). Once they finalize their plans I am happy to review a Monitoring Plan, if they feel that monitoring the entire property is overkill. So you could instead say that they need to develop a project specific Monitoring & Inadvertent Discovery Plan (MIDP) for the entire project area, specifically for areas outside of the two eligible archaeological sites, that will be reviewed by the DAHP. Or something similar.
- The Tierra Cultural Resources Assessment (April 19,2017) identified 6 historic structures and included the Historic Property Reports. The DAHP review letter (December 26, 2017) concurred on 5 of the 6, but did not address the last structure, Resource #709312, 7219 Lakemont Blvd SE - Outbuilding. Please advise.
 - According to my records Resource #709312 was Determined Not Eligible by the DAHP on 12/20/2017, along with the other 5 buildings. I am guessing it was left out of the letter accidentally. It is safe to consider the outbuilding NOT Eligible and thus we have no objection to its demolition.
 - It looks like we also Determined Not Eligible the wooden structure on top of one of the 6 foundations, as it was determined to be built more recently than the six foundations now recorded as an archaeological site. This was recorded as Resource #715713 and is called the Coal Creek Interpretive Loop structure.
 - I have attached a screenshot of the building determinations for your records (see attached).
- I understand the sensitivity of this information, the importance for protecting the resources. Please let me know if I have included too much specific information about the sites or locations for a staff report that will go to public hearing. Also, advise if the Tierra Reports and DAHP letters or permits can be released to the public if requested.
 - Since the exact location and full contents of the sites is not discussed in the hearing document, this level of information is appropriate for the public. Any documents that contain exact location information/maps, or really detailed information about the sites should be redacted prior to distribution. If you receive a public records request for copies of the cultural resource reports, archaeology site inventory forms, or copies of DAHP Permits that contain location information you can forward that member of the public to the DAHP records request email: recordsrequest@dahp.wa.gov (and website: <https://dahp.wa.gov/node/44/records-management-program/public-disclosure>)

DSD - 001404

- The specifics about records requests for archaeology are under RCW 42.56.300, specifically item (4) which states local government agencies should forward these people on to the DAHP – in case people in your records office need this information you can find it here:
<https://app.leg.wa.gov/RCW/default.aspx?cite=42.56.300>

Overall the document looks great, just update the info based on the comments I provided above. Also, the additional site, the 6 above ground building foundations, is Site Number 45KI01452. Since you included the other site number in the paragraph you should include the second site number for continuity.

Thank you for all your time and effort making sure this information is correct. I am happy to answer any additional questions before and after the hearing examiners meeting.

Best,
Stephanie



My hours are 8 am – 4:30 pm Monday - Friday. Staff no longer have land lines. For a directory of staff cell phone numbers please see the Meet the Staff page on our [website](#).

Stephanie Jolivette | Local Government Archaeologist
(pronouns: she / her / hers)
Work Cell: 360-628-2755 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Rosen, Peter <PRosen@bellevuewa.gov>
Sent: Tuesday, September 13, 2022 5:01 PM
To: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Subject: Park Pointe PUD, Bellevue - DAHP Project 2017-03-01601

External Email

Hello Stephanie – Thanks for all your assistance and updates on the Park Pointe PUD project. I’m attaching the SEPA section of the staff report and the conditions of approval. I’m hoping you can assist by reviewing the attachment.

I included a condition on training and reporting for additional resources that may be uncovered during site grading. Please advise if you recommend a different condition for site monitoring during grading.

The Tierra Cultural Resources Assessment (April 19,2017) identified 6 historic structures and included the Historic Property Reports. The DAHP review letter (December 26, 2017) concurred on 5 of the 6, but did not address the last structure, Resource #709312, 7219 Lakemont Blvd SE - Outbuilding. Please advise.

I understand the sensitivity of this information, the importance for protecting the resources. Please let me know if I have included too much specific information about the sites or locations for a staff report that will go to public hearing. Also, advise if the Tierra Reports and DAHP letters or permits can be released to the public if requested.

DSD - 001405

Thanks! Peter

Peter Rosen

Senior Environmental Planner
Development Services Department

425-452-6857

prosen@bellevuewa.gov



DSD - 001406



Search My Inventories

Property Archaeology Traditional Cultural Property Reports

Add Resource/Report Create New Inventory Submit Inventories Return Inventories Accept Inventories Review Completed

Property

Property ID	Resource Name	Resource Address or Location	SHPO Determination	Status
Property ID: 709112	7331 Lakemont Blvd, Bellevue	7331 Lakemont Blvd SE, Bellevue 98006	Determined Not Eligible	Review Complete
Property ID: 709113	Outbuildings- 7331 Lakemont Blvd SE, Bellevue	7331 Lakemont Blvd SE, Bellevue 98006	Determined Not Eligible	Review Complete
Property ID: 709114	House 1- 7219 Lakemont Blvd SE, Bellevue	7219 Lakemont Blvd SE, Bellevue 98006	Determined Not Eligible	Review Complete
Property ID: 709115	House 2, 7219 Lakemont Blvd SE, Bellevue	7219 Lakemont Blvd SE, Bellevue 98006	Determined Not Eligible	Review Complete
Property ID: 709116	Barn- 7331 Lakemont Blvd SE, Bellevue	7331 Lakemont Blvd SE, Bellevue 98006	Determined Not Eligible	Review Complete
Property ID: 709312	7219 Lakemont Blvd SE- Outbuilding	7219 Lakemont Blvd SE, Bellevue, Washington, USA	Determined Not Eligible	Review Complete
Property ID: 715713	Coal Creek Interpretive Loop Structure	7331 Lakemont Blvd SE, Bellevue, WA, 98006, USA	Determined Not Eligible	Review Complete

Pittman, Reilly

From: Reinbold, Stewart G (DFW) <Stewart.Reinbold@dfw.wa.gov>
Sent: Friday, September 9, 2022 2:19 PM
To: Rosen, Peter
Subject: RE: Park Pointe Wildlife Habitat

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Couldn't find any set language – recommend referencing any species identified in WAC 220-200-100 protected wildlife, WDFW PHS species of greater conservation need and species of concern. WDFW Wildlife Bio for that area did mention potential amphibian concerns.

Wildlife corridor – some species will however bear and deer will not. We have known bear and deer conflict (in that greater area) already.

Recommend 6ft exclusion fencing around that development to keep wildlife out. Bear proof garbage containers and some flyer or signs for the buyers to help them understand how to avoid wildlife conflict.

Hope this helps.
Stewart

From: Rosen, Peter <PRosen@bellevuewa.gov>
Sent: Tuesday, September 6, 2022 10:48 AM
To: Reinbold, Stewart G (DFW) <Stewart.Reinbold@dfw.wa.gov>
Subject: Park Pointe Wildlife Habitat

External Email

Hi Stewart – Thanks for talking about WDFW wildlife recommendations. I'm looking for your input on 2 wildlife issues below. Please, let's follow-up with a phone call so you don't need to respond by email.

1) Are there WDFW management plans for specific species such as pileated woodpeckers, red-tailed hawk, etc. that are intended for site-specific management or during site development?

The Bellevue critical areas code includes a section on "habitat associated with species of local importance". The code includes the following performance standard:

12. Performance Standards – LUC 20.25H.160

If habitat associated with species of local importance will be impacted by a proposal, the proposal shall implement the wildlife management plan developed by the Department of Fish and Wildlife for such species. Where the habitat does not include any other critical area or critical area buffer, compliance with the wildlife management plan shall constitute compliance with this part.

The applicant's Critical Areas Report addresses the presence of species of local importance. The report concludes:

"Of the list of species of local importance provided on Table 1, only six were determined as having any likelihood of being present on the Site, and that likelihood is typically low to very low.

DSD - 001408

These species are bald eagle (migration only), pileated woodpecker, red-tailed hawk, Townsend's big-eared bat, Keen's myotis, and the long-eared myotis. Townsend's big-eared bat is a Federally-listed species of concern and a State-listed candidate species. Pileated woodpecker is a State-listed Candidate species. Protecting areas with mature forests (forests with significant numbers of dead or dying conifers and soft-wood deciduous trees) provides habitat for these six species and habitat for a multitude of other species not currently included on Federal or State priority species lists."

2) Wildlife corridors – The site is located between Cougar Mountain Regional Park (Redtown Trailhead) and the Coal Creek Natural Area. An issue is wildlife movement and corridors between the natural areas. The applicant's Critical Areas Report states:

"The relatively high score for habitat on the Site is not surprising considering the forested ravine and extensively forested areas to the north and west of the subject property. The mowed fields and disturbed areas around structures on the site, themselves, would not warrant the high rating and are areas where wildlife is less likely to utilize the spaces for their lifecycle functions, including travel from one area to another. Migration through the site would occur largely along stream corridors, in heavily forested areas, and to a lesser extent in the edge zone between the fields and forest."

Below is the SEPA section that I've written addressing wildlife habitat and wildlife corridors:

4. & 5. Plants and Animals

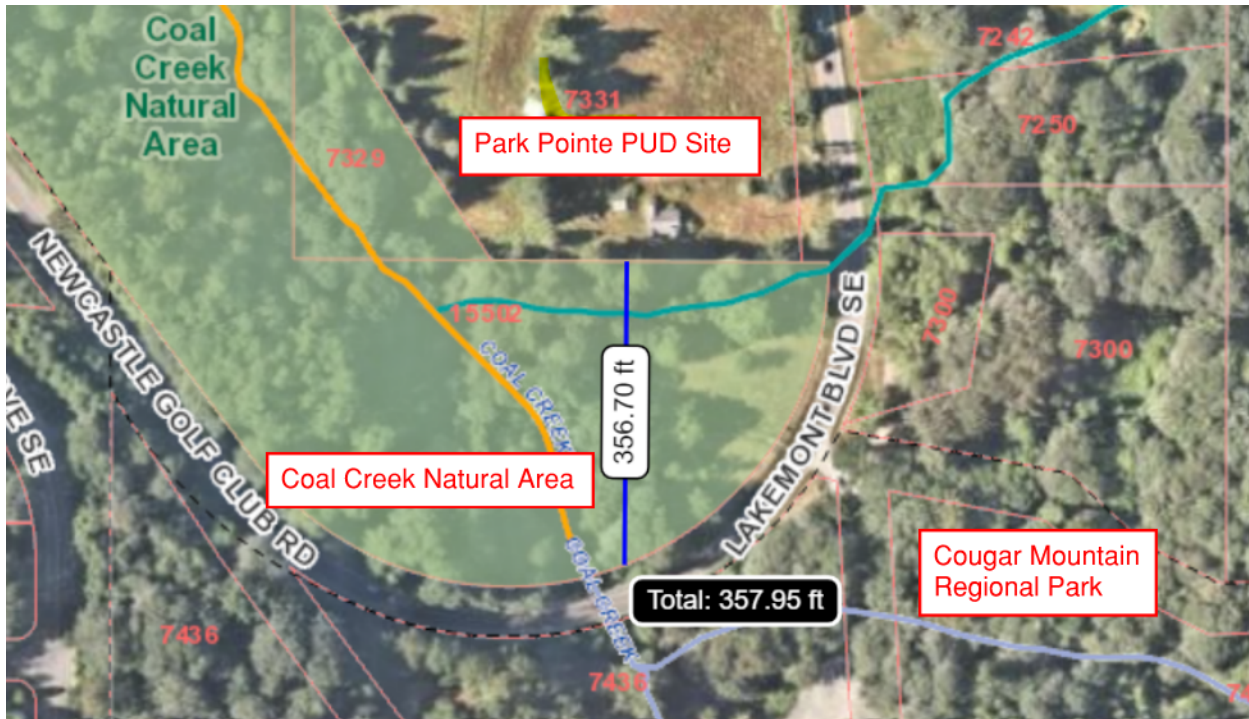
The project proposal includes a 6.3 acre Critical Area Tract (Tract Z), which will completely surround the development area, and contains all the site's critical areas and buffers including forested steep slopes, streams and wetlands. This portion of the site is forested and provides the highest ecological functions and values to support wildlife habitat. The applicant has offered to dedicate the critical area tract to the City of Bellevue, and it would be contiguous to and expand the Coal Creek Natural Area. This will provide for habitat continuity and connections between the Coal Creek Natural Area and Cougar Mountain Regional Park.

The development area is clustered on the east 5.2 acres of the site. The development area has been previously developed with single-family residences and historically maintained as mowed grass and pasture. Although the pasture area provides for perching and prey opportunities for red-tail hawks and merlin, most wildlife species and their life cycles are supported by the natural, forested conditions in the critical areas tract. For example, deer may graze in the pasture area, but typically live within forested areas. Bobcats may utilize the site and at times hunt in the open pasture. However, their prey includes rabbits, small mammals, insects, birds, and sometimes deer. This wildlife is most supported by the forested habitat conditions that are protected on the west portion of the site.

It should be noted that Lakemont Blvd SE is an existing barrier to wildlife movement and it currently fragments and breaks the habitat connections between the Coal Creek Natural Area and Cougar Mountain Regional Park. The subject property is also presently fenced along Lakemont Blvd SE, which limits wildlife movement across the site. Residential traffic associated with the proposed development may slow traffic speeds and benefit wildlife crossings.

The Coal Creek Natural Area extends to Lakemont Blvd SE to the south of the site, at the curve where Lakemont Blvd SE meets Newcastle Golf Club Road. This provides an approximate 350-foot-wide forested corridor directly connecting to Cougar Mountain Regional Park. This corridor contains Coal Creek and a tributary stream (Stream 0276B, Stream 3 on Park Pointe PUD plans). Wildlife movement frequently follows stream channels and riparian corridors.

DSD - 001409



The applicant evaluated the presence of species of local importance, wildlife species listed in the Bellevue Land use Code (LUC ----). The evaluation concluded

The applicant applied the City's Urban Wildlife Functional Assessment Model and determined the proposal, with the extensive critical area buffer mitigation/enhancement, would provide higher functional habitat value than the existing site conditions. See Appendix 1.

The headwaters of Coal Creek is to the southeast of the site in the Cougar Mountain Park Natural Area and the stream flows generally to the northeast through the Coal Creek Natural Area to Lake Washington. Coal Creek flows along the southwest boundary of the site, mostly off-site, and is classified as a "Type F water;" defined as a water that contains fish or fish habitat (LUC 20.25H.075.B.2). Coal Creek supports salmonid habitat from its mouth at Lake Washington up to the location of a natural fish passage barrier approximately 760 to the northwest of the northwest corner of the site, or approximately 1,260 feet downstream from where Coal Creek joins with Stream 1. The fish passage barrier is also identified in the Washington State Department of Fisheries Catalog of Washington Streams and Salmon Utilization, (Williams, Laramie, and Ames 1975). The fish passage barrier would prevent the migration of anadromous salmon up Coal Creek where adjacent to the site.

Although the subject site is located upstream of where salmonids are present in Coal Creek, the proposal incorporates best management practices, stormwater treatment, and the protection and enhancement of tributary stream buffers to support water quality and habitat conditions downstream in Coal Creek. The proposal would not result in erosion or water quality impacts that would affect downstream salmon habitat conditions in Coal Creek.

- Wildlife and Wildlife Corridor:

Comments were received that the proposed development would impact the habitat connections and wildlife corridor between the Coal Creek Natural Area and Cougar Mountain Regional Park.

Response: Lakemont Blvd SE is an existing barrier to wildlife movement and it currently fragments and breaks the habitat connections between the Coal Creek Natural Area and Cougar Mountain Regional

DSD - 001410

Park. The subject property is also presently fenced along Lakemont Blvd SE, which limits wildlife movement across the site. The development is located within the site area previously developed with single-family residences and maintained pasture.

The Coal Creek Natural Area extends to Lakemont Blvd SE to the south of the site, at the curve where Lakemont Blvd SE meets Newcastle Golf Club Road. This provides an approximate 350-foot-wide forested corridor directly connecting to Cougar Mountain Regional Park. This corridor contains Coal Creek and a tributary stream (Stream 0276B, Stream 3 on Park Pointe PUD plans). Wildlife movement frequently follows stream channels and riparian corridors.

The project proposal includes a 6.3 acre Critical Area Tract (Tract Z), which will completely surround the development area, and contains all the site's critical areas and buffers including forested steep slopes, streams and wetlands. This portion of the site is forested and provides the highest ecological functions and values to support wildlife habitat. The applicant has offered to dedicate the critical area tract to the City of Bellevue, and it would be contiguous to and expand the Coal Creek Natural Area. This will provide for habitat continuity and connections between the Coal Creek Natural Area and Cougar Mountain Regional Park.

Thanks Stewart! I'll follow-up with you by phone. Peter

Pittman, Reilly

From: Macrae, James (DAHP) <james.macrae@dahp.wa.gov>
Sent: Thursday, September 8, 2022 10:56 AM
To: Wollwage, Lance (DAHP); Michael Pollard; Jolivette, Stephanie (DAHP); Rosen, Peter
Cc: Kevin Donald; Alan Pani
Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Michael,

Hi this is James Macrae the Assistant State Archaeologist. Just to piggyback on this conversation, there is also the second nearby site (45KI1425) that was recorded in an addendum report by Tierra ROW, that was found in an area just outside the original APE/AI. It consists of brick foundation features associated with the mine complex. This site was not tested or investigated subsurface, but was also recommended as potentially eligible for the NRHP. So it will also need a permit. You can have your archaeologists look into this other site as well and submit a permit, just like for 45KI1325.

Kind regards
James Macrae

From: Wollwage, Lance (DAHP) <Lance.Wollwage@DAHP.wa.gov>
Sent: Wednesday, September 7, 2022 4:43 PM
To: Michael Pollard <michaelp@shelterhs.com>; Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>; Rosen, Peter <PRosen@bellevuewa.gov>; Macrae, James (DAHP) <james.macrae@dahp.wa.gov>
Cc: Kevin Donald <kdonald@tierra-row.com>; Alan Pani <alanp@shelterhs.com>
Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

Hi Michael,

Good to speak with you this afternoon.

Permit 2018-12 was issued to test site 45KI1325, to see if it meets criteria as a significant site (ie., NRHP eligible). We did receive the testing report, and Tierra ROW recommended that it is significant, which means that any alteration of the site needs to be mitigated under a DAHP permit.

Permit 2018-12 is currently listed as delinquent—DAHP never received confirmation that records (original field notes, final report, photographs, etc.) from the excavations were curated with the Burke Museum as stipulated in the permit. Once we receive confirmation that the records were curated we can close the permit.

As we just discussed on the phone, I have attached a copy of the original permit. It is my understanding that the landowner representative and professional archaeologist (Kevin

DSD - 001412

Donald with Tierra ROW) will contact us about obtaining the original permit application and testing report, since these are exempt from public disclosure.

Many Thanks,

Lance Wollwage Ph.D. | State Archaeologist
he/him/his
360-890-2616 (cell) | lance.wollwage@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

Complete archaeological permit requirements can be found in [Washington Administrative Code 25-48-060](#).

From: Michael Pollard <michaelp@shelterhs.com>
Sent: Wednesday, September 7, 2022 4:14 PM
To: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>; Rosen, Peter <PRosen@bellevuewa.gov>; Wollwage, Lance (DAHP) <Lance.Wollwage@DAHP.wa.gov>; Macrae, James (DAHP) <james.macrae@dahp.wa.gov>
Cc: Kevin Donald <kdonald@tierra-row.com>; Alan Pani <alanp@shelterhs.com>
Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

External Email

Thank you Stephanie.

Lance and James,

We're looking for copies of any reports or permits that you can send us, as well as the status on any permits that this complex has open with you.

Please let us know what we can provide to you in order to get the ball rolling.

Thanks!

Michael

From: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Sent: Wednesday, September 7, 2022 4:07 PM
To: Michael Pollard <michaelp@shelterhs.com>; Rosen, Peter <PRosen@bellevuewa.gov>; Wollwage, Lance (DAHP) <Lance.Wollwage@DAHP.wa.gov>; Macrae, James (DAHP) <james.macrae@dahp.wa.gov>
Cc: Kevin Donald <kdonald@tierra-row.com>; Alan Pani <alanp@shelterhs.com>
Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

Hi Michael,

DSD - 001413

I don't manage the permits at the DAHP, so to make sure you get a copy of the most up to date permit information I am including Lance Wollwage and James Macrae from our office. They should be able to answer any of your questions about the specific status of the project at the permit end. They may also may have a few questions for you since the permit was left open due to the project being delayed, so we want to make sure our paperwork is also up to date.

Lance I wasn't sure who the original applicants were or where exactly the permit is at this point. Could you get in touch with Michael so he knows where the permitting stands? I provided the attached letter to the City with updated requirements for the eligible sites, as we discussed the other day.

Best,
Stephanie



My hours are 8 am – 4:30 pm Monday - Friday. Staff no longer have land lines. For a directory of staff cell phone numbers please see the Meet the Staff page on our [website](#).

Stephanie Jolivette | Local Government Archaeologist
(pronouns: she / her / hers)
Work Cell: 360-628-2755 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Michael Pollard <michaelp@shelterhs.com>
Sent: Wednesday, September 7, 2022 3:08 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Cc: Kevin Donald <kdonald@tierra-row.com>; Alan Pani <alanp@shelterhs.com>; Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

External Email

Great, thank you for passing this along.

Stephanie, if you could share a copy of the DAHP permit 2018-12, we'd like to have that for our records.

We will connect with our consultant, Kevin, for next steps.

Thank you!

Michael

From: Rosen, Peter <PRosen@bellevuewa.gov>
Sent: Wednesday, September 7, 2022 2:58 PM
To: Michael Pollard <michaelp@shelterhs.com>

DSD - 001414

Cc: Kevin Donald <kdonald@tierra-row.com>; Alan Pani <alanp@shelterhs.com>; Stephanie.Jolivette@dahp.wa.gov
Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

Michael – I've been in contact with Stephanie and she sent me a letter on the project status which I have attached.
Thank you – Peter

Peter Rosen

Senior Environmental Planner
Development Services Department
425-452-6857
prosen@bellevuewa.gov



From: Michael Pollard <michaelp@shelterhs.com>
Sent: Wednesday, September 7, 2022 2:49 PM
To: Stephanie.Jolivette@dahp.wa.gov
Cc: Kevin Donald <kdonald@tierra-row.com>; Rosen, Peter <PRosen@bellevuewa.gov>; Alan Pani <alanp@shelterhs.com>
Subject: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Stephanie,

We are working on wrapping up a Planned Unit Development permit in Bellevue, which has a SEPA component. The project was started in 2015ish and is now finally almost to the point of the SEPA determination being published.

In working through the staff report, our Planner Peter Rosen (cc'd) noticed that a portion of our archaeological review was incomplete. We're working to address these concerns, but have been stymied due to changes in staffing on the applicant's side, the consultant's side (Tierra ROW) and DAPH's side. I spoke with Michael Houser who recommended that we reach out to you to help dust this project off.

As we understand it, a complete inventory was submitted to DAHP sometime in 2017. In December 2017, DAHP issued a letter stating that all but one of the identified features were determined to be not eligible for the National Register of Historic Places. Site 45KI1325 was identified as needing further investigation. We believe that the further testing was completed on our end, but our groups have incomplete records and we are still looking for more stores of information.

We would like to move forward with completing the assessment of this site, so that the SEPA analysis can be completed by Peter. Can you tell us the best way to re-engage with you and your group? We are hoping to complete the additional field work and analysis, then submit an addendum / response letter to address the Dec 2017 DAHP letter. Has too much time elapsed to pick up where we left off? Do your records include any submittals after the Dec 2017 letter?

For your reference, please see attached for our report and DAHP response letter.

Please let us know what else we can provide in order to start moving this forward.

Thanks,

Michael



Michael Pollard
VP of Entitlements

michaelp@shelterhs.com

c: 206.818.2595

o: 206.486.9209

10700 Northup Way #110, Bellevue, WA
98004

www.shelterhomesseattle.com

Pittman, Reilly

From: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Sent: Wednesday, September 7, 2022 9:15 AM
To: Rosen, Peter
Subject: RE: DAHP Project: 2017-03-01601 Park Pointe Planned Unit Development, Bellevue
Attachments: 2017-03-01601_DAHP_Permit_Required_Sites_KI1325_KI1452_ParkPointe.pdf

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Peter,

I had a short meeting with my colleagues, and have put together the following letter with the remaining actions that are needed for the two archaeological sites that are eligible for the National Register of Historic Places within the Park Pointe Planned Unit Development. DAHP Permits are required for work within either site. It is also likely that additional resources will be uncovered during grading activities, including historical period mine shafts and equipment, so the project as a whole would benefit from a monitoring plan and at a minimum having an archaeologist on call when discoveries are made. Once the exact plans for the project are finalized I am happy to provide additional guidance to the project to help keep everything on track.

Feel free to contact me if you have any additional questions or concerns about this project moving forward.

Best,
Stephanie



My hours are 8 am – 4:30 pm Monday - Friday. Staff no longer have land lines. For a directory of staff cell phone numbers please see the Meet the Staff page on our [website](#).

Stephanie Jolivette | Local Government Archaeologist
(pronouns: she / her / hers)
Work Cell: 360-628-2755 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Rosen, Peter <PRosen@bellevuewa.gov>
Sent: Tuesday, August 30, 2022 4:32 PM
To: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Subject: RE: DAHP Project: 2017-03-01601 Park Pointe Planned Unit Development, Bellevue

External Email

DSD - 001417

Hi Stephanie – Thanks so very much for your assistance in clarifying the archaeological information! Peter

Peter Rosen

Senior Environmental Planner
Development Services Department
425-452-6857
prosen@bellevuewa.gov



From: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Sent: Tuesday, August 30, 2022 12:54 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: DAHP Project: 2017-03-01601 Park Pointe Planned Unit Development, Bellevue

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Thank you for reaching out to the DAHP about this project. I have attached the email correspondence that triggered the addendum report. I have also sent an email to Lance Wollwage, our permit specialist, to find out what if any next steps are needed for the archaeological sites. I will get you a summary email in the next day or two. I also sent an email to Jamie Dudman, our records specialist, to find out if I can send you the third report, or she may ask you to sign a document first. So you may be hearing from her directly.

Hopefully we will get this resolved in the next few days.

Best,
Stephanie

A handwritten signature in blue ink that reads "Stephanie Jolivette".

My hours are 8 am – 4:30 pm Monday - Friday. Staff no longer have land lines. For a directory of staff cell phone numbers please see the Meet the Staff page on our [website](#).

Stephanie Jolivette | Local Government Archaeologist
(pronouns: she / her / hers)
Work Cell: 360-628-2755 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343



September 1, 2022

Peter Rosen
Senior Environmental Planner
City of Bellevue

In future correspondence please refer to:

Project Tracking Code: 2017-03-01601

Property: Park Pointe Planned Unit Development, Bellevue

Re: Archaeology – DAHP Permits Required for work within Sites 45KI01325 & 45KI01452

Dear Peter Rosen:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) about the current status of the archaeological work for the Park Pointe Planned Unit Development. As a result of our review, our professional opinion is that the project area contains two archaeological sites that are eligible for the National Register of Historic Places. Impacts to either site, including digging into, grading into, driving heavy equipment on top of, staging equipment on top of, filling on top of, etc... will require a DAHP Site Alteration & Excavation Permit per RCW 27.44 and RCW 27.53. If either site will be completely avoided by the project, the project proponent should indicate how they will avoid and protect the site during project activities. If a coherent plan for site protection is provided, then no DAHP Permit will be required for that site.

We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

The work required for each individual site is discussed below:

45KI01325 – This has been identified as the location of the historical period Finn Town which grew around the operation of the Ford Slope Mine, beginning around 1905. The site was investigated in 2018 under DAHP Permit 2018-12 and is located on the eastern edge of the project area. We received the final report from the permitted work and are currently in the process of verify that all of the final permit conditions were met. For the project to move forward within the site boundary the original permit conditioned activities must be completed. The project will require a DAHP Permit to work within the site. There is a possibility that a DAHP Permit extension could be granted, although in general if a permit has lapsed more than a year a new permit must be applied for. Either way the DAHP is happy to work with the archaeological consultant hired by the project to grant a new permit if the site will be impacted by the project.

45KI01452 – This is site is located in the southwest portion of the project area, and has been recommended eligible for the National Register of Historic Places. The above ground foundations were inspected and reported in an Addendum report to our agency. The archaeologists recommended the foundations eligible as they are associated with the larger mining property. No subsurface testing was conducted, so prior to any ground disturbance around the foundations, an archaeologist will need to conduct a subsurface archaeological survey to determine whether there is



DSD - 001419

a buried component to the site. If the above ground foundations will be impacted in any way by the project, then a DAHP Permit will be required.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the DAHP Permit Applications, or Site Avoidance and Protection Plans. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,



Stephanie Jolivette
Local Governments Archaeologist
(360) 628-2755
Stephanie.Jolivette@dahp.wa.gov



Pittman, Reilly

From: Wollwage, Lance (DAHP) <Lance.Wollwage@DAH.P.wa.gov>
Sent: Wednesday, September 7, 2022 4:43 PM
To: Michael Pollard; Jolivette, Stephanie (DAHP); Rosen, Peter; Macrae, James (DAHP)
Cc: Kevin Donald; Alan Pani
Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601
Attachments: 2018-12 Permit and Letter.pdf

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Michael,

Good to speak with you this afternoon.

Permit 2018-12 was issued to test site 45KI1325, to see if it meets criteria as a significant site (ie., NRHP eligible). We did receive the testing report, and Tierra ROW recommended that it is significant, which means that any alteration of the site needs to be mitigated under a DAHP permit.

Permit 2018-12 is currently listed as delinquent—DAHP never received confirmation that records (original field notes, final report, photographs, etc.) from the excavations were curated with the Burke Museum as stipulated in the permit. Once we receive confirmation that the records were curated we can close the permit.

As we just discussed on the phone, I have attached a copy of the original permit. It is my understanding that the landowner representative and professional archaeologist (Kevin Donald with Tierra ROW) will contact us about obtaining the original permit application and testing report, since these are exempt from public disclosure.

Many Thanks,

Lance Wollwage Ph.D. | State Archaeologist
he/him/his
360-890-2616 (cell) | lance.wollwage@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

Complete archaeological permit requirements can be found in [Washington Administrative Code 25-48-060](#).

DSD - 001421

From: Michael Pollard <michaelp@shelterhs.com>

Sent: Wednesday, September 7, 2022 4:14 PM

To: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>; Rosen, Peter <PRosen@bellevuewa.gov>;

Wollwage, Lance (DAHP) <Lance.Wollwage@DAHP.wa.gov>; Macrae, James (DAHP) <james.macrae@dahp.wa.gov>

Cc: Kevin Donald <kdonald@tierra-row.com>; Alan Pani <alanp@shelterhs.com>

Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

External Email

Thank you Stephanie.

Lance and James,

We're looking for copies of any reports or permits that you can send us, as well as the status on any permits that this complex has open with you.

Please let us know what we can provide to you in order to get the ball rolling.

Thanks!

Michael

From: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>

Sent: Wednesday, September 7, 2022 4:07 PM

To: Michael Pollard <michaelp@shelterhs.com>; Rosen, Peter <PRosen@bellevuewa.gov>; Wollwage, Lance (DAHP) <Lance.Wollwage@DAHP.wa.gov>; Macrae, James (DAHP) <james.macrae@dahp.wa.gov>

Cc: Kevin Donald <kdonald@tierra-row.com>; Alan Pani <alanp@shelterhs.com>

Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

Hi Michael,

I don't manage the permits at the DAHP, so to make sure you get a copy of the most up to date permit information I am including Lance Wollwage and James Macrae from our office. They should be able to answer any of your questions about the specific status of the project at the permit end. They may also may have a few questions for you since the permit was left open due to the project being delayed, so we want to make sure our paperwork is also up to date.

Lance I wasn't sure who the original applicants were or where exactly the permit is at this point. Could you get in touch with Michael so he knows where the permitting stands? I provided the attached letter to the City with updated requirements for the eligible sites, as we discussed the other day.

Best,
Stephanie



DSD - 001422

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Stephanie Jolivette | Local Government Archaeologist

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From: Michael Pollard <michaelp@shelterhs.com>

Sent: Wednesday, September 7, 2022 3:08 PM

To: Rosen, Peter <PRosen@bellevuewa.gov>

Cc: Kevin Donald <kdonald@tierra-row.com>; Alan Pani <alanp@shelterhs.com>; Jolivette, Stephanie (DAHP)

<stephanie.jolivette@dahp.wa.gov>

Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

External Email

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Stephanie, if you could share a copy of the DAHP permit 2018-12, we'd like to have that for our records.

We will connect with our consultant, Kevin, for next steps.

Thank you!

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From: Rosen, Peter <PRosen@bellevuewa.gov>

Sent: Wednesday, September 7, 2022 2:58 PM

To: Michael Pollard <michaelp@shelterhs.com>

Cc: Kevin Donald <kdonald@tierra-row.com>; Alan Pani <alanp@shelterhs.com>; Stephanie.Jolivette@dahp.wa.gov

Subject: RE: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

Michael – I've been in contact with Stephanie and she sent me a letter on the project status which I have attached.

Thank you – Peter

Peter Rosen

Senior Environmental Planner

Development Services Department

425-452-6857

prosen@bellevuewa.gov



DSD - 001423

From: Michael Pollard <michaelp@shelterhs.com>

Sent: Wednesday, September 7, 2022 2:49 PM

To: Stephanie.Jolivette@dahp.wa.gov

Cc: Kevin Donald <kdonald@tierra-row.com>; Rosen, Peter <PRosen@bellevuewa.gov>; Alan Pani <alanp@shelterhs.com>

Subject: 7219 - 7331 Lakemont Blvd SE, Bellevue / DAHP #2017-03-01601

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Hi Stephanie,

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In working through the staff report, our Planner Peter Rosen (cc'd) noticed that a portion of our archaeological review was incomplete. We're working to address these concerns, but have been stymied due to changes in staffing on the applicant's side, the consultant's side (Tierra ROW) and DAPH's side. I spoke with Michael Houser who recommended that we reach out to you to help dust this project off.

As we understand it, a complete inventory was submitted to DAHP sometime in 2017. In December 2017, DAHP issued a letter stating that all but one of the identified features were determined to be not eligible for the National Register of Historic Places. Site 45KI1325 was identified as needing further investigation. We believe that the further testing was completed on our end, but our groups have incomplete records and we are still looking for more stores of information.

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For your reference, please see attached for our report and DAHP response letter.

Please let us know what else we can provide in order to start moving this forward.

Thanks,

Michael



Michael Pollard
VP of Entitlements

michaelp@shelterhs.com

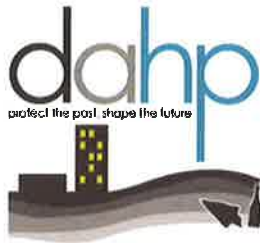
c: 206.818.2595

o: 206.486.9209

10700 Northup Way #110, Bellevue, WA
98004

www.shelterhometseattle.com

DSD - 001424



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 12, 2018

Ms. Jennifer Hushour
Project Manager, Cultural Resources Division
Tierra Right of Way Services

444 NE Ravenna Blvd Suite 103
Seattle WA 98115

Dear Ms. Hushour:

I have reviewed the application you submitted for archaeological excavations at 45K11325. It is my intention to grant the permit application for excavations at 45K11325. Please take note of the Special Conditions on the permit.

If you feel aggrieved by this decision you may request an administrative hearing within twenty-one days after receipt of this notice. Your request should be sent to the address listed below. Director Department of Archaeology and Historic Preservation PO Box 48343 Olympia, WA 98504-8343

Sincerely,

A handwritten signature in blue ink that reads 'Lance Wollwage'.

Lance Wollwage, Ph.D.
Assistant State Archaeologist
(360) 586-3536
Email: lance.wollwage@dahp.wa.gov

Enclosure





Allyson Brooks Ph.D., Director
State Historic Preservation Officer

ARCHAEOLOGICAL EXCAVATION PERMIT NO: 2018-12

Archaeological sites: 45K11325

Individual Responsible for carrying out the terms and conditions of the permit: Marc Boettcher
The Bond Apartments, LLC

Individual responsible for field investigations: Jennifer Hushour
Tierra Right of Way Services

Nature of work: Testing

Repository in which collected records and data shall be deposited: Burke

Date fieldwork to begin: Upon receipt, but notify parties of start

Date fieldwork shall end: May 31st 2018

Period of analysis: Concurrent through June 30th, 2018

Date final report due: June 30th, 2018

Special Conditions:

1. Follow protocols stated in permit application of February 2018
2. Notify Tribes and DAHP of start date and time
3. Allow for on-site visits from DAHP and Tribal representatives
4. Provide PDF copy of draft and final reports & updated site form to consulted parties, Tribes, & DAHP
5. Report must meet DAHP's Survey & Inventory Standards; include maps drawn to scale, catalog and DAHP permit number
6. If human remains are encountered, stop work, secure the area, notify the county medical examiner, police, DAHP, & affected Tribes per RCW 27.44.055

Issued this 12th day of April 2018



Lance Wollwage
Assistant State Archaeologist



DSD - 001427

From: [Jolivette, Stephanie \(DAHP\)](#)
To: [Rosen, Peter](#)
Subject: DAHP Project: 2017-03-01601 Park Pointe Planned Unit Development, Bellevue
Date: Tuesday, August 30, 2022 12:54:09 PM
Attachments: [image001.jpg](#)
[2017-03-01601 DAHP Permit Required ParkPointe.pdf](#)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Thank you for reaching out to the DAHP about this project. I have attached the email correspondence that triggered the addendum report. I have also sent an email to Lance Wollwage, our permit specialist, to find out what if any next steps are needed for the archaeological sites. I will get you a summary email in the next day or two. I also sent an email to Jamie Dudman, our records specialist, to find out if I can send you the third report, or she may ask you to sign a document first. So you may be hearing from her directly.

Hopefully we will get this resolved in the next few days.

Best,

Stephanie



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Stephanie Jolivette | Local Government Archaeologist

(pronouns: she / her / hers)

Work Cell: 360-628-2755 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov

1110 Capitol Way S, Suite 30 | Olympia WA 98501

PO Box 48343 | Olympia WA 98504-8343



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

December 17, 2020

Ms. Jennifer Hushour
Project Manager, Cultural Resources Division
Tierra Right of Way Services

In future correspondence please refer to:
Project Tracking Code: 2017-03-01601
Property: Park Pointe Planned Unit Development, Bellevue
Re: Archaeology - Concur with Survey; DAHP Permit within Site 45KI01325; Archaeological Monitoring within Site Buffer

Dear Ms. Hushour:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. In response, we concur with the results and recommendations made in the Archaeological Eligibility Testing report. Specifically, we have determined that site 45KI01325 is Eligible for the National Register of Historic Places, and thus any further work within this site will require a DAHP Site Alteration & Excavation Permit. We also recommend that ground disturbing work within the site buffer (within 100 feet of the site boundary) should be monitored by a professional archaeologist. The monitoring area can be reduced at the direction of the professional archaeologist if the site is found to terminate abruptly, and may need to be expanded if additional artifacts and features are found.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Stephanie Jolivette
Local Governments Archaeologist
(360) 628-2755
Stephanie.Jolivette@dahp.wa.gov





September 25, 2019

Mr. Peter Rosen
Senior Environmental Planner
City of Bellevue

In future correspondence please refer to:
Project Tracking Code: 2017-03-01601
Property: Park Pointe Planned Unit Development, Bellevue
Re: Archaeology Permit Required;

Dear Mr. Rosen:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, it is apparent that the project area contains multiple archaeological resources associated with the early coal mining history of the area. Several of these historical period resources (45KI1326, 45KI1327, 45KI1328, and 45KI1329) have been previously determined not eligible for the National Register of Historic Places (NRHP). Two archaeological sites (45KI1325 and the more recently reported Coal Creek Mine foundations) are considered potentially eligible for the NRHP and thus a DAHP Site Alteration & Excavation Permit is required for work within the boundaries of either site. For the two NRHP eligible sites the following work will need to be completed prior to the Park Pointe Planned Unit Development project moving forward.

- DAHP Permit 2018-12 was previously issued to Tierra Right of Way Services and John Jackles of ISOLA Homes in order to conduct testing in site 45KI1325. The DAHP has not yet received the testing report and the report is past due. No further work within the site boundaries can occur until the permit is resolved. A DAHP permit will be required for any work within the site boundaries, which is located within the current development area near Lakemont Blvd SE.
- No DAHP Permit has yet been issued for the Coal Creek Mine foundations site. The SEPA checklist indicates that "The historic coal mine remnants will not be disturbed" (13.d). However, the current plans indicate that the portion of the property containing this site have been transferred/sold/or been granted ROW access to the developer and storm drainage is planned in this area. No subsurface survey of this area has yet been undertaken and thus the full extent of this site is currently unknown. A subsurface survey should be conducted prior to ground disturbance in this area. These foundations are part of the Coal Creek interpretive trail and the DAHP would also like clarification on the ownership of this area (the lower parcel area marked in purple on the Park Point PUD & Preliminary Plat maps in the Optional DNS packet) and the City's plan to safeguard these historical resources.

We also recommend continued consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.



DSD - 001430

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Finally, please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. Site/Isolate and Historic Property Inventory forms must be entered directly into the online WISAARD system. Cultural Resource reports should be directly uploaded into the assigned WISAARD project. For assistance with the process please see the WISAARD tutorials on this page: <https://dahp.wa.gov/project-review/wisaard-system>

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report for the Coal Creek foundations area, the testing report for the DAHP Permit 2018-12, and permit application material for any planned impacts to either NRHP eligible site. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,



Stephanie Jolivette
Local Governments Archaeologist
(360) 586-3088
Stephanie.Jolivette@dahp.wa.gov





December 26, 2017

Mr. Peter Rosen
Senior Environmental Planner
City of Bellevue

In future correspondence please refer to:

Project Tracking Code: 2017-03-01601

Property: Park Pointe Planned Unit Development, Bellevue, *Cultural Resources Assessment for the Park Pointe Project, King County, Washington*

Re: Archaeology-Concurrences and Comments, Permit from DAHP Required for Formal Archaeological Testing

Dear Mr. Rosen:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO). We have the following comments, concurrences and requirements:

- Nine historic structures were recorded. We concur that :
 1. Resource #709112 -7331 Lakemont Blvd is **not eligible** for listing in the National Register of Historic Places (NRHP) and requires no further documentation.
 2. Resource # 709113 Outbuildings at 7331 Lakemont Blvd are **not eligible** for listing in the National Register of Historic Places (NRHP) and requires no further documentation.
 3. Resource #709114 House 1 at 7219 Lakemont Blvd SE is **not eligible** for listing in the National Register of Historic Places (NRHP) and requires no further documentation.
 4. Resource #709115 House 2 at 7219 Lakemont Blvd SE is **not eligible** for listing in the National Register of Historic Places (NRHP) and requires no further documentation.
 5. Resource #709116, Barn at 7219 Lakemont Blvd SE is **not eligible** for listing in the National Register of Historic Places (NRHP) and requires no further documentation.
- Four archaeological resources were recorded. We have the following comments and concurrences:
 1. Site 45KI1327, abandoned farm equipment. We concur that this site is **not eligible** for listing in the National Register of Historic Places (NRHP) and requires no DAHP permits to disturb. However we request that this resource should have been recorded as an



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archaeological isolate rather than a site. This would be consistent with the way isolated farm equipment has been documented in the state.

2. We concur that Site 45KI1328 historic debris scatter is **not eligible** for listing in the National Register of Historic Places (NRHP) and requires no DAHP permits to disturb because it does not retain integrity.
3. Site 45KI 325, the historic debris scatter may be eligible for listing in the NRHP. The location of the scatter corresponds to an area designated on historical maps as “Finn Town.” Although the report does not provide information on Finn Town it is likely that it was an area occupied by Finnish coal miners. These sub-areas of coal town that are settled by specific ethnicities often contain material resources that can provide information regarding historic coal mining towns and ethnic workers. A permit from DAHP is required under RCW 27.53 if the area cannot be avoided. The DAHP permit requires the services of a professional archaeologist and should be submitted for formal archaeological testing.
4. We concur that Site 45KI1326 historic debris scatter is **not eligible** for listing in the National Register of Historic Places (NRHP) and requires no DAHP permits to disturb because it does not retain integrity.

Thank you for the opportunity to review and comment. If you have any questions, please contact me.

Sincerely,



Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Richard Young, Cultural Resources Director, Tulalip Tribes
Laura Murphy, Archaeologist, Muckleshoot Tribe
Cecile Hansen, Chair, Duwamish Tribe
Steven Mullen Moses, Cultural Resources, Snoqualmie Tribe
Kerry Lyste, Cultural Resources, Stillaguamish Tribe

Pittman, Reilly

From: Pittman, Reilly
Sent: Wednesday, December 14, 2022 2:26 PM
To: Dave Teesdale
Cc: Michael Pollard; Alan Pani; Bill Shiels; Emma Frantz
Subject: RE: Synopsis of our recent video call (TAL-1543B)

Hi Dave,

I look forward to the resubmittal so I can include this in the file.

Just to clarify the specific code section we discussed, [LUC 20.25H.095.C](#) designates wetlands as critical areas per the categories in the 2014 Washington State Wetland Rating System for Western Washington, "as amended." This allows for any updates that DOE may make before the City's next GMA required update of the Critical Area Ordinance. In July of 2018, DOE issued new guidance that amended the wetland habitat scores in the 2014 rating system. Based on our discuss this amendment seems applicable but I will confirm that when I review the updated information you will provide.



Reilly Pittman

Environmental Planning Manager
Development Services Department
425-452-4350

rpittman@bellevuewa.gov

Pronouns: He/Him/His

****New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.***

From: Dave Teesdale <dteesdale@talasaea.com>
Sent: Tuesday, December 6, 2022 2:45 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Cc: Michael Pollard <michaelp@shelterhs.com>; Alan Pani <alanp@shelterhs.com>; Bill Shiels <bshiels@talasaea.com>; Emma Frantz <efrantz@talasaea.com>
Subject: Synopsis of our recent video call (TAL-1543B)

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Reilly, it was good to finally talk with you. I worked on this project with Peter Rosen back in the day and with his predecessor.

I understood from your input that the City of Bellevue follows changes in the Corps' delineation manual and Ecology's rating manuals as they are updated and not as stated in Bellevue Municipal code. This is very good news for the project.

We will be revising the critical areas report to discuss the new wetland ratings and buffer changes, if any. We will also provide revised plan sheets.

As I stated during the call, I am working to get as many of my projects buttoned up before next week. Therefore, I am aiming for having a finished product by this Friday. If I cannot meet that deadline, I will advise you and the team.

DSD - 001434



David R. Teesdale, PWS

Senior Ecologist

15020 Bear Creek Road, NE | Woodinville, WA 98077

Office : (425) 861-7550

dteesdale@talasaea.com

Pittman, Reilly

From: Brian Way <BrianW@paceengrs.com>
Sent: Monday, July 18, 2022 4:17 PM
To: Rosen, Peter
Cc: Scott Sherrow
Subject: RE: Park Pointe questions

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Good afternoon Peter,

See replies in red following your questions / requests.

Let me know if you need any follow up information.

Thanks!

Brian

Brian Way, PLA, ASLA
Landscape Architect
11255 Kirkland Way | Suite 300
Kirkland WA 98033
p. 425.827.2014



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From: Rosen, Peter <PRosen@bellevuewa.gov>
Sent: Thursday, July 14, 2022 3:49 PM
To: Brian Way <BrianW@paceengrs.com>
Subject: RE: Park Pointe questions

External email.

Thanks Brian, I imagine it's been awhile since you focused on this project. It would be great to receive the info by mid next week. Thanks! Peter

From: Brian Way <BrianW@paceengrs.com>
Sent: Thursday, July 14, 2022 3:43 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Cc: Scott Sherrow <scotts@paceengrs.com>
Subject: RE: Park Pointe questions

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Yes, I should be able to assist you with verifying the information / questions you have on the project. It has been awhile since I have dived into the details, so I probably won't be able to get you the answers until sometime tomorrow.

Thanks!

Brian

Brian Way, PLA, ASLA
Landscape Architect
11255 Kirkland Way | Suite 300
Kirkland WA 98033
p. 425.827.2014



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From: Rosen, Peter <PRosen@bellevuewa.gov>

Sent: Thursday, July 14, 2022 12:35 PM

To: Brian Way <BrianW@paceengrs.com>

Subject: FW: Park Pointe questions

External email.

Hello Brian – I received a reply that Scott is out of the office until 7/26. I'm hoping that you can assist on my questions below. Thanks - Peter

From: Rosen, Peter

Sent: Thursday, July 14, 2022 12:32 PM

To: scotts@paceengrs.com

Subject: Park Pointe questions

Hello Scott – I'm working on the staff report for the Park Pointe PUD and have a few questions that I hope you can assist me on.

Sheet P5 Site Plan includes Statistical Information/Site Data Summary – It shows lot coverage at 35% +/- . The standard in the R-3.5 zone is 35%. The lot coverage standard applies to the total site area because the PUD is not platted into lots. Lot coverage is calculated in the code by subtracting all critical areas, the stream buffer area, and public right-of-way/private roads from the gross site area, Notes (13) and (14) in LUC Chart 20.20.10. Please confirm the lot coverage calculation for the proposal.

Parcel A= 258,234 sf (the developable parcel is not encumbered by buffers) Private road and utility tract = 46,728 sf. = 211,506 sf.

Preliminary Architecture as shown = 64,143 sf

Lot Coverage by the structures = 64,143 sf / 211, 506 sf = 30.32%.

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35% is still accurate as the maximum that could be utilized during final design and could be discussed as equal to or less than the required 35% instead of the (+/-) symbol shown on the data sheet.

Impervious surface area coverage is shown at 27% in the Site Data Summary. The code standard is 45%. Impervious surface coverage is calculated for the total site area when there aren't individual lots. There are no subtractions from the total site area as there are for lot coverage. Please confirm the impervious surface area coverage for the proposal and total site area.

Impervious area measurement in the data table is accurate.

Parcel A 258,234 SF

Parcel Z 274,623 SF

Impervious area = 141,000 +/- / 532,857 SF = 26.46 %

Sheet P3 PUD Conservation Features shows total Landscape/Grass Passive Rec Area (39,037 SF). It would be helpful to breakout the more active recreation areas that are included in the proposal: the area on top of the stormwater vault and the neighborhood park located at the north end of where Road B branches off from Road A. Please provide the square footage area for these 2 more active open space/recreation areas. It would also be useful if you have conceptual designs for these recreation areas.

Neighborhood Park – 3,100 +/- sf

Open Space Trail - 22,358 +/- sf

(trail segments heading west to the critical tract are in OS tracts less than 2,500 sf, therefore are not counted)

Stormwater Tract: 14,125 +/- sf

No conceptual designs have been prepared.

Sheet P4 PUD Buildable Areas – The Proposed Parcel Configuration shows the critical area/open space Parcel Z. Does Parcel Z include the R-1 zoned restrictive covenant parcels? Is the Proposed Parcel Configuration on Sheet P4 consistent with the plan sheet shown in the offer of dedication (attached)? Any discrepancies can be addressed later with the separate dedication agreement.

Yes, parcel Z does include the R-1 zoned restrictive covenant portions of the parcels.

A couple comments regarding the letter:

1. Comparing the proposed lot configuration and the offer letter, the letter does not recognize the ROW dedication area removed in the description of the project area. There isn't any issue with the plan sheet being used as an exhibit.
2. The R-1 zoned restricted areas should not be described as parcels.
3. The restricted areas are located to the west, not east as described.

I'm not requesting revisions to the submitted plans. I'm only looking for clarifications on the information. Give me a call if you have questions.

Thank you! Peter

Peter Rosen

Senior Environmental Planner

Development Services Department

425-452-6857

prosen@bellevuewa.gov

Pittman, Reilly

From: Rosen, Peter
Sent: Tuesday, July 12, 2022 11:25 AM
To: Dean Williams
Cc: Michael Pollard; Pittman, Reilly; Stead, Elizabeth; McFarland, Matthew
Subject: RE: Park Pointe PUD/CALUP - Offer of Mitigation

Hello Dean – I just want to acknowledge receipt of the offer to dedicate the west portion of the Park Pointe site to the City of Bellevue. I will revise the staff report so the dedication will be included as part of the applicant’s proposal. Thank you – Peter

Peter Rosen
Senior Environmental Planner
Development Services Department
425-452-6857
prosen@bellevuewa.gov



From: Dean Williams <williams@jmmklaw.com>
Sent: Monday, July 11, 2022 8:58 AM
To: Pittman, Reilly <RPittman@bellevuewa.gov>; Rosen, Peter <PRosen@bellevuewa.gov>
Cc: McFarland, Matthew <MMcfarland@bellevuewa.gov>; Michael Pollard <michaelp@shelterhs.com>; Steve DeShazo <steve.deshazo@isolahomes.com>; Alan Pani <alanp@shelterhs.com>; Ron Froton <ronf@shelterhs.com>; Jeff LePage <lepagej@nwbf.com>
Subject: Park Pointe PUD/CALUP - Offer of Mitigation

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Reilly and Peter,

Attached here is a proposal for mitigation associated with the Park Pointe PUD and CALUP applications. We hope the City of Bellevue will incorporate this proposal into their analysis and recommendation. Please reach out if there are any questions.

Sincerely,

Dean Williams

Dean Williams
Johns Monroe Mitsunaga Koloušková, PLLC
11201 S.E. 8th Street, Suite 120
Bellevue, WA 98004
(425) 467-9967

JohnsMonroe
MitsunagaKoloušková
PLLC

Darrell S. Mitsunaga
Duana T. Koloušková
Vicki E. Orrico
Dean Williams
Patricia M. Army
Mary Joy Dingler

Via E-Mail: RPittman@bellevuewa.gov; PRosen@bellevuewa.gov

Reilly Pittman
Peter Rosen
City of Bellevue
450 110th Avenue NE
Bellevue, WA 98004

July 11, 2022

Re: Park Pointe PUD (16-143970-LK and 16-145946-LO)

Dear Bellevue City Planners:

We are writing on behalf of the Park Pointe project and the above-referenced applications. As you know, this project proposes to cluster 35 single-family homes on 5.96 acres of 12.29 acres of total land. The City of Bellevue already owns most of the surrounding land for parks. As part of the pending Planned Unit Development and Critical Areas Land Use Permit applications, we propose that the City of Bellevue incorporate a dedication of the remaining acreage into the approval of the PUD for similar park purposes. The area concerned would include the entirety of the regulated on site streams, wetlands, and much of the steep slopes, depicted below as new Parcel Z, surrounding the north, east, and south of Park Pointe, including the R1-zoned parcels to the east.

The applicant can accomplish this in any manner acceptable to the City of Bellevue, as long as the dedication occurs at a time when all appeals of the entitlements have expired. We believe the easiest way to do this will be to enter a voluntary mitigation agreement for Park Pointe's dedication of Parcel Z as part of the PUD and CALUP approval. We do not wish to dedicate the space in a manner that will add to the burden of the Bellevue Parks Department. We invite a Parks representative to walk the property with our team and identify any potentially hazardous trees at the edge of the tract that they would like removed prior to the dedication.

We look forward to working with you to add this significant resource to the City of Bellevue's portfolio.

Sincerely,



Dean Williams
Direct Tel: (425) 467-9967
Email: williams@jmmklaw.com

2022-06-21 Offer of Dedication - Park Pointe PUD

Dedication Depiction



DSD - 001441

www.jmmklanduselaw.com

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Pittman, Reilly

From: Michael Pollard <michaelp@shelterhs.com>
Sent: Thursday, July 14, 2022 4:29 PM
To: Rosen, Peter; Pittman, Reilly
Cc: Steve DeShazo; Jeff LePage; Ron Froton; Alan Pani; Dave Teesdale; Dean Williams
Subject: RE: Checking In / Park Pointe / 7219 and 7331 Lakemont Blvd SE
Attachments: TAL-1543 Response to Bricklin and Newman Comment Letter (2022-07-13).pdf

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Hi Peter,

I hope this email finds you well.

Our team prepared responses to the various opinions provided by the public, and hope that you can include our responses when drafting your report.

Please review and let us know if you need anything else to complete your report.

Thanks,

Michael

From: Rosen, Peter <PRosen@bellevuewa.gov>
Sent: Tuesday, June 14, 2022 3:44 PM
To: Michael Pollard <michaelp@shelterhs.com>
Subject: RE: Checking In

Hi Michael – I understand that you're working on responses to public comments. Please find attached a recently received letter from Bricklin & Newman, the attorneys representing Save Coal Creek and the Issaquah Alps Trail Club. Thank you.

Peter Rosen
Senior Environmental Planner
Development Services Department
425-452-6857
prosen@bellevuewa.gov



From: Michael Pollard <michaelp@shelterhs.com>
Sent: Friday, June 10, 2022 1:22 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>

DSD - 001443

Cc: Alan Pani <alanp@shelterhs.com>

Subject: Checking In

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Hope you're doing well. I wanted to check in with you after our last discussion. We're working to finalize our response to the public comments. I believe you are still targeting wrapping up your draft of the decision by the end of this month, before it goes to review by Reilly, Liz and your counsel.

Can you give me a call when you get a few minutes? I'd like to discuss timing of our response and get an understanding of any potential delay we could see due to late delivery of our response.

Thanks,

Michael



Michael Pollard
VP of Entitlements

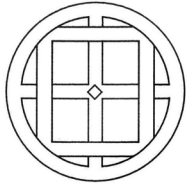
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TALASAEA CONSULTANTS, INC.

Natural Resources Consulting | Environmental Planning & Design

13 July 2022

TAL-1543

Mr. Steve DeShazo
Coal Creek Holdings, LLC.
13555 SE 36th Street
Suite 320
Bellevue, Washington 98006

REFERENCE: Park Pointe PUD project located at 7331 Lakemont Boulevard SE Bellevue, Washington

SUBJECT: Response to comments from Bricklin and Newman, LLP.

Dear Steve:

We are providing our responses to comments concerning the proposed Park Pointe PUD project provided by Ms. Claudia Newman at Bricklin and Newman, LLP. Per our typical methodology, we are providing the text of Ms. Newman's letter verbatim in Times New Roman font. Our responses to each comment follow immediately in *Italic Arial* font.

We created a Word document from the Newman letter, which was sent to Mr. Peter Rosen, City of Bellevue, in PDF format. We have tried to preserve the original formatting of the comment letter's text to the extent possible. Any differences between the original Newman letter and our document are the result of the translation of the PDF file to Word format.

Dear Mr. Rosen,

I am writing on behalf of Save Coal Creek and Issaquah Alps Trails Club to comment on the City's review of the Park Pointe PUD Proposal under the State Environmental Policy Act (SEPA), ch. 43.21C RCW. Based on my review of materials in the project file, it is plainly evident that this proposed development may have probable significant adverse environmental impacts and, therefore, the City must issue a Determination of Significance (DS) and require that an Environmental Impact Statement (EIS) be prepared for the Proposal.

The Issaquah Alps Trails Club (IATC) is a non-profit organization that is dedicated to preserving, protecting, and promoting the land, wildlife, and trails of the Issaquah Alps. Over the past forty years the dedicated board members and volunteers have donated countless hours advocating for the preservation of the Issaquah Alps and the surrounding communities, including Coal Creek and its wildlife corridor. IATC and its members have spent considerable time studying this area because this Site drains three wetlands with four different fish bearing streams, which plays a vital role in the region's salmon habitat. Furthermore, the wildlife corridor sits on an historically significant site that provides a window to the past – a past that gave Coal Creek its name. Based on their vast experience with and efforts towards conservation of wildlife habitat in this area, and the historical significance of the area, IATC and its members have developed comprehensive knowledge about the Coal Creek corridor and the surrounding area, both of which will be affected by this proposal.

Save Coal Creek is a group of Bellevue residents and residents of neighboring communities who have organized to oppose the Park Pointe PUD development proposal. Along with Issaquah Alps Trails Club, Save Coal Creek has posted an online petition opposing the development, and to date more than 3,900 people have signed so far. The group was formed for the purpose of conserving this critical area within the City of Bellevue.

And this is, indeed, a critical area that demands protection.



While the introduction of 35 new homes may not have significant adverse environmental impacts in other areas in Bellevue, it will have significant adverse environmental impacts in this location. As you can see from the image above, the Park Pointe Proposal site is completely isolated and far away from other high-density subdivisions in the area. It is surrounded by publicly owned, heavily forested, and permanently protected parklands. There is no water or sewer service in this area. There is no public

transportation, there are no sidewalks, and there are no bike lanes. Because this development will be in such an isolated area, it will be totally motor vehicle dependent, which is counter to everything that the City of Bellevue is aiming for with respect to livable communities rooted in transit and walking uses.

This photo is such that it hides the actual area of development. The forested area to the west of the development envelope will not be developed and will remain open and connected to King County and City of Bellevue parks. We have attached the following image to show that the project property is not as isolated, nor will be as heavily developed, as other properties adjacent to the Cougar Mountain Regional Wildland Park and the Coal Creek Nature Area.



Ms. Newman is correct that there are currently no water or sewer services for the Park Pointe PUD. This is the reason why the City of Bellevue is requiring that sewer and water be extended down Lakemont Boulevard to the project site as part of the project's permitting.

Again, Ms. Newman is correct that there currently are no sidewalks or bike lanes on Lakemont Boulevard. Frontage improvements required by the City of Bellevue will locally remedy that situation. Shelter Homes is not obligated to extend frontage improvements (sidewalks and bike lanes) on property not under their ownership or control.

The current status of development within the Puget Sound Lowlands is, unfortunately, "vehicle dependent". We fully appreciate this fact. However, decades of land use planning have led to the use of personal vehicles as a primary mode of transportation for commuting, shopping,

and other travel-related functions. This is an unfortunate fact of urban areas and one that Shelter Homes cannot rectify.

The project site is itself an historically significant site that is uniquely situated right between the Coal Creek Natural Area and Cougar Mountain Regional Wildland Park, and currently serves as a critical wildlife corridor. It is part of the King County Wildlife Habitat Network, which was designed to help reduce the effects of fragmentation by linking diverse habitats through the developed and developing landscape. It is also located in a Coal Mine Area, where even the Applicant's own consultants admit that there are risks to public health and safety and property damage posed by development that cannot be eliminated.

We wish to point out that the description of the site as "historically significant" is incorrect. The Park Point PUD property was investigated by a cultural resource professional from Tierra Right-of-Way (Tierra). The archaeological assessment report prepared by Tierra was reviewed and approved by the Washington Department of Archaeological and Historic Preservation on 26 December 2017 (attached). The Tierra Right of Way report and DAHP's subsequent evaluation of the report confirm that the Site does not have any historic places or other artifacts. These reports will be included in future revisions of our report.

Ms. Newman is incorrect in her assertion that the project will create additional habitat fragmentation. The development envelope will reside within an area previously developed as single-family residences and maintained as mowed grass or pasture (pastures are often mowed to prevent livestock from eating tall grass that can cause fatal gastrointestinal blockages). The Park Pointe PUD project will not develop the forested area west of Stream 1. This area will remain in direct contact with King County Parks property and the Coal Creek Natural Area property, and may be deeded to the City at a future date.

Ms. Newman is overstating the potential dangers of remnant coal mine shafts under the Park Pointe PUD property. The project was designed in close collaboration with geotechnical engineers and firms well acquainted with the area's remaining coal mines. No project can promise to be free of all risks to public health, safety, and property damage. The result of engineering studies using the best available information and science indicates that the potential danger from the coal mine shafts is di minimus.

We do want to reiterate that the results of the project coal mine studies identified an area on the property with a risk potential of damage or public safety by shaft failures. This area, located at the southern portion of the property, will not be developed, nor will there be any structures built in that area that could affect the integrity of the mine shafts. The two existing mine shafts under the Park Pointe PUD property are 350 and 900 feet below ground starting at the property's southern boundary¹. These shafts descend steeply to coal mine seams well below the development envelope. Failure of these shafts is not likely to be expressed on the surface, potentially causing property damage or risks to public health. A coal mine hazard area has been designated in the southern portion of the property where the mine shafts are

¹ §LUC20.25H.130.C.2 requires that an evaluation of public safety mine hazards be prepared before any construction activities are allowed. This is for coal mine workings 200 ft or less below ground surface.

closest to the surface. No development will occur in this area.

To add to all of that, development on this site will adversely impact Coal Creek, which has been designated as priority habitat by the Washington State Department of Fish and Wildlife. The City of Bellevue has invested in excess of \$25,000,000 in fish habitat restoration and improvements to Coal Creek. Several rare and sensitive species with special status have been documented within the Coal Creek Watershed and the Creek has significant potential for the support of salmonids.¹ The idea of converting this large tract of land from a rural under-developed property to a high-density urban development flies directly in the face of all of the effort that has been made to fix the very problems that urbanization has already caused to the Creek.

We are aware of the extent to which the City of Bellevue has gone to prevent erosion and downstream sedimentation (likely caused by past coal mining activities). We are aware that Coal Creek is shown as providing habitat for salmonids, including Federally-listed threatened or endangered species. We also must reiterate that accessible habitat for salmonids stops at a natural fish migration barrier downstream of the project site. We have documented in our critical areas report that resident fish are likely found upgradient of that barrier.

This project was developed in conjunction with the Salmon-Safe organization, which has conditionally certified the project as of 5 July 2022 (See attached conditional certification document). The process leading up to certification has involved site visits and plan reviews with noted local wildlife, fish, and habitat scientists.

One of the objectives of the certification process is to install a stormwater management system that releases stormwater in a manner matching the hydrologic conditions of a forested system, and to use the Best Available Science and technology to clean the stormwater to the maximum extent practicable.

It is within that context that it's clear that a DS should be issued and that an EIS is necessary for this Proposal. Any conclusion otherwise constitutes error under SEPA.

We believe that the "evidence" provided by Ms. Newman does not rise to the level of a Determination of Significance. The Park Pointe PUD project has been designed to avoid deleterious impacts to critical areas to the maximum extent practicable. This is a requirement for a Planned Unit Development proposal. We refer her to the Appendices in our critical areas report. These appendices contain all relevant studies by consultants retained for this project. An EIS is not required.

A. Legal Requirements of SEPA.

Under SEPA, when a proposed development may cause more than a moderate adverse environmental impact to an area, the reviewing city is required to fully assess that proposal in an EIS before it can approve the development proposal.

To decide whether a proposed development will cause more than a moderate adverse environmental

impact, the city must collect and review information reasonably sufficient to evaluate the environmental impact of the proposal; take a searching, realistic look at the potential hazards; and, with reasoned thought and analysis, candidly and methodically address the environmental concerns.

WAC 197-11-330 specifies criteria and procedures for determining whether a proposal is likely to have a significant adverse environmental impact. That section makes it clear that, among other things, location matters. In determining an impact's significance, the responsible official shall take into account that the same proposal may have a significant adverse impact in one location, but not in another location.² The SEPA rules also recognize that the "several marginal impacts when considered together may result in a significant adverse impact."³ It is of particular concern when a proposal may adversely affect sensitive or special areas, such as loss or destruction of historic areas or parklands.⁴ Also, of particular concern is when a proposal may adversely affect endangered or threatened species or their habitat.⁵

Again, we believe that the evidence provided by Ms. Newman is not sufficient to show that the project will cause unreasonable or irrevocable damage to critical areas. Rather, the project has been extensively revised through numerous reviews by local and State authorities to meet all applicable State and local critical areas requirements, in addition to the guidance provided by the Salmon-Safe organization. The project has been through many reviews by City of Bellevue staff and all their comments have been addressed in our latest critical areas report and mitigation plan.

¹ See Coal Creek Watershed Assessment Report (April 23, 2021) (Executive Summary).

² WAC 197-11-330(3)(a).

³ WAC 197-11-330(3)(c).

⁴ WAC 197-11-330(3)(e).

⁵ *Id.*

B. The Park Pointe Proposal Will Have Significant Adverse Environmental Impacts.

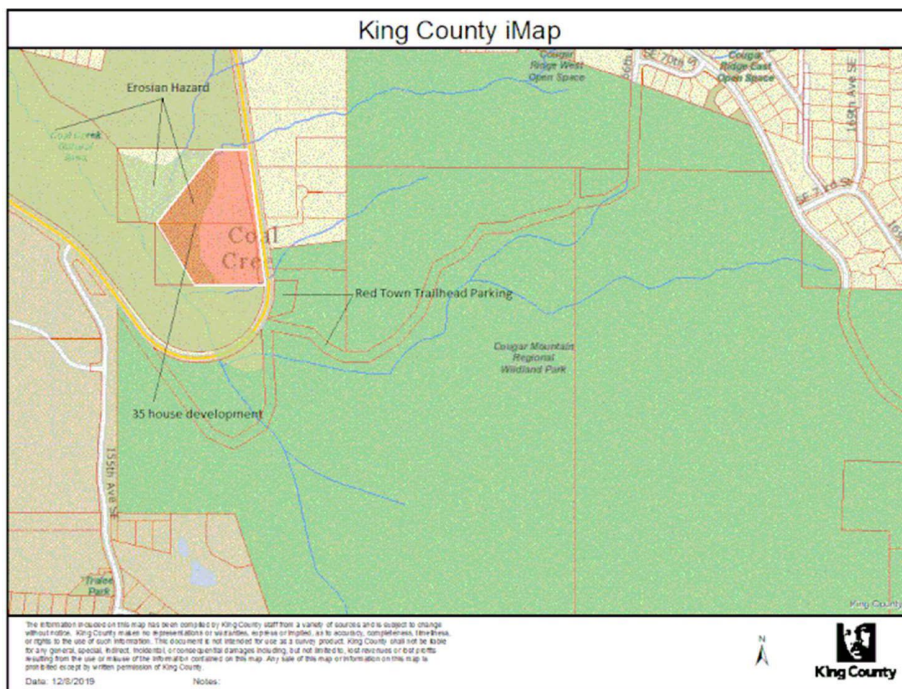
Early in the process, Development Services employed the Optional DNS process and indicated that a DNS on the Proposal was likely. But if the City were to issue a DNS, it would not be based on information sufficient to evaluate the proposal's environmental impacts. At this point in time, the environmental factors have not been considered by the responsible official in a manner sufficient to amount to prima facie compliance with the procedural requirements of SEPA. In addition, a DNS would be error (*sic*) because the Proposal will have significant adverse environmental impacts that have not been adequately mitigated enough to support a DNS.

The City of Bellevue would not have issued a DNS for the project if the potential for significant environmental impacts were not fully addressed. Both the Planned Unit Development process and the GMA require that such development meet specific

environmental protection standards. Additionally, developing the project with guidance from Salmon-Safe ensures that potential impacts to Coal Creek will be prevented within the limits of the Best Available Technology. We believe that the management and treatment of stormwater runoff on the Park Pointe PUD property meets and exceeds the required environmental protection standards.

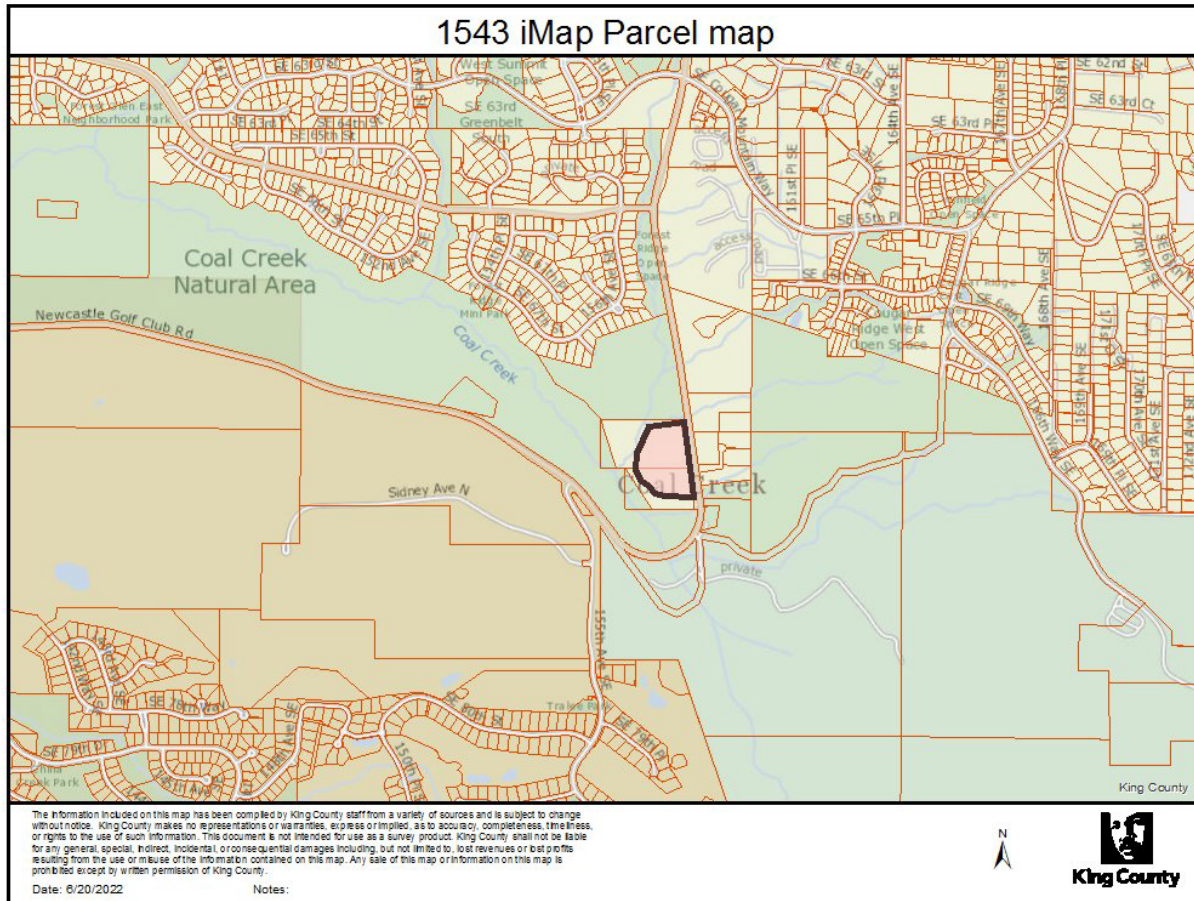
1. Land use impacts.

The Park Pointe Proposal will have significant adverse land use impacts that have not been adequately disclosed, assessed, or mitigated. As is evident from the map shown below (with the Proposal Site shown in red), the Proposal will introduce this high-density housing into an isolated, under-developed area that is surrounded by parklands. This high-density, urban development is being proposed in a uniquely rural area. The project site is completely isolated away from other urban developer with no water or sewer service, no public transportation, no sidewalks, and no bike lanes. The Park Pointe PUD will be at a much higher density than any housing within ½ mile (*sic*) radius, and is out of character with surrounding areas.



The map shown above does not show a complete picture of the general area. Rather it focuses on the protected natural areas on either side of the Park Pointe PUD property. We attached a larger-scale view showing the current extent of development in the general vicinity of the Park Point PUD Property (see map image labeled 1543 below). There are five parcels east of the Park Pointe PUD property that are zoned R-1, or rural one unit per acre. There are three residences on the five parcels. These lots could be developed to provide almost seven residences. It is not uncommon for developers to purchase or get under contract with multiple parcels for future infill. It is not beyond the pale that these five lots could also be developed as a PUD, with significantly more dwelling units than can be achieved by the

existing zoning. The infilling of property is a function of the Growth Management Act. A Planned Unit Development provides the City with a mechanism for achieving higher density developments while maintaining a high degree of protection to the natural environment.



The Project Site is situated between Coal Creek Natural Area and Cougar Mountain Regional Wildland Park. The intense level of development proposed on this site is not compatible with the land uses in these adjacent public parks. The disruption and infrastructure required to convert the land into 35 separate residences and the accompanying streets, driveways, and sidewalks completely obliterates the open space that currently provides scenic views, recreation, and continuity of wildlife habitat.

We refer to the iMap Parcel map image above. We are not certain what is meant by "...not compatible with the land uses in these adjacent parks." The parks are not developed and will never be developed. The proposed Park Pointe PUD development is an allowed use of the site. We wish to point out that the parcels are within the City of Bellevue and are not zoned as rural; there are no rural areas within the City. The City's Comprehensive Plan was prepared with the understanding that compliance with the Growth Management Act will require infilling and development at higher densities; the City expects properties within the UGA to be developed at the highest densities allowed for by the LUC (pers. com., Peter Rosen, City of Bellevue, 23 June 2022). The Planned Unit Development code is the means for allowing the development of a site at a greater density than would be allowed by the zoning

code alone, while providing a higher degree of protection to the environment that would be required using simple infill.

The “scenic view” of the Park Point PUD property from Lakemont Boulevard, until its initial purchase by Isola Homes, was of two houses and managed yards and pastures. The properties were privately owned and did not provide any recreational potential to the public. The “obliteration” of the continuity of wildlife habitat is a gross overstatement. We noted in our critical areas report that a significant portion of the property will not be developed and will likely be deeded to the City. That portion of the site is directly adjacent to King County parkland and the Coal Creek Natural Area. This area has always provided habitat continuity between the natural areas.

While deer are currently found on the PUD property, it is not an area where they prefer to remain. Deer typically live within forested areas and occasionally come out to graze in pastures or along the drainage ditches of roads. Currently, deer appear to be losing their fear of humans as they can now be seen in urban areas, which increases the likelihood of them being hit by vehicles.

Bobcats were mentioned as utilizing the property. We agree that they likely do utilize the property. Bobcats are a very adaptable species that can utilize many different environments, including urban environments. Their prey includes rabbits, small mammals, insects, birds, and sometimes, even deer. The portion of the PUD property that will not be developed provides excellent hunting opportunities for bobcats. We fail to see how this rises to the level of complete (or even partial) obliteration.

The SEPA Checklist states the site and adjacent properties are low-density residential. This is not so. The adjacent properties are natural areas, hiking trails, and parks, not subdivisions.

We concur with Ms. Newman that the properties adjacent on the north, west, and south side of the Park Pointe PUD property are natural areas. However, the term “adjacency” also means the assessment of properties on the other side of Lakemont Drive. These properties are partially developed with single-family residences. Based entirely on zoning, this assemblage of lots could be developed with a total of six single-family residences. Nothing precludes these properties from being part of a future PUD development.

Also, as was demonstrated in the comment letter that was submitted by Save Coal Creek late last year, the Park Pointe Proposal is not consistent with the Bellevue Comprehensive Plan and the Newcastle Subarea Plan. The Proposal violates numerous policies in those plans.

Again, we fail to see substance in this statement. Development in Bellevue cannot be inconsistent with the City’s Comprehensive Plan or subarea plans. If the development is inconsistent with the Comprehensive Plan, the City would not have made a SEPA Determination of Non-Significance on it. The simple fact that the project has received a SEPA Determination of Non-Significance suggests that the City found the development to be consistent with the Comprehensive Plan and the Newcastle Subarea Plan.

It's also worth noting the important role that the Coal Creek Natural Area plays in the City's overall parks plan. The Parks Department website says:

Stepping into Coal Creek Natural Area is like stepping into the past. **Immersed under a treed canopy without a house in sight**, the park echoes of the **wildness** that once covered this area. You can almost hear clanging coal cars as you wander through the second growth forests. Look closely and take time to discover evidence of the early coal industry along the trail. Coal Creek provides valuable fish and wildlife habitat, the dense forest protects water quality and erosion, and the extensive trail system provides opportunities for passive recreation and environmental education.

(Emphasis supplied.)

Similarly, the City's 2015 parks survey found that the single highest use of parks by adult respondents was "trails through forests, wetlands, or other natural areas (76 percent)." Obviously, this is a use that would be much impacted by the Park Pointe Proposal.

We couldn't agree more with the description of the Coal Creek Natural Area. We note here that the Coal Creek Natural Area is owned and maintained by the City of Bellevue. The City does not allow any private development or alterations that might directly affect park properties. This was explicitly noted by the City during earlier phases of the stormwater design for the project.

The visual aspect of the Coal Creek Natural Area will not be directly harmed by the proposal. No development will occur near the property's southern boundary; this area is within a coal mine hazard zone. Required landscaping and buffer enhancements will, at maturity, help screen the development's visibility from the Coal Creek Natural Area's trail.

An EIS is necessary to fully understand the significant adverse land use impacts that this development will have on the surrounding land uses.

An EIS is only required when it is clearly demonstrated that a project may have significant impacts on the natural environment. Planned Unit Developments must meet the criteria listed in LUC §20.30D, which include demonstrating the maintenance of open space, the protection of critical areas, use of green building techniques, and others. The Park Pointe PUD was designed to meet all the applicable criteria for a Planned Unit Development. Stating that there will be significant impacts to the natural environment is not the same as providing scientifically valid evidence of such impacts.

2. **Wildlife impacts.**

The Park Pointe Proposal will have significant adverse wildlife impacts that have not been adequately disclosed, assessed, or mitigated.

This statement is not true based on the responses we have provided to similar comments in this letter. The project was evaluated for the potential impacts to wildlife as listed in the LUC.

The City has reviewed our analysis of wildlife impacts and concurs with our conclusions. The list of Species of Local Importance does not include large mammal species, such as deer, coyote, cougar, or bobcat, and, therefore, were not included in our analysis. Additionally, none of the large mammal species listed in this response are Federally- or State-listed threatened or endangered species, nor are they Candidates for listing.

It's well established that the Project Site has a high habitat value for wildlife, including species of local importance. Some of the species of local importance that are present on the site include Bald Eagle, Pileated Woodpecker, Red-tailed Hawk. It is also a critical habitat corridor for many species, including deer, bear, coyote, and bobcat.

The Park Pointe PUD project has valuable habitat for pileated woodpeckers west of Stream 1. This is the undeveloped area that is contiguous with King County parkland and the Coal Creek Natural Area. The proposed development will not affect the value of this area as a habitat for pileated woodpeckers. The value of the Site to bald eagles and red-tailed hawks is likely limited to perching. The Park Pointe PUD property, including the Coal Creek Natural Area and King County parklands, does not provide a prey base for bald eagles. The open area of the Site that is currently undeveloped might provide prey opportunities for red-tailed hawk, its significance is dwarfed by the Newcastle Golf Club land that may provide even greater hunting opportunities.

Indeed, this site is part of the King County Wildlife Habitat Network, which was designed to help reduce the effects of fragmentation by linking diverse habitats through the developed and developing landscape. See 2020 King County Comprehensive Plan at 5-43. The network is intended to facilitate animal dispersal by connecting isolated critical areas, segments, open space, and wooded areas on adjacent properties. *Id.*

Roads in the general vicinity of the project create fragmentation of habitat, as is noted in several of the Washington Department of Ecology documents, such as the Washington State Wetland Rating System for Western Washington (both 2004 and 2014 versions). Lakemont Boulevard is an excellent example of breaking the connection between wildlife habitat areas. The Park Pointe PUD does not break any habitat connection between the King County Park and the Coal Creek Natural Area. We should note that the King County Wildlife Habitat Network was created in 1996 and has never been ground-truthed or updated.

The high-density neighborhood that Isola is proposing to introduce into this otherwise under-developed area will significantly and adversely impact wildlife habitat. Right now, the Project Site functions as a critical connection between Coal Creek Natural Area and Cougar Mountain Regional Park for wildlife. Deer, Bear, Coyote, and Bobcat cross Lakemont Boulevard at the precise location of the Project Site. And there aren't many other options. There is only a very narrow area where wildlife can see approaching cars and are not trapped by steep banks and metal guard rails. The introduction of 35 new homes on the Project Site will drastically restrict and undermine the ability of wildlife to use this narrow area to travel between Cougar Mountain Regional Wildland Park and the Coal Creek Natural Area.

The City of Bellevue expects properties within its boundary to be developed at the highest

levels allowed by the zoning code. The Planned Unit Development code was written as a way to increase the development level of a property in an environmentally responsible way.

We feel that the contention that wildlife would be looking out for approaching cars is tantamount to anthropomorphizing animals, their abilities to learn, and to pass that knowledge on to their young. Were this true, then accidents involving animals and cars should be rare. We note here that the Park Pointe PUD property currently has both a chain-link fence and a barbed-wire fence fronting Lakemont Boulevard.

The introduction of humans as permanent residences of this site introduces their noise, waste, domesticated animals, removal of habitat, and land maintenance. Where there are humans, there are also pigeons, jays, crows, ravens, rats, mice, etc. Where there are humans, there are also domesticated pets (and their pets' waste). The existence of both, even within the confines of the buffers and fences, will intrude upon the habitat of wildlife and result in the reduction, or destruction, of such habitats.

This statement suggests that the issues stated above never happened on the Park Pointe PUD property. The southern parcel of the property was used historically as pasture for large animals, such as horses. The residents on the northern boundary frequently mowed their open land, had pets, and even discarded cars. The coal mine and timber industries cleared vegetation from the property, extending those cleared areas outward to include areas that are now parklands. We contend that the issues raised in the statement above were already occurring on the PUD property.

We cannot control how people will care for their land or whether they will clean up their pets' waste. We can only provide encouragement through Homeowner material (cc&Rs) and educational signage. We have seen many new residential developments that provide animal waste bags along the edges of sidewalks. HOAs can stipulate that pet food is not to be stored outdoors. Developments often provide garbage bins for household refuse. It will be incumbent on the people living in the PUD to ensure that these containers remain closed, and no trash is allowed on the ground outside of the containers.

The SEPA Checklist submitted by Isola Homes drastically understates the significant adverse impacts the Park Pointe Proposal will have on wildlife and their habitat. The Checklist relies heavily on Talasaea Consultant's Critical Areas Report Habitat Evaluation, and Conceptual Mitigation Plan (the "Talasaea Report"), which downplays the significant adverse environmental impacts. The Report notes that the site scored high for its potential habitat function, yet the environmental checklist provides hardly any information other than the existence of wildlife. The Talasaea Report attempts to skirt around the true impacts by suggesting that there is a low likelihood that any of the animals observed on or near the site actually use the site frequently. To the contrary, IATC members and others have years of personal observations of wildlife passing through this corridor on a frequent and regular basis. Both the Talasaea Report and the Checklist fail to address the exponential impacts that human presence will have in this area.

The Talasaea report utilized the Habitat assessment Tool prepared for the City of Bellevue by The Watershed Company. This tool ranks an area based on habitat conditions within and around the project area. The City of Bellevue also lists Species of Local Importance in their

code. Our report addressed those species on the list and the likelihood of those species utilizing any part of the PUD property. The list of species of local importance does not include bear, deer, bobcat, or cougar.

The Talasaea Report fails to analyze the impacts to wildlife that will certainly be caused by the installation of traffic lights, and increased traffic. Both report that the increased traffic will be typical of the surrounding urban residential neighborhoods. While Lakemont Boulevard is not a backwoods country road, its main function is a throughway or where people stop for hikes. This new high-density neighborhood will ensure far more foot traffic and vehicle traffic than the current situation.

Our review of the site indicates that Lakemont Boulevard is already heavily used by vehicles. There are no traffic controls on the road until the intersection of Lakemont Boulevard and SE Cougar Mountain Way to the north and the intersection of Newcastle Way and 133rd Avenue SE to the southwest (Lakemont Boulevard turns into Newcastle Golf Course Road at the bend in the road south of the property and then to 133rd Avenue SE further into the Newcastle residential area for a distance of approximately 2.7 miles between the controlled intersections). We believe that having traffic control for the Park Pointe PUD development may actually benefit wildlife and pedestrians by slowing traffic down at the curve connecting Lakemont Boulevard and the Newcastle Golf Club Road. However, we believe that the main danger to pedestrians is the crossing between the Cougar Mountain Regional Wildlife Park and the Coal Creek Natural Area, approximately 500 feet south of the Park Pointe PUD's southern access road. The crossing connecting the Cougar Mountain Regional Wildlife Park with the Coal Creek Natural Area is not on property controlled by the Client. Therefore, the Park Pointe PUD project is not required to enhance the safety of that crossing as frontage improvements.

The suggestion that landscape planting and buffer enhancement will mitigate the effects of this development is unsupported by the Talasaea Report, contrary to the indications of the SEPA Checklist. This presupposes that wildlife will use the landscape planting as their natural habitat, and will continue to use the stream and forested areas near the PUD. There is no basis for these conclusions.

This is an overstatement. The term "wildlife" is broad and includes birds, large and small mammals, reptiles, and amphibians. It should not be limited to just large mammal species. The landscape planting will provide some habitat for birds and small mammals. It obviously will not provide habitat for larger mammals outside of predators that may prey on said birds and small mammals. The analysis of habitat in our report is limited to the potential for habitat improvement from the proposed buffer restoration and enhancement plan.

Finally, the Talasaea Report provides an assessment of the impacts on wildlife based on a single day evaluation in April of 2015, which is simply not enough time to observe the site nor understand the patterns of migration that occur near the Site. In this assessment, they mention that the current condition of the buffers protecting the streams and wetlands are compromised by non-native invasive species, and the presence of trash, old vehicles, and debris scattered throughout. While the presence of trash, old vehicles, and debris scattered throughout compromises the buffer, the solution is certainly not a 35-unit development which will only provide more trash, more vehicles, and more debris.

Again, this is not an accurate statement. Our field investigation initially occurred in April 2015. Ecologists from Talasaea have made many more site visits in the process of report writing and the preparation of the buffer mitigation plans. We agree with the contention that a full knowledge of wildlife usage of a property cannot be completely obtained in a single day. Therefore, trained biologists and ecologists are hired to review the sites, observe the types, sizes, and quality of habitats present on and within the vicinity of the site, report on our observations, and make evaluations based on the observations. We base our evaluations on the knowledge we have obtained through many years of education, research, and field experience. If we state that an area does not provide sufficient habitat for any particular species, it is because our education, research, and professional experience suggest that that is the case. Our reports are frequently reviewed either by biologists on the City staff or by a third-party reviewer to ensure the veracity of our conclusions.

An EIS will ensure that these issues are properly analyzed and evaluated. It is not credible for Bellevue to take the position that a DNS is appropriate without further study and more information.

As we stated previously, the statement that the “issues” weren’t properly analyzed or evaluated is not true. The City of Bellevue determined that a DNS was appropriate, not just by our report, but by the efforts of City of Bellevue staff and other scientists employed to review our work.

3. Noise impacts.

The Park Pointe Proposal will have significant adverse noise impacts that have not been adequately disclosed, assessed, or mitigated. The SEPA Checklist reports that the existing noise is typical of existing urban areas. This is a complete mischaracterization of the noise at the site. The site is not an urban area - it is currently under-developed with open space, wetlands, streams, and forested area. Human-generated noise at the site is limited to cars driving on Lakemont Boulevard, as well as various hikers, bird watchers, and visitors. The 24-hours a day, seven days a week human-generated noise will drastically and negatively impact recreation and wildlife, turning a serene and peaceful place into the urban environment that residents and recreators near the site seek to escape. Strategical placement of shrubbery and trees (as suggested in the SEPA Checklist and the Talasaea Report) will never completely reduce the noise that the Proposal will create. Extensive studies of highway noise mitigation have shown that vegetation in itself is not an effective barrier.

An EIS is necessary to evaluate the impacts that noise will have on wildlife and recreation areas.

An analysis of noise impacts is not within our purview. It is typical that jurisdictions require an analysis of noise impacts. These reports will be provided for public review. We will state that the noise described by Ms. Newman is already present. It is unlikely that the Park Pointe PUD will measurably worsen the impact of noise, especially from vehicular traffic

4. Stream and wetland impacts.

The Park Pointe Proposal will have significant adverse impacts to wetlands, streams, and Coal Creek that have not been adequately disclosed, assessed, or mitigated. Development on this site will have

significant adverse water quality, water quantity, and other fish habitat impacts to Coal Creek.

This is not true. As stated earlier in our responses to comments, the project applied for and received conditional certification by Salmon-Safe. Preparation of the PUD site plan was reviewed by a group of local scientists with specific knowledge of water quality, fish habitat, and wildlife habitat. The project would not have received its conditional certification if our plan did not meet Salmon-Safe's expectations. Final certification will occur when the achievement of the required criteria is met. The developer and Talasaea will provide these documents as required and on a schedule set forth in the Salmon-Safe recommendation for final certification.

It should be noted that the buffers for the streams are not just the distance required by the LUC. According to the LUC, a stream buffer that falls onto a slope greater than 33 percent will have its buffer measured from the top of the slope (where the slope is less than 33 percent for a distance of 50 feet). Therefore, the width of the area providing development protection and wildlife habitat is the combination of the horizontal length of the steep slope and the required buffer width. This width varies from approximately 80 feet to 130 feet. The required buffer for Type Np streams is 50 feet. The required buffer for Coal Creek is 100 feet.

With this proposal, the developer is proposing to route stormwater to a vault on-site and then discharge the stormwater from that vault into a tributary of Coal Creek. This will not only cause significant adverse erosion, water quality, habitat, and water quantity impacts to Coal Creek, but will also deprive the wetlands of their natural hydrology via infiltrated stormwater. To make matters worse, the proposed site development plan requires the reduction of buffers for all three streams, and Coal Creek. According to section 7.1.1 of the Talasaea Report, the reductions amount to approximately 21,575 square feet plus some unknown additional square footage due to required trail connections and construction impacts. Reducing these protective buffers will undermine downstream water quality and therefore adversely impact salmon habitat.

Stormwater discharge must meet the minimum requirements in Ecology's Stormwater Management Manual for Western Washington (SWMMWW), which includes controlling the rate of release of stormwater to match a pre-development forested condition for modeled storm events up to a 100-year storm event. Therefore, the contention that the stormwater release will cause significant adverse erosion, damage to water quality, fish habitat, and water quantity is not true. The proposed stormwater management system meets not only the minimum requirements of the SWMMWW, but also the requirements for enhanced stormwater treatment. In addition, the stormwater management system was reviewed by Salmon-Safe and met its requirements for conditional certification.

We must note here that since the SEPA was prepared, the location of stormwater discharge has changed. Stormwater will not be released into Stream 3 as shown on the previously reviewed plan. Stream 3 flows through a steep ravine with an actively eroding streambed. Rather, stormwater will be released into the buffer for Stream 1 just upgradient of Stream 1's eight-foot-tall waterfall. The base material of this waterfall is rock. This revised plan for stormwater discharge significantly reduces the potential for increased erosion or damage to downstream resources.

Of all the wetlands identified and delineated by Talasaea, only Wetland B receives its hydrology from groundwater seepage. The other two wetlands are riparian and receive their hydrology from Streams 1 and 2. The PUD project will not alter the flows in either of these streams and, therefore, will not alter the hydrologic support for the wetlands. Wetland B is an approximately 41 sf wetland located adjacent to the project's southern boundary. Wetland B does not extend offsite. Outflow from Wetland B sheet flows down a steep slope before combining with Coal Creek. The proposed development will protect the hydrology of Wetland B to the maximum extent practicable.

Trails are allowed (and sometimes encouraged) by the City of Bellevue within critical area buffers, subject to certain code requirements. The impacts to buffers resulting from the trails and their construction must still be mitigated subject to the City of Bellevue LUC. This mitigation is meant to prevent damage to downstream resources as stated by Ms. Newman. Impacts to buffer areas resulting from the proposed trail are included in our buffer mitigation plan. As we stated earlier in this response letter, the actual width of protection to Coal Creek and the Type Np streams is more than the streams' buffer requirements as specified by the LUC.

The City of Bellevue has invested in excess of \$25,000,000 in fish habitat restoration and improvements to Coal Creek. King County has also invested enormous amounts for the same purpose in the watershed. Scientific data for 2008 to 2021 suggests that salmon, particularly coho and the endangered Chinook, return reliably to Coal Creek.⁶ The data also show that the number of adult coho in the creek increases four years after hatchery fish were planted. This means that Coal Creek's habitat supports the full freshwater part of the salmon life cycle – which includes forming the redds, spawning, hatching and early life of the juveniles, and return of adults following the years at sea. This suggests that the massive investments by the city of Bellevue (and King County) in sediment control and riparian restoration have been effective in supporting salmon. The introduction of a new high-density urban subdivision into this area runs directly counter to and undermines those efforts.

We know about the efforts to which the City of Bellevue has gone in preventing erosion and damage to downstream habitats. Indeed, we have worked for clients whose properties at the mouth of Coal Creek were damaged by this erosion. We are fully aware of the value of the salmonid habitat in Coal Creek. However, the salmon habitat of Coal Creek ends at a natural fish barrier (a rockslide). Resident fish may still reside upstream of this barrier. We must note here that the "headwaters" of Coal Creek in the summertime is the waterfall of Stream 1. As mentioned in our previous responses, the project has been designed and reviewed by Salmon-Safe and the City of Bellevue to protect the salmonid habitat in Coal Creek. All best management practices, best available science, and best available technology have been utilized in the project's design. The statement that the project will seriously damage downstream salmon resources is not correct.

Although the natural fish barrier currently prevents salmon from migrating upstream of it, this barrier might someday be modified or removed to allow seasonal migration. An EIS should evaluate this possibility.

The natural fish barrier will not be removed. It is, after all, a “natural barrier” caused by a rockslide. Were the barrier caused by human actions, then it could likely be removed in the future. Furthermore, removal of this natural barrier would result in significant impacts to Coal Creek, associated wetlands, and to the Coal Creek Natural Area itself. Concerns over these types of impacts are the same that have been frequently raised by both SaveCoalCreek.org and Ms. Newman.

Subsection A of BLUC 20.25H.080 requires that lights be directed away from the wetland. While the mitigation plan places street and security lighting such that illumination is directed away from the buffer, it does not address the lighting that will need to be on the streets and driveways closest to the wetlands and wetland buffer. Nor does the plan not address any lights that residents may have outside their front doors. Regardless of the effort to direct illumination away from the buffer, illumination will still occur on a 24-hour cycle. The impact of illumination on the wetlands and streams needs to be evaluated more thoroughly.

Preventing lights from directly illuminating a critical area or its associated buffer is a requirement for protecting stream buffers (please refer to our responses regarding actual buffer widths in this response letter). This list is identical to the list in §20.25H.100 Performance Standards. Our report does include this list, which is formatted for both stream and wetland protections. These standards only apply to the development, not to the residents who will live there. Outside of restrictions placed on outdoor illumination by the HOA, the actions of future residents cannot be controlled. It should also be noted that the buffer for the streams (and their associated wetlands) extends off the top of a steep slope. This results in a stream buffer width ranging from 52 feet for Streams 2 and 3 to over 150 feet for Stream 1 and Coal Creek (Type F streams have a 100-ft buffer and Type N streams have a 50-ft buffer).

Stating that illumination of the wetlands and streams will occur “on a 24-hour cycle” is simply not true. Whatever lights are on during the daytime hours, their impact will be negligible when compared to the illumination provided by the Sun, even on overcast days. Required street illumination will be designed to prevent direct light impacts to critical areas. Finally, the buffers for the three streams adjacent to the property are measured from the top of slope. While there might be some indirect illumination (direct illumination is to be avoided) in the buffer, it will not extend beyond the top of the steep slopes. The streams and their associated wetlands will not be artificially illuminated by the Park Pointe PUD project.

Subsection F of BLUC 20.25H.080 requires pesticides, insecticides, and fertilizers within 150 feet of the edge of streams to be in accordance with the City of Bellevue’s “Environmental Best Management Practices” (“EBMP”). The proposed mitigation in the Talasaea Report states that operational covenants will stipulate that no pesticides or herbicides will be used within 150 feet of the stream buffer. This places the burden on residents to ensure they are either not using pesticides or herbicides within 150 feet of the stream buffer, *or* to use them in accordance with EBMP. There is no way of ensuring this will happen as ownership, management and governance of a PUD after construction is typically transferred from the developer to the residents in a homeowners’ association. Further, the mitigation plan does not address the use of fertilizer, something that is very commonly used. The impact of fertilizer, pesticides, and herbicides on the site needs to be evaluated more thoroughly.

Ms. Newman is correct in that there is no way to ensure that the residents abide by any restrictions on the use of pesticides and fertilizers. If this argument is taken forward, no further residential development within the City of Bellevue could occur if there are any adjacent critical areas. This negates the ability of the City to infill properties per the Comprehensive Plan and the Growth Management Act. The preparation of the HOA is a standard method for identifying what a property owner can do on their property. It will be up to the residents and neighbors to monitor the usage of pesticides and fertilizers.

⁶ *Bellevue Salmon Spawner Surveys 2021 (Jan., 2022)*

5. Stormwater impacts.

The stormwater plan will have significant adverse impacts on fish habitat and wetlands as described above. To add to that, the plan is not sufficiently protective of salmon because the vault is sized for “most” winter storms. What will happen to the stormwater when a larger storm occurs? Where will it go, and what is the quality of the untreated stormwater?

As we have mentioned several times in our responses, the project and its management of stormwater were prepared to meet the minimum requirements of the SWMMWW. It also meets the more stringent requirements for stormwater treatment recommended by Salmon-Safe for their conditional certification of the project.

In addition, several questions regarding maintenance and emergency response must be addressed. Will the HOA own the system? If so, what sort of oversight, monitoring, accountability, etc. will be required? Who pays if there is a failure?

The HOA will monitor and maintain the stormwater system and will provide yearly reports to the City of Bellevue, as required by the LUC. Failure to maintain or report the status of the stormwater system to the City of Bellevue could result in fines or other actions by the City.

The filtration/treatment provided in the vault does not provide the additional treatment that would be protective of salmon by removing certain types of contaminants such as the automobile tire- derived chemical 6-ppd quinone. The State Department of Ecology website describes a number of alternative solutions that should be considered here.

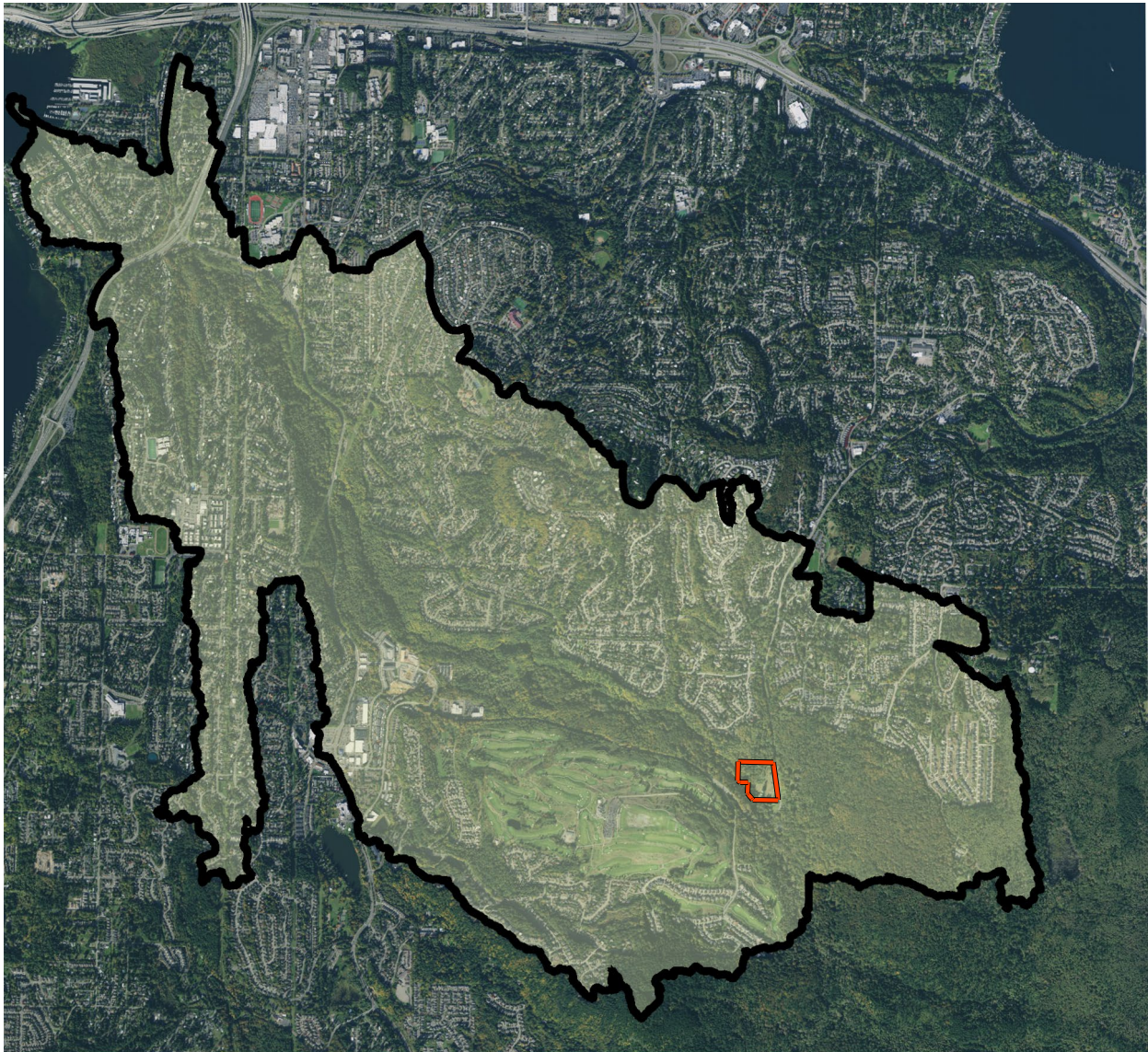
We are aware of 6PPD, 6PPD-quinone, and its effect on salmonids. This chemical is present in rubber tire wear that, subsequently, gets transported into our streams by stormwater runoff. Studies have shown this chemical to be lethal to adult oho spawners in fairly low levels in water (Feist et al. 2011; Spromberg et al. 2016; Brinkmann et al. 2022; Scholz et al. 2011). Juvenile coho and other species of salmonids apparently are not affected by 6PPD or 6PPD-quinone.

We reviewed available research material on the Washington Department of Ecology’s website as suggested in Ms. Newman’s comment letter. We concur with Ms. Newman that the website lists “a number of alternative solutions” for treating stormwater. We reviewed the

filter manufacturers' websites for specifications on what their filters can remove. The one thing that is missing from the manufacturers' specifications was any research or filtering technologies that are capable of removing 6PPD-quinone or 6PPD from stormwater. The technologies approved by Ecology meet the basic and enhanced water treatment parameters of the most recent SWMMWW. There is currently no standard or requirement in the SWMMWW for the removal of 6PPD or 6PPD-quinone. We wish to point out that even if accepted technologies for removing 6PPD-quinone or 6PPD from the project's stormwater train were available and installed, the effect on protecting adult coho spawners would be negligible. The problem of 6PPD-quinone and 6PPD affecting Coal Creek is all road runoff within the Coal Creek watershed (see image below), the current rising levels of traffic on all major roads, and that the stormwater infrastructure within the watershed was not designed to filter the toxins out. This is not to say that we shouldn't try to filter out these toxins because the enormity of the problem is so vast. Rather, we believe that every effort to use effective BMPs to remove 6PPD-quinone and 6PPD should be employed, and will be employed on future projects when Ecology revises the SWMMWW to include technologies shown to be effective at filtering out these toxins.

The Washington Department of Ecology recently released its final report on tire wear contaminants (Stormwater Treatment of Tire Contaminants – Best Management Practices Effectiveness, June 2022). This report indicates that there are still gaps in our knowledge concerning 6PPD and 6PPD-quinone. Briefly, these gaps include understanding the affinity of 6PPD and 6PPD-quinone to soil and organic matter, the half-life of these chemicals in the environment, the lethality of 6PPD-quinone for fish related to particle size distribution, and others.

The report does indicate that stormwater infiltration and biofiltration BMPs appear to have high potential in removing 6PPD and 6PPD-quinone from the stormwater train, although the mechanisms involved in the sorption of these chemicals are not yet known. The report also indicates that media filter drains likely have a high potential for removing these chemicals. The storm filter system that will be installed on the Park Pointe PUD project is indicated as having a high potential for removing 6PPD and 6PPD-quinone, dependent on further research.



Coal Creek watershed overlaying an NAIP aerial image, 2019. The watershed polygon was generated by using a watershed analysis function in GIS on current LiDAR data from King County (2016)

6. Traffic impacts.

The Park Pointe Proposal will have significant adverse traffic impacts that have not been adequately disclosed, assessed, or mitigated. The traffic impacts that 35 new homes will have on this two-lane road, even if Isola Homes plans to widen it, will be severe. During peak traffic times, Lakemont Boulevard acts as a throughway for people driving from I-90 to southern Bellevue, Newcastle, and Renton. The development of a PUD will further congest this area, making this a less desirable area to recreate, and a less habitable place for wildlife.

The Park Pointe Proposal will be totally motor vehicle dependent because the site is completely isolated. There is no public transportation, there are no sidewalks, and there are no bike lanes. Bellevue's Comprehensive Plan states that keeping traffic levels down in the city has been

accomplished through a transportation strategy that “emphasizes walking, bicycling, and transit, coupled with growth focused in mixed use, transit rich, walkable neighborhoods.” Comp Plan at 161. This proposal is precisely the opposite of that.

Placing a 35-unit development in a location where there are no public transit systems nearby either forces more vehicles to be on the road or requires the placement of a new public transit system, which would only further adversely impact the natural area surrounding the site. The Talasaea Report states that it will “encourage” residents to use public transportation and park-and-rides, but seeing as there is no bus stop in the area, this means residents will still have to drive to a different location. Additionally, there are no immediate grocery stores or shopping developments nearby, meaning residents will also be driving farther and more frequently for unavoidable errands. The reliance on individuals to carpool with other residents is unfounded and should not be a “get out of jail free” card.

It is beyond our purview to discuss traffic impacts. It is also unreasonable to deride the Park Pointe PUD project for being “totally motor vehicle dependent”, as this is the existing condition of the Puget Sound Lowlands. Public transportation could be provided if King County Metro determines that bus stops along Lakemont Boulevard are warranted. Finally, it is unreasonable to believe that residents will curtail their driving habits. We believe that much of the complaint in this comment already occurs within the vicinity of the Park Pointe PUD project and the Puget Sound Lowlands. Development at greater densities is a requirement of the GMA. The unfortunate side effect of the GMA will likely be a greater number of vehicle trips for shopping, work, or “unavoidable errands,”

7. Historic impacts.

The Park Pointe Proposal will have significant adverse impacts to historic resources that have not been adequately disclosed, assessed, or mitigated. The Talasaea Report and the SEPA Checklist vastly understate the historic nature of the site and the significant adverse impacts of this proposal on historic resources. While there were “attempts” to contact the Eastside Heritage Center and the Newcastle Historical Society, the Cultural Resources Assessment is shockingly sparse.

An archaeological report for the project was prepared by a professional cultural resource and was reviewed by the Washington Department of Archaeology and Historic Preservation. No part of the Park Pointe PUD was determined to be “historic.” However, any structures or features related to the past coal mining activity on the property were determined to be “historical.” The difference in the meanings of “historic” and “historical” is well defined. Items considered to be “historic” are eligible to be listed on the National Register of Historic Preservation. “Historical” items are only required to be properly cataloged and photographed. Historical items are not exempt from development.

Coal Creek is named so because of the coal mining that occurred in the area, as early as the 1860s, which paved the way for Seattle, Washington as a major port city. Currently, the site has one of the last remaining horse barns that holds mining artifacts from over 100 years ago. This site contains remnants of a coal mining town that reached a population of 1,000. Although Milt Swanson, who lived in the house on-site for 90 years, has passed, it would be an enormous disservice to his legacy, and the legacy

of Coal Creek to develop on this historical land. The proposal's plan to use simple signage to tell the history of Coal Creek is far less instructive, valuable, and meaningful than preserving the historic resource itself. If Bellevue continues to erase tangible artifacts of its history, all that will be left is signs and museums.

Again, the property is not historic, nor does it contain any historic items. The historical items have been cataloged and photographed for preservation.

An EIS is necessary to fully assess the rich, historical significance of this site and the impacts that this development will have on this historic resource.

Ms. Newman has not provided any evidence that an EIS is needed. The Park Pointe PUD project has met all applicable City of Bellevue critical areas codes, has met Ecology's guidance for protecting critical areas, and has followed industry-standard protocols for evaluating the property for historic or historical items.

8. Geotechnical (coal mine hazard) impacts.

The Park Pointe Proposal will have significant adverse geotechnical impacts associated with coal mine hazards that have not been adequately assessed or mitigated. Because a lot is unknown and because land shifts over time, there is no way to be certain of the risks associated with installing the stormwater vault above an abandoned mine shaft. In fact, the Applicant's own consultants admit that, with the proposed design, there are risks to public health and safety and property damage posed by this development that cannot be eliminated. Under SEPA, this translates as significant adverse impacts that cannot be avoided under RCW 43.21C.030. Because the Park Pointe Proposal may have probable significant adverse coal mine hazard impacts that cannot be mitigated, an EIS is required for this project.

The property was evaluated for coal mine hazards by local experts on mines and geotechnical consulting firms. Only one area near the property's southern boundary was designated a coal mine hazard zone (see Appendix B of the Park Pointe Critical Areas Report, Habitat Evaluation, and Conceptual Mitigation Plan, 16 August 2019). This area was designated on the site plans and there will be no development within this area. The two shafts under the property start at 350 and 900 feet belowground and continue to descend at a steep angle before reaching lateral coal seam galleries. The mine shafts and lateral coal seam galleries were determined to not pose a risk to the Park Pointe project.

An EIS is not warranted since the coal mine hazard has already been factored into the Park Pointe PUD project, which was prepared in association with geotechnical engineers and regional experts in coal mines. There will be no impact to nor from the coal mines at the Park Pointe PUD project.

Bottom line is that this development is being proposed in a dangerous spot for environmental and safety reasons. Will home owners be able to get insurance for damage done to their home from subsidence due to coal workings being below their homes and utilities? Will their HOA be able to get insurance for HOA facilities over coal mines? Will the location over coal mines have to be reported to future

buyers?

The coal mines under the Park Pointe PUD property are sufficiently deep such that it is unlikely a collapse of a mine shaft or gallery would be expressed on the ground surface. The Park Pointe PUD project meets all applicable engineering criteria for a safe residential development.

The SEPA review thus far has failed to assess project alternatives which may not present the same geohazard impacts. An EIS would allow for a more thorough investigation into alternative project designs that could avoid the risks to public health and safety.

SEPA resulting in a determination other than a Determination of Significance (DS) does not require an assessment of alternative projects. As stated in our responses above, the project meets all applicable engineering criteria for geology, soil stability, and the potential for a mine shaft to collapse.

9. Recreation impacts.

The Park Pointe Proposal will have significant adverse recreation impacts that have not been adequately disclosed, assessed, or mitigated. Currently the site is a beautiful open space that provides direct views of Coal Creek Natural Area, various greenery and access to hiking trails. While the SEPA Checklist and the Talasaea Report indicate the maintenance of on-site recreation areas and trails, the destruction of this open field will adversely impact recreation. For some, recreation is hiking and walking. For others, it is bird watching or simply enjoying the scenery. The proposal will adversely impact the community's ability to observe and feel fully immersed in nature. Although the SEPA Checklist is adamant that the surrounding area is "residential", it is not. Members of the public come to this corridor to relax, to get away from daily life, and to rest. The introduction of 35 new homes, along with residents will place those seeking to "escape" in the position of walking through yet another development to enjoy all that Coal Creek Natural Area and Cougar Mountain Recreational Area have to offer.

As stated earlier in this response letter, there are no and have never been any public recreation opportunities on the site; the Park Pointe PUD property has always been privately owned. No work will occur on any park property. The property does not provide access to the parks and never has provided such access. No public trails are, or ever have been on the Park Pointe PUD property. The current level of access to the parks will not be altered by the proposed development. There will be no work activities that will damage park property in any way (such activities are not allowed under the City of Bellevue's LUC). The contention that the Park Pointe PUD will "alter" the experience of park users is without merit.

An EIS is necessary to determine how the proposal will impact current, ongoing recreation beyond just the maintenance of existing park access trails.

The issues presented above are not true. The project's impact on recreation does not meet the criteria for an EIS since there are no public trails on the property, there will be no alterations to the access points of either of the parks or alterations to any public trail resulting

from the Park Pointe PUD.

10. Cumulative impacts.

A cumulative impact is the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or persons undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

An analysis of cumulative impacts is not a requirement for the preparation of a SEPA checklist, as administered by the City of Bellevue. If a project is determined by the City through the SEPA review process to qualify as DS, then an EIS is required. The preparation of an EIS will include a discussion of cumulative impacts. We know of no State permits that require such an analysis.

With that said, the project meets the City of Bellevue's Comprehensive Plan development guidelines per the Growth Management Act. Additionally, the City of Bellevue expects that all privately-owned land within the City's boundaries will be developed to the greatest densities allowed under the LUC. In that, the "cumulative impact" of this and other developments has already been considered through the process of establishing the City's Urban Growth Boundaries.

One cumulative impact to consider is the synergistic effect of multiple assaults on the Coal Creek ecosystems and wildlife corridor. The Talasaea Report suggests that the corridor itself will remain intact, and wildlife will still be able to pass through. This suggestion is based on the fact that migration through the site will "occur largely along stream corridors, in heavily forested areas, and to a lesser extent in the edge zone between the fields and forests." What the Talasaea Report fails to acknowledge is that the existence of a construction site, and, soon thereafter a residential neighborhood, will discourage wildlife use even more as a result of increased light pollution, noise pollution, and the increased traffic. The development itself will also result in a loss of foraging habitat, which severely restricts the environment for use by red-tailed hawk and merlin. Any single one of these impacts would be significant. However, the wildlife would be exposed to these effects (loss of habitat, noise, pollution, fragmentation of existing habitat) contemporaneously. The combined effect of all of these impacts can be worse than the sum of the parts. That cumulative, synergistic effect must be assessed in an EIS.⁷

Please see our responses to previous comments of this nature. The Park Pointe PUD project has been designed to meet all applicable civil engineering, geo-engineering, and environmental protection requirements for the City of Bellevue. An EIS is not required because the project demonstrated that it will cause no significant impacts to the environment, including wildlife habitat. The City of Bellevue expects this property to be developed to the greatest density allowed under the LUC.

Another cumulative impact to consider is the possibility that this proposal, if it were approved, would act as a catalyst or incentive for the conversion of other habitat or sites of historical

⁷ See, e.g., WAC 197-11-792(2)(c).

significance into PUD. The infrastructure that would be developed to support this PUD would catalyze and incentivize the conversion of other nearby land. The SEPA rules require you to consider this catalytic effect as part of your threshold analysis: “In determining an impact’s significance (WAC 197-11-794), the responsible official shall take into account the following, that: ... a proposal may to a significant degree ... [e]stablish a precedent for future actions with significant effects, ...”⁸ If one of the last known open, undeveloped spaces in Bellevue is replaced with 35 units, there will be little to point to when a future developer seeks to build on a different site. This impact must be assessed in an EIS.

Please see our responses to previous similar comments. The property has been evaluated by a licensed professional archaeologist with their report being reviewed and verified for accuracy by DAHP. As stated previously, the City of Bellevue expects all privately-owned properties to be developed to the greatest density allowed under the LUC. We see no rationale for requiring an EIS based on the studies conducted for the Park Pointe PUD project at present.

We fail to see how the Park Pointe PUD would serve as a “catalyst for the conversion of other habitat or sites of historical significance into PUD.” The PUD process is defined in the LUC and must follow stricter guidelines for environmental protection compared with standard infill or subdivision developments. The Park Pointe PUD was designed to meet these stricter development requirements. Furthermore, the Park Pointe PUD was evaluated for historical significance. All structures or other features of historical significance were recorded and photographed per DAHP requirements. The resulting report was subsequently approved by DAHP.

C. Conclusion

Because the Park Pointe Proposal will have significant impacts to the environment, Bellevue must, as a matter of law, prepare an EIS.

Ironically, litigation over a local government’s failure to prepare an EIS tends to extend many, many years beyond the time that an EIS would have been completed if the local jurisdiction had just prepared one in the first place. You will not only be serving the public interest and abiding by SEPA requirements if you prepare an EIS for this project now, but you will also save a considerable amount of time and taxpayer money as well.

⁸ WAC 197-11-330(3)(e)(iv).

It is our conclusion that Ms. Newman has not provided any evidence to support the required preparation of an EIS. The project satisfactorily demonstrated to the City that there will be no significant damage to the environment, historic areas, or the coal mines. Without demonstrating with evidence that such impacts might occur, there is no rationale for requiring an EIS.

We are concerned about Ms. Newman’s closing sentence. We hope that the threat of lengthy litigation was not intended.

We trust that our responses to the comments made by Ms. Newman sufficiently address her concerns. The Park Pointe PUD has been designed to utilize the best available science and technology to meet the environmental requirements for a Planned Unit Development. The Park Point PUD project goes a step further by applying and being recommended for certification by Salmon-Safe. Salmon-Safe's primary mission is to protect salmonid habitat to the extent practicable based on current science and technology. Many of the concerns about damage to the Coal Creek Natural Area are unfounded. No construction activities will occur on the park property and the project exceeds the minimum requirements for stormwater treatment and discharge. Likewise, the contention that the proposed development of the Park Point PUD property will affect the visual and aesthetic enjoyment of the park is not substantiated by any evidence.

In conclusion, the contention by Ms. Newman that the project requires the preparation of an EIS is unfounded considering the efforts that have been made in environmental analysis, site planning, and the archaeological evaluation that was professionally prepared and approved by the Washington State Department of Archaeology and Historic Preservation.

If you have any questions or require additional information, please contact Bill Shiels or me at (425) 861-7550.

Thank you.

Sincerely,

Digital Signature. Not for use on financial or legal documents.

Digital Signature. Not for use on financial or legal documents.

David R. Teesdale, PWS
Senior Ecologist

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SALMON-SAFE INC.

Report of the Science Team Regarding Salmon-Safe Certification of
the Park Pointe Planned Unit Development
Bellevue, Washington (2018)

(With the 5 July 2022 cover letter regarding the project's conditional certification)

DSD - 001472



1001 SE Water Ave, Ste. 450
Portland, OR 97214
info@salmonsafe.org

July 5, 2022

Steve DeShazo
Coal Creek Holdings LLC
13555 SE 36th St #320
Bellevue, WA 98006

Dear Steve:

Congratulations regarding conditional Salmon-Safe certification for Park Pointe PUD!

In the judgment of Salmon-Safe and our independent Science Team, Park Pointe PUD is awarded Salmon-Safe certification subject to ongoing compliance with two pre-conditions and seven conditions outlined in the attached October 8, 2018 report of the Science Team.

To formalize certification, kindly sign this letter in the space provided below, indicating that Coal Creek Holdings LLC agrees to the conditions, and email it back to anna@salmonsafe.org.

Thanks to you and the rest of the development team for the commitment and enthusiasm towards achieving Salmon-Safe certification. We look forward to working with you to recognize the project's certification achievement.

Kind regards,

Anna Huttel, RA
Certification Director

Coal Creek Holdings LLC agrees to meet the conditions outlined in the attached certification report dated October 8, 2018. By signing below, Coal Creek Holdings LLC also 1) confirms that construction and operation of the site is not in violation of national, state, or local environmental laws, or associated administrative rules or requirements as determined by a regulatory agency in an enforcement action, per General Standard 1; and 2) commits to ensuring that Salmon-Safe's construction management guidelines are adhered to during construction of Park Pointe PUD.

DocuSigned by:

Stephen DeShazo

AD5391E9B1E5430...

Authorized Representative

July 5th, 2022

Date

DSD - 001473

SALMON-SAFE INC.

REPORT OF THE SCIENCE TEAM REGARDING SALMON-SAFE CERTIFICATION OF THE PARK POINTE PLANNED UNIT DEVELOPMENT BELLEVUE, WASHINGTON

October 8, 2018



Salmon-Safe Inc.
1001 SE Water Ave, Suite 450
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www.salmonsafe.org

DSD - 001474



RECOMMENDATION SUMMARY

The Salmon-Safe Science Team is pleased to recommend that the Park Pointe Planned Unit Development (PUD) in Bellevue, Washington, be certified Salmon-Safe, subject to the conditions detailed in this report. Isola Homes, the Park Pointe developer, has prepared a design for a residential community that will result in a net improvement in the ecological functions provided by this environmentally sensitive property that is immediately adjacent to the Coal Creek Natural Area.

Background

In 2000, Salmon-Safe expanded beyond agricultural land certification to apply the Salmon-Safe assessment and certification process to land and water management within the urban realm. This initiative significantly advanced restoration efforts in urbanized watersheds by developing urban aquatic protection guidelines and a citizen education campaign throughout the Pacific Northwest.

Working closely with independent scientists and technical experts, Salmon-Safe developed a comprehensive certification framework oriented towards reducing impacts on water quality and fish habitat from urban land and water management practices. Since 2005, more than 40 urban sites have transitioned to Salmon-Safe certification in Oregon and Washington, including Nike World Headquarters, Toyota at the Port of Portland, University of Washington Seattle and Bothell Campuses, Oregon Convention Center, and other institutional, corporate, and residential development sites.

In 2014, Salmon-Safe developed certification standards for highly urbanized sites, which revised and updated the Campus Standards completed in 2005. These Urban Certification Standards (<https://www.salmonsafe.org/getcertified/development>) are applicable across a variety of urban development landscapes, ranging from high-density urban infill to corporate campuses. While the standards are designed as a stand-alone program, they can also complement other leading certification standards, such as LEED, Sustainable Sites, Envision and Earth Advantage, providing a water quality and habitat-focused bioregional overlay.

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PROJECT OVERVIEW

The Park Pointe PUD proposed by Isola Homes consists of 35 single-family detached homes on two existing lots totaling 12.29 acres at 7219 and 7331 Lakemont Boulevard in Bellevue, Washington. The residential development will occupy 5.90 acres of the property, with the remaining 6.39 acres of the site being retained as open space. This open space is adjacent to the City of Bellevue's Coal Creek Natural Area, which surrounds Coal Creek and contains several miles of walking trails. The final project design is subject to change as Isola Homes and the City of Bellevue continue to discuss specific project elements as part of the PUD permitting process.

The land in the vicinity of the project was historically part of a larger active coal mining operation from circa 1879 to 1930. After mining operations were suspended, the land use in the eastern part of the property closest to Lakemont Boulevard changed to farming and horse pasture and several residences were constructed. The proposed development is generally clustered in this area, which is largely pasture. All existing structures are proposed for removal.

The site contains critical areas including steep slopes, wetlands, streams, and coal mine hazards. The project proposes a combination of several different mitigation measures intended to compensate for buffer functions and values lost through reduced buffer widths, temporary disturbance, and dedication to trails or right-of-way. Mitigation activities will occur on 3.00 acres of the property as outlined in Figure 1 and below:

- **Forested sub-canopy enhancement**
remove invasive species, enhance with shrubs, plant 20 trees (0.28 acres)
- **Undisturbed forested buffer enhancement**
remove invasive species, stabilize disturbed soils, enhance with shrubs, plant 100 trees (0.70 acres)
- **Disturbed forested buffer enhancement**
remove invasive species, install habitat features, stabilize disturbed soils, enhance with shrubs, plant 150 trees (0.96 acres)
- **Re-establishment of forested buffer**
remove debris, remove invasive species, restore/stabilize disturbed soils, enhance with shrubs and native ground-cover, plant 300 trees (1.06 acres)

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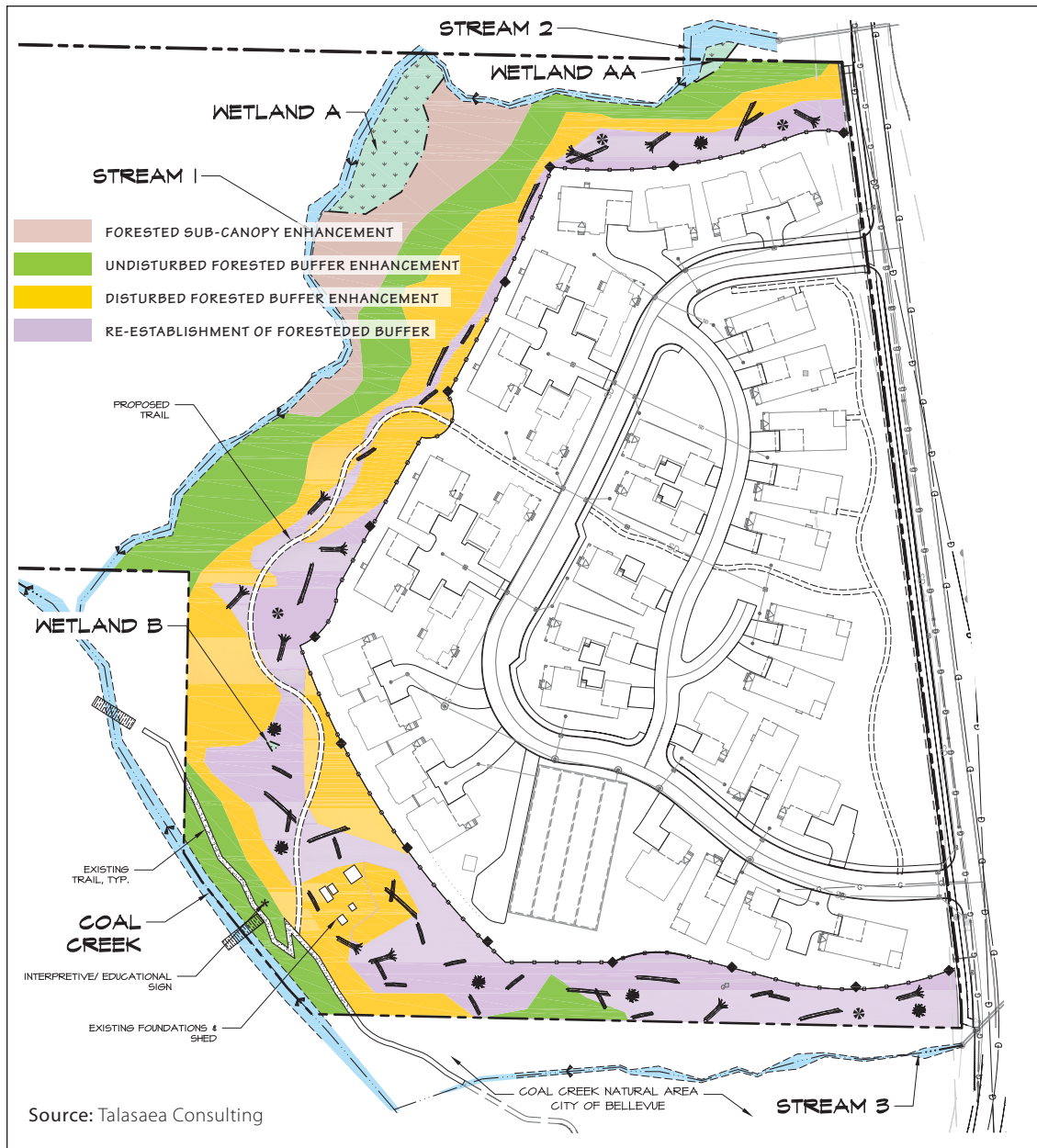


Figure 1. Conceptual mitigation plan

The proposed mitigation will result in a net gain in critical area functions and values compared to existing conditions. The total mitigation proposed represents a 4.6:1 mitigation-to-impact ratio.

The project area does not currently have a piped stormwater conveyance system. Under proposed conditions, runoff will be collected in an underground detention vault at the southern edge of the property. The runoff will then be routed through Contech StormFilters® located downstream of the detention vault before being released to a storm sewer that discharges to the stream at the southern edge

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of the property. Additional stormwater management will be provided by minimizing impervious surfaces through site design, bioretention swales with underdrains, pervious pavement, a below-grade cistern, and roof-downspout dispersion to wetland buffers.

ASSESSMENT PROCESS

The Salmon-Safe assessment process consisted of a drawing review and a field review, culminating in a certification report (this document). These tasks were conducted by Salmon-Safe staff and an interdisciplinary team of scientists (the Science Team) with expertise in aquatic ecosystems, innovative stormwater management, land management, and integrated pest management (IPM), as summarized below.

Science Team

The Science Team for this project was composed of Tad Deshler, Dr. Richard Horner, and José Carrasquero. Team advisor, Carrie Foss, assisted the Science Team with the evaluation of landscape management practices through a review of project materials.

Tad Deshler: *Environmental Scientist, Coho Environmental*

Mr. Deshler's practice focuses on environmental assessment and impact analysis, with particular focus on the interaction between built and natural environments. Much of his project work has centered around aquatic sites, or at the interface between aquatic sites and the adjacent upland environments, where understanding the transport mechanisms that connect upland and in-water environments is paramount. Tad earned a BA degree in Aquatic Biology from the University of California at Santa Barbara and an MS degree in Animal Science from the University of California at Davis. Tad also has specialized expertise in sediment assessment and management, risk assessment, and chemical transport and fate studies.

Dr. Richard Horner: *Stormwater Management Expert, University of Washington*

Dr. Horner received engineering BS and MS degrees from the University of Pennsylvania and a PhD in civil and environmental engineering from the University of Washington in 1978. Following 13 years of college teaching and professional practice, he joined the University of Washington research faculty in 1981, where he held appointments in Civil and Environmental Engineering, Landscape Architecture, and the Center for Urban Horticulture. His principal research interests involve analyzing the effects of human activities, especially in urban

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areas, on freshwater ecosystems and solutions that protect these resources. Dr. Horner founded the Center for Urban Water Resources Management in 1990 to advance applied research and education in these areas. He is now emeritus research associate professor and splits his time between private practice and some continuing university research.

José Carrasquero: *Fisheries and Marine Biologist, BA & MS – University of Washington*

Mr. Carrasquero brings 27 years of experience to his work. He performs feasibility assessments for instream, riparian, and floodplain salmon habitat projects. He reviews construction projects to assess whether they comply with local, state, and federal laws. Through these project reviews, he evaluates construction plans and recommends best management practices and mitigation measures. As a technical expert, José has participated in the development of guidance documents supporting planning and regulation under the Growth Management and Shoreline Management Acts. For the Puget Sound Partnership, José reviews and scores projects submitted for funding through the Puget Sound Acquisition and Restoration program, and the Recovery Funding Board. He also provides feedback on local Chinook recovery planning and adaptive management through review of watershed's work plans and project lists.

Carrie Foss: *Urban IPM Director, WSU Puyallup*

Ms. Foss manages the WSU IPM Certification Program and the Pesticide Safety Education Program in western Washington. Landscape maintenance personnel are trained in plant problem diagnosis, integrated pest management, personal safety, and environmental protection through lectures and workshops. Carrie earned a BS degree in botany from the University of Washington and an MS degree in plant pathology from the University of Hawaii. Her background includes plant problem diagnosis, research on beneficial microorganisms, and management strategies for turf and ornamental diseases.



Left to right
Tad Deshler, José Carrasquero, Jennifer Marriott, Ann Olsen, and Rich Horner observe the riparian buffer, which will be enhanced as part of the project's design.

DSD - 001479

Field Review



Tad Deshler and Rich Horner (center, Salmon Safe Science Team) view drawings that show where the Park Pointe PUD project's site mitigation area meets lands to be developed.

The field review was conducted on September 13, 2018. Isola Homes' project team from PACE Engineering and Talasaea Consulting assembled documentation that was reviewed by the Science Team prior to, during, and after the field inspection phase of the assessment process. The Science Team met with the project team at the project site, toured the site, and had an opportunity to discuss specific site attributes. At the end of the day, the Science Team, supported by Salmon-Safe staff, met to review the certification criteria against notes taken during the process. On October 5, 2018, the team and Salmon-Safe staff finalized conditions for certification and reached a final unanimous decision on certification.



Ann Olsen (left, Talasaea Consultants) describes the number and types of plantings that will be included in the project's mitigation plan.

DSD - 001480



GENERAL OBSERVATIONS

In the judgment of the Science Team, the Park Pointe development includes many elements that are consistent with Salmon-Safe standards.

The Critical Areas report provides a thorough inventory and mapping of existing conditions related to wetlands, waterways, forest, and habitat. Although some encroachment on riparian and wetland buffers is anticipated, the proposed mitigation should replace, restore, or enhance the remaining buffer, resulting in a net increase in ecological function. All mitigation areas will be monitored and maintained for at least five years to ensure all goals, objectives, and performance standards are met.

Several design features will result in the minimization of the use of potable water. The plant and tree palette planned for on-site landscaping is biased toward native and drought-tolerant species, thereby minimizing the need for extensive irrigation, while also enhancing ecological function. Water from the cistern that will capture rainwater from several roofs will be used to irrigate common areas at the southern edge of the property.

The stormwater management plan is centered on a traditional underground detention vault with associated water quality treatment via media-filled cartridges, but it also includes several low-impact development design features that should reduce the amount of stormwater that ultimately leaves the project area. Additional analyses of the impacts from discharged stormwater are warranted, as discussed below in the Conditions section.

The Science Team took note of a strong organizational motivation and enthusiasm for completing this project in an environmentally sustainable manner. The Science Team is enthusiastic about providing guidance to Isola Homes and the project team to inform the construction of the Park Pointe PUD and its long-term maintenance.

DSD - 001481



CERTIFICATION CONDITIONS AND RECOMMENDATIONS

Certification Recommendation: The Science Team recommends that the Park Pointe PUD be certified as Salmon-Safe subject to two pre-conditions and seven conditions listed below. All conditions are subject to annual verification by Salmon-Safe. Timelines for accomplishing objectives are measured from the official date of this Salmon-Safe conditional certification.



Pre-Condition 1: *Ensure environmental regulatory compliance*

Isola Homes shall provide Salmon-Safe a signed statement indicating that construction or operation of the development is not in violation of national, state, or local environmental laws, or associated administrative rules or requirements as determined by a regulatory agency in an enforcement action, per General Standard 1.



TIMELINE

Compliance is a pre-condition of certification, then subject to annual verification by Salmon Safe.



Pre-Condition 2: *Commitment to adhere to Salmon-Safe construction management guidelines*

Isola Homes shall provide Salmon-Safe a signed letter committing to adhere to Salmon-Safe's construction management guidelines during the construction of the Park Pointe PUD. Achieving zero sediment runoff is one of the goals stated in the guidelines that is particularly important in this watershed. The guidelines may be found at salmonsafe.org/certification/construction-management/.



TIMELINE

Compliance is a pre-condition of certification, then subject to annual verification by Salmon Safe.

DSD - 001482



Condition 1: Compare pre-development and post-development stormwater quality and quantity

Salmon-Safe offers *Model Stormwater Management Guidelines* (see Appendix A) to assist site planners in maintaining or restoring, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the water quality, rate, volume, and duration of flow. Isola Homes shall conduct an analysis that compares pre-development (prior to mining) and post-development stormwater quality and quantity to document how the primary goal of maintaining or restoring the predevelopment hydrology within the project area will be achieved. If full compliance with this objective cannot be accomplished because of site constraints, site data, calculations, modeling results, or qualitative reasoning shall be provided to document the technical infeasibility of achieving the objective.



TIMELINE

A report documenting the analyses described above shall be prepared and submitted to Salmon-Safe for review within 60 days of the 60% design stage for the Park Pointe project, thereby providing Salmon-Safe the opportunity to provide feedback which could meaningfully impact the final designs for this development.



Condition 2: Provide SWPPP and TESC documents for review

The *Stormwater Pollution Prevention Plan* (SWPPP) and the *Temporary Erosion and Sediment Control* (TESC) documents that will be prepared once the project design is finalized will describe best management practices for complying with Salmon-Safe standards U.1.9, U.3.3, and U.3.4.



TIMELINE

The SWPPP and TESC documents shall be submitted to Salmon-Safe for review as soon as they are completed and before ground-breaking occurs.

DSD - 001483



Condition 3: *Develop water use reduction strategy and plan*

Isola Homes shall formally document the strategy for minimizing water use during construction and operation of the Park Pointe development. A report shall be prepared that describes the existing site water infrastructure inventory (Standard U.2.1) and evaluates the feasibility of various water use reduction strategies (Standard U.2.2). Isola Homes should consider developing a numeric water use goal so that water use reduction strategies can be measured against a baseline. One or more of these or other strategies should be implemented to the extent operationally feasible and as permissible by building codes and other regulations.



TIMELINE

A water use plan that includes both construction and operation phases shall be submitted to Salmon-Safe for review within three months of the completion of 60% design documents.



Condition 4: *Remove tailings in an environmentally protective manner*

The current project design calls for removal of tailings from historical mining operations within the development area. Mine tailings are known to contain heavy metals at concentrations that may be toxic to wildlife and aquatic organisms. Isola Homes shall prepare a contaminated soil removal plan that ensures that these tailings are removed in such a manner as to not introduce any contamination to the sensitive riparian zone downgradient from the tailings. The contractor responsible for removing the contaminated soil from the mine tailing areas shall be appropriately trained in hazardous waste operations.



TIMELINE

A contaminated soil removal plan shall be prepared and submitted to Salmon-Safe for review at least three months before the anticipated contaminated soil removal.

DSD - 001484



Condition 5: *Provide final planting schedule for review*

The preliminary planting schedule provided to the Science Team includes a suitable array of native and adapted species that is consistent with Salmon-Safe standards. Since this planting schedule is subject to change as the project design is finalized, Isola Homes shall provide the final planting schedule for Salmon-Safe review.



TIMELINE

The final planting schedule shall be submitted to Salmon-Safe for review within 30 days of completion of 90% design documents.



Condition 6: *Prepare owner's manual for landscape maintenance*

Isola Homes shall prepare an owner's manual for the Park Pointe development that summarizes landscape maintenance practices related to IPM and fertilizer use. This manual would ensure that best management practices are applied across common areas and private lots. IPM and fertilizer practices shall be consistent with Appendix D of the Urban Certification Standards. The fertilizer management strategy shall emphasize using the minimum amount of fertilizer necessary following a zoned management approach. Alternatives to fertilizers, such as compost and mulch, shall also be emphasized. Isola Homes shall maintain records to document fertilizer usage consistent with Salmon-Safe standards.



TIMELINE

The owner's manual shall be submitted to Salmon-Safe for review within one year of certification.

DSD - 001485



Condition 7: *Incorporate owner's manual for landscape maintenance into Homeowner Association (HOA) Covenants, Conditions & Restrictions (CC&R's)*

The owner's manual for landscape maintenance described in Condition 6 shall be incorporated into the Covenants, Conditions & Restrictions of the Park Pointe Homeowners Association.



TIMELINE

Draft CC&R's that include reference to the owner's manual for landscape maintenance shall be submitted to Salmon-Safe for review at least 90 days before any homes within the Park Pointe development are offered for sale.

Recommendations

In addition to the conditions for certification listed above, Salmon-Safe offers the following continuing improvement recommendation, adoption of which is not mandatory to achieve certification, but is considered Salmon-Safe best practice:

- **Create educational signage**

We recommend creating educational signage to foster environmental stewardship among residents and visitors. Such signage could be placed along the trail to be constructed within the Park Pointe development that will connect with trails in the Coal Creek Natural Area. The signs could summarize the environmentally sustainable and protective elements of the Park Pointe development that led to Salmon-Safe certification. Salmon-Safe can assist Isola Homes by providing examples of appropriate signage.

DSD - 001486



CONCLUSIONS

Salmon-Safe and the Science Team commend Isola Homes for its commitment to implement the conditions listed in this report, and to manage the Park Pointe PUD to continue to improve water quality and urban habitat over the next five years. We extend appreciation and congratulations to the Isola Homes team for their work in preparing for the certification assessment and assisting the Science Team in its assessment.

DSD - 001487

APPENDIX A

Model Stormwater Management Guidelines
for Ultra-Urban Redevelopment

May 2018

SALMON-SAFE INC.

**MODEL STORMWATER MANAGEMENT GUIDELINES
FOR ULTRA-URBAN REDEVELOPMENT**

MAY 2018

Introduction

Polluted stormwater is the largest threat to the health of the Pacific Northwest's urban watersheds. Pollutants targeted by Salmon-Safe's urban initiative such as heavy metals, petroleum products, pesticide runoff and construction sediment have an adverse impact on the watershed and severely compromise downstream marine health. With the goal of inspiring design that has a positive impact in our watersheds, Salmon-Safe offers stormwater design guidance for ultra-urban areas, which we define as typically those densely developed "downtown" locations mostly covered by structures and pavement. Generally first developed long ago, many such areas are brownfields now undergoing redevelopment, mostly for commercial and residential purposes.

The very extensive impervious surfaces in ultra-urban spaces create a hydrologic environment dominated by surface runoff, with little of the soil infiltration and evapotranspiration predominating in a natural landscape. Vehicle traffic drawn to such areas and the activities occurring there deposit contaminants like heavy metals, oils and other petroleum derivatives, pesticides and fertilizers (nutrients). These pollutants wash off of the surfaces with the stormwater runoff and drain into the piping typically installed to convey water away rapidly. If the piping network is a combined sanitary-storm sewer system, the large stormwater runoff volumes draining from an ultra-urban area exceed the capacity of the wastewater treatment plant at the end of the line in some storms, resulting in releases of untreated, mixed sewage and stormwater to a water body. If the piping network is a separated storm sewer system, the runoff and the pollutants it carries enter a receiving water body without treatment, to the detriment of water quality and the aquatic life there. Although salmon-spawning and rearing streams are rarely present in an ultra-urban location, if they are, the elevated runoff quantity itself is damaging to the downstream habitat that salmon and their food sources rely on and directly to the fish themselves.

Many of the pollutants conveyed by stormwater runoff are toxic to salmon and their invertebrate food sources. The toxicity of heavy metals like copper and zinc to aquatic life has been well studied. However, salmon face many more potentially toxic pollutants in both their freshwater and saltwater life stages. These contaminants include other heavy metals; petroleum products; combustion by-products; and industrial, commercial, and household chemicals. Emerging science from NOAA Fisheries shows that these agents collectively create both lethal and non-lethal impacts, the latter negatively affecting salmon life-sustaining functions to the detriment of their migration, reproduction, feeding, growth and avoidance of predators.



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www.salmonsafe.org

DSD - 001489

Despite these challenges, an array of options exists to reduce, or even in the utmost application, eliminate the negative impacts of ultra-urban development stemming from the large quantities of contaminated stormwater runoff potentially generated there. This management category addresses practices to control ultra-urban stormwater runoff to reduce both water quantity and water quality impacts with the following goal.

Goal

Any development or redevelopment project with a footprint that exceeds 5,000 square feet shall use low-impact site planning, design, and operational strategies¹ for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the water quality, rate, volume, and duration of flow.

Objectives

1. Prime objective

Implement low-impact practices, especially runoff retention² practices, addressing both water quantity and water quality control to the maximum extent technically feasible in redeveloping ultra-urban parcels to achieve the stated goal of restoring the predevelopment hydrology. Provide documentation of how the objective will be achieved. If full achievement of the goal is technically infeasible, assemble documentation demonstrating why it is not and proceed to consider Objective 2A and/or 2B, as appropriate to the site.

2. Alternative objectives

Assess if achieving Objective 1 is documented to be technically infeasible.

2A Alternative water quantity control objective when the site discharges to a combined sanitary-storm sewer or a stream—Start with the low-impact practices identified in the assessment pursuant to Objective 1. To the extent that they cannot prevent the generation of stormwater runoff peak flow rates and volumes greater than in the predeveloped condition^{3,4}, implement effective alternative measures to diminish and/or slow the release of runoff to the maximum extent technically feasible, with the minimum objective of reducing the quantity discharged to comply with any applicable water quantity control requirement⁵ and, in any case, below the amount released in the preceding developed condition.⁶

¹ Collectively termed “low-impact practices” in the following points.

² Retention means keeping runoff from flowing off the site on the surface by preventing its generation in the first place, capturing it for a water supply purpose, releasing it via infiltration to the soil or evapotranspiration to the atmosphere, or some combination of these mechanisms.

³ A predeveloped condition is the natural state of the site as it typically would be for the area prior to any modification of vegetation or soil.

⁴ As determined through hydrologic modeling of the previously developed and modified conditions.

⁵ Specified for discharges to combined sewers by the municipal jurisdiction; specified for discharges to Western Washington streams by the Washington Department of Ecology’s Stormwater Management Manual for Western Washington, Minimum Technical Requirement #7.

⁶ As determined through hydrologic modeling of the previously developed and modified conditions.



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2B Alternative water quality control objective when the site discharges to a water body or a separate storm sewer leading to a water body—Start with the low-impact practices identified in the assessment pursuant to Objective 1. To the extent that they cannot prevent the generation of stormwater runoff containing pollutants, implement alternative effective measures to reduce contaminants in stormwater to the maximum extent technically feasible, with the minimum objective of complying with the regulatory requirements for water quality control applying to the location.⁷

Plan Elements

1. **Inventory and analysis**—Narrative, mapping, data, and quantitative results that summarize: (1) site land uses and land covers in the redeveloped and preceding developed conditions; (2) results of hydrologic modeling of the undeveloped, previously developed and modified conditions, as the basis for pursuing quantity control objectives; and (3) stormwater drainage sub-basins, conveyance routes, and locations of receiving stormwater drains and natural water bodies in the redeveloped state.
2. **Low-impact practices**—Low-impact practices are systematic methods intended to reduce the quantity of stormwater runoff produced and improve the quality of the remaining runoff by controlling pollutants at their sources, collecting precipitation and putting it to a beneficial use, and utilizing or mimicking the hydrologic functioning of natural vegetation and soil in designing drainage systems.

The following low-impact practices are particularly relevant to ultra-urban sites:

- source control practices
 - ✓ minimizing pollutant introduction by building materials (especially zinc- and copper-bearing) and activities conducted on the site
 - ✓ isolating pollutants from contact with rainfall or runoff by segregating, covering, containing, and/or enclosing pollutant-generating materials, wastes and activities
 - ✓ conserving water to reduce non-stormwater discharges
- constructing vehicle travel ways, sidewalks and uncovered parking lot aisles to the minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised
- harvesting precipitation and putting it to a use such as irrigation, toilet flushing, vehicle or surface washing, or cooling system make-up water
- constructing low-traffic areas with permeable surfaces, such as porous asphalt, open-graded Portland cement concrete, coarse granular materials, concrete or plastic unit pavers, and plastic grid systems (Areas particularly suited for permeable surfaces

⁷In Western Washington, specified by the Washington Department of Ecology's Stormwater Management Manual for Western Washington, Minimum Technical Requirement #6, which is equivalent to the City of Seattle's SMC, Section 22.805.090.B.1.a.



DSD - 001491

are driveways, walkways and sidewalks, alleys, and overflow or otherwise lightly-used uncovered parking lots not subject to much leaf fall or other deposition.)

- draining runoff from roofs, pavements, other impervious surfaces, and landscaped areas into one or more of the following green stormwater infrastructure (GSI) systems:
 - ✓ bioretention area* (also known as a rain garden)⁸
 - ✓ planter box*, tree pit* (bioretention areas on a relatively small scale)
 - ✓ vegetated swale⁹*
 - ✓ vegetated filter strip*
 - ✓ infiltration trench
 - ✓ green roof

* signifies compost-amended soils as needed to maximize soil storage and infiltration

The following low-impact practices are of limited applicability to ultra-urban sites but may contribute to meeting objectives in some circumstances:

- conserving natural areas including existing trees, other vegetation and soils
- minimizing soil excavation and compaction and vegetation disturbance
- minimizing impervious rooftops and building footprints
- designing drainage paths to increase the time before runoff leaves the site by emphasizing sheet instead of concentrated flow, increasing the number and lengths of flow paths, maximizing non-hardened drainage conveyances and maximizing vegetation in areas that generate and convey runoff

3. **Alternatives**—When on-site low-impact practices alone cannot achieve Objectives 2A and/or 2B, implement one or more of the following strategies to meet at least the minimum water quantity and quality control objectives stated above:

- **For runoff quantity and/or quality control**—
 - ✓ contribute materially to a neighborhood project using low-impact practices and serving the stormwater control needs of multiple properties in the same receiving water drainage basin, with the contribution commensurate with the shortfall in meeting objectives on the site itself.
 - ✓ implement low-impact practices on-site to manage the quantity and quality of stormwater generated in a location off the redevelopment site but in the same receiving water drainage basin, with the scope of the project commensurate with the shortfall in meeting objectives using practices applied to stormwater generated by the site itself.

^{8,9}Preferably with an open bottom for the fullest infiltration, but with a liner and underdrain if the opportunity for deep infiltration is highly limited or prohibited for some specific reason, e.g., bedrock or seasonal high-water table near the surface, very restrictive soil (e.g., clay, silty clay) that cannot be adequately amended to permit effective infiltration, non-remediable contamination below ground in the percolating water pathway.



DSD - 001492

- **For runoff quantity control**—install a vault or tank¹⁰ to store water for delayed release after storms to help avoid combined sewer overflows or high flows damaging to a stream.
- **For runoff quality control**—install an advanced engineered treatment system suitable for an ultra-urban site.¹¹

Considerations for Salmon-Safe Certification

Fulfilling the stormwater component of the Salmon-Safe certification process requires submission of documentation of how Objective 1 will be achieved based on the inventory and analysis conducted for the site. On the other hand, if Objective 1 has been judged to be unachievable, pursuing certification requires documentation establishing the technical infeasibility of doing so. Relevant documentation includes, but is not necessarily limited to, site data, calculations, modeling results, and qualitative reasoning. If achieving Objective 1 is demonstrably technically infeasible, the certification process then requires similar documentation of how Objectives 2A and/or 2B, as appropriate to the site, will be achieved.

Prepared for Salmon-Safe Inc. by Dr. Richard Horner, et. al.

¹⁰ While useful for runoff quantity control, passive vaults and tanks provide very little water quality benefit.

¹¹ The most effective candidate treatment systems now available are chitosan-enhanced sand filtration and advanced media filtration coupled with ion exchange and/or carbon adsorption. Basic sand filtration is another option suitable to an ultra-urban site but is less effective than the more advanced alternatives.



DSD - 001493



Representatives from PACE Engineers and Talasaea Consultants brief the Salmon-Safe Science Team on the Park Pointe project site and its design.

Additional Credits

Report design & production : *Jay Tracy Studios*
Project Site Map (cover inset) : *PACE Engineers*
Conceptual Mitigation Plan Diagram (page 3) : *Talasaea Consulting*
Science Team field photos © *Salmon-Safe 2018*

DSD - 001494



Pittman, Reilly

From: Brian Way <BrianW@paceengrs.com>
Sent: Thursday, July 14, 2022 3:43 PM
To: Rosen, Peter
Cc: Scott Sherrow
Subject: RE: Park Pointe questions

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Yes, I should be able to assist you with verifying the information / questions you have on the project. It has been awhile since I have dived into the details, so I probably won't be able to get you the answers until sometime tomorrow.

Thanks!

Brian

Brian Way, PLA, ASLA
Landscape Architect
11255 Kirkland Way | Suite 300
Kirkland WA 98033
p. 425.827.2014



Celebrating 30 years of providing optimal solutions to our clients in the Northwest and beyond.

From: Rosen, Peter <PRosen@bellevuewa.gov>
Sent: Thursday, July 14, 2022 12:35 PM
To: Brian Way <BrianW@paceengrs.com>
Subject: FW: Park Pointe questions

External email.

Hello Brian – I received a reply that Scott is out of the office until 7/26. I'm hoping that you can assist on my questions below. Thanks - Peter

From: Rosen, Peter
Sent: Thursday, July 14, 2022 12:32 PM
To: scotts@paceengrs.com
Subject: Park Pointe questions

Hello Scott – I'm working on the staff report for the Park Pointe PUD and have a few questions that I hope you can assist me on.

DSD - 001496

Sheet P5 Site Plan includes Statistical Information/Site Data Summary – It shows lot coverage at 35% +/- . The standard in the R-3.5 zone is 35%. The lot coverage standard applies to the total site area because the PUD is not platted into lots. Lot coverage is calculated in the code by subtracting all critical areas, the stream buffer area, and public right-of-way/private roads from the gross site area, Notes (13) and (14) in LUC Chart 20.20.10. Please confirm the lot coverage calculation for the proposal.

Impervious surface area coverage is shown at 27% in the Site Data Summary. The code standard is 45%. Impervious surface coverage is calculated for the total site area when there aren't individual lots. There are no subtractions from the total site area as there are for lot coverage. Please confirm the impervious surface area coverage for the proposal and total site area.

Sheet P3 PUD Conservation Features shows total Landscape/Grass Passive Rec Area (39,037 SF). It would be helpful to breakout the more active recreation areas that are included in the proposal: the area on top of the stormwater vault and the neighborhood park located at the north end of where Road B branches off from Road A. Please provide the square footage area for these 2 more active open space/ recreation areas. It would also be useful if you have conceptual designs for these recreation areas.

Sheet P4 PUD Buildable Areas – The Proposed Parcel Configuration shows the critical area/open space Parcel Z. Does Parcel Z include the R-1 zoned restrictive covenant parcels? Is the Proposed Parcel Configuration on Sheet P4 consistent with the plan sheet shown in the offer of dedication (attached)? Any discrepancies can be addressed later with the separate dedication agreement.

I'm not requesting revisions to the submitted plans. I'm only looking for clarifications on the information. Give me a call if you have questions.

Thank you! Peter

Peter Rosen

Senior Environmental Planner
Development Services Department
425-452-6857

prosen@bellevuewa.gov



Pittman, Reilly

From: Dean Williams <williams@jmmklaw.com>
Sent: Monday, July 11, 2022 8:58 AM
To: Pittman, Reilly; Rosen, Peter
Cc: McFarland, Matthew; Michael Pollard; Steve DeShazo; Alan Pani; Ron Froton; Jeff LePage
Subject: Park Pointe PUD/CALUP - Offer of Mitigation
Attachments: 2022-07-01 Offer of Dedication - Park Pointe PUD.pdf

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Reilly and Peter,

Attached here is a proposal for mitigation associated with the Park Pointe PUD and CALUP applications. We hope the City of Bellevue will incorporate this proposal into their analysis and recommendation. Please reach out if there are any questions.

Sincerely,

Dean Williams

Dean Williams
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11201 S.E. 8th Street, Suite 120
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Pittman, Reilly

From: Michael Pollard <michaelp@shelterhs.com>
Sent: Thursday, July 7, 2022 4:48 PM
To: Alan Pani; Rosen, Peter
Subject: Salmon-Safe Certification for Park Pointe / 7219 and 7331 Lakemont Blvd SE, Bellevue, WA
Attachments: image001.png; image002.png; image003.png; image004.png; image005.png; image006.jpg; image007.png; image008.jpg; image009.png; image010.png; SS-U-506_ParkPointe.pdf

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

|||

Peter,

We're pleased to be able to inform you that the project just recieved formal certification as a Salmon Safe community.

Please see the attached certification for your records.

We intend to send you a notice of intent to dedicate a portion of the property to Bellevue tomorrow.

We have been working on responses to public comment and should be able to send to you within the next couple of business days.

Please let us know if you have any questions or concerns.

Thanks,

Michael

DSD - 001499

SALMON-SAFE CERTIFICATION

Salmon-Safe does hereby certify that an independent evaluation has been conducted at the site listed below and that this site meets all of the necessary qualifications to be certified Salmon-Safe for the conservation of urban habitat and water quality.

Park Pointe

Salmon-Safe Certification
Registration Number SS-C-506
7219 & 7331 Lakemont Blvd SE
Bellevue, WA 98006



Signed

Ann D. Hutter

Dated

July 5, 2022

Salmon-Safe Inc.

1001 SE Water Ave, Suite 450 | Portland, Oregon 97214 | www.salmonsafe.org



March 5, 2020

Mr. Peter Rosen
Senior Environmental Planner
City of Bellevue
PO Box 90012
Bellevue, Washington 98009-9912

Subject: *Park Pointe PUD (16-143970-LK and 16-145946-LO)*
Deviation from Standards
PACE Project No. 15436

Dear Peter:

Thank you for reviewing the updated application materials supporting the Park Pointe Planned Unit Development (PUD) and Preliminary Subdivision (Plat) proposed by Isola Homes. PACE revised the original PUD to include a formal Plat and submitted the Plat application on August 21, 2019.

Your December 2, 2019 letter represented the first review of the Plat application and included staff review comments related to land use, utilities, transportation and fire prevention elements. The most significant comments were generated by the City's Transportation Department which indicated the project would require public streets within a right-of-way dedicated to the City of Bellevue.

Applying public street standards to the project will fundamentally alter the development layout. Given the significant impact, it makes little sense to address other comments (i.e. land use, fire, and utilities) without first resolving the question of road standards. As a result, this response to your December 2, 2019 letter is confined to the issue of street standards.

Response Framework

Your December 2, 2019 letter included comments from Ian Nisbet with the Transportation Department. He noted that Section 3.C of the City's transportation standards (Design Manual)¹ requires any street in a subdivision serving 10 or more lots must be public. Bellevue Municipal Code (BMC section 14.60.130.A.4.a) restates this requirement. As a clarification, we note that the code sections Mr. Nisbet cited in your comment letter do not refer to public or private streets but rather subdivision requirements.

As outlined in your comment letter, the public street mandated by the Design Manual includes:

- 24 feet of curb-to-curb roadway providing two 12-foot wide lanes,
- 12 inches of curb (6 inches either side),
- 10 feet of landscape (5-foot planter each side), and
- 12 feet of sidewalk (6-foot walk on each side of the street).

¹ City of Bellevue Transportation Department, *Design Manual*, January 3, 2017.

Combined, these improvements indicate a 47-foot-wide right-of-way dedication is required. With the potential for a 28-foot street referenced in the comment letter, this expands to 51 feet. The 45-foot minimum right-of-way indicated in the comment letter is not adequate.

We understand from conversations with you that the Transportation Department will accept a formal variance request from the Design Manual requirements. Section 1.D of the Design Manual outlines the format for a deviation request and the decision-making criteria. ***This letter represents Isola Homes' formal request to deviate from the Design Manual's requirement for Public Streets.***

We note that this request does not alter any federally recognized design guidelines that would compel completing the City's Deviation/Exception Justification Form.

City Direction

In addition to the criteria identified in the Design Manual, the most compelling basis for allowing private streets within Park Pointe has been the direction provided by the City during the four years this project has been under consideration. Under the City's leadership, PACE and Isola developed a Planned Unit Development (PUD) responsive to City direction and requirements. Moreover, the City has clearly articulated a preference for private streets within a PUD through the following direction:

City Code

The Transportation Department interpretation of the BMC section 14.60.130.A.4.a is correct as far as it goes but ignores context and other explicit direction allowing private roads within a PUD. Namely, BMC 14.60.130.A.4. states that

Private roads... will be allowed when... at least one of the following conditions exists:

- a. The private road would be part of a... residential planned unit development.***

This section of the code clearly states that a private road is permitted when any one of a number of different conditions are present; in this case, a residential PUD. The contrary opinion stated by Transportation Department – that the code disallows private roads in subdivisions over nine lots – is incorrect. The clause identifies one of several conditions where private roads are allowed (i.e. nine lot subdivisions), vs. where all private roads are prohibited.

Permitting History

This interpretation of the Code is consistent with prior applications within Bellevue. Figure 1 identifies four other PUDs within the City with the following characteristics:

- Formal subdivisions that created parcels of real property.
- More than nine lots total.
- Private streets located inside tracts vs. public rights-of-way.

These circumstances are identical to that proposed with Park Pointe. We note that the City adopted its PUD ordinance in 1994 and has consistently allowed platted PUDs to provide private roadways since adoption.

During initial project discussions with City staff, planners floated the concept of a PUD as an opportunity for this site. Staff provided a copy of the Lakemont Heights PUD (shown on Exhibit 1) as an example of a PUD.

Conclusion: For more than 25 years, Bellevue has (a) consistently allowed private roads within larger PUD subdivisions, and (b) recommended this approach to Isola Homes.

Staff Direction

In addition to Planning staff guiding us toward the current PUD configuration, PACE received input from Transportation Department staff assigned to project review. When Isola made the decision to incorporate a plat into the PUD, we asked staff how this decision might impact the PUD through a March 1, 2019 email. Subsequent email communication concluded with Ryan Miller stating on April 23, 2019 that “Transportation is fine with (a Plat) and will maintain the proposed private road.” We can provide that email message if desired.

Ryan also provided specific design direction for the private roads, specifically the primary loop road through the site. In an email dated August 15, 2018, he instructed PACE to “Reduce the road width to 20- -feet and increase the sidewalk width to be 7 feet for all internal concrete sidewalks.” While PACE updated all plan view drawings to reflect that direction, we failed to update the typical roadway sections with the last preliminary engineering plan submittal on August 21, 2019.

Conclusion: Transportation Department staff approved private roads within the Park Pointe PUD subdivision.

PUD Requirements

Bellevue establishes PUD requirements through BMC part 20.30D including 20.30D.150 which outlines the criteria for approval decisions. Over the course of three site layouts, PACE and the project environmental consultants collaborated with City staff and Isola Homes to achieve a general concept that planning staff viewed as consistent with code. The result is a dense layout that preserves half the site in its native condition.

The City’s PUD standards reflect a series of objectives and principles that informed the overall design. PUD criteria design must demonstrate superior design through aesthetics, open space, low impact development strategies, conservation features and a reduction in hard surfaces. The integrated nature of PUD design makes it extremely difficult to ignore one project element without compromising the overall PUD design.

Nowhere is this more evident on Park Pointe than with the proposed road system. Figure 2 illustrates the impact of providing the minimum 47-foot-wide street improvements at Park Pointe. This would negatively impact the PUD proposal by:

- Reducing the landscaping buffer against Lakemont Boulevard. Triggered by relocation of six units (20, 26-30) away from larger street.
- Loss of perimeter setbacks to critical area buffers and open space. Triggered by need to move six units (1-3, 18-20) away from larger street.
- Loss of enhanced density. Units 31 to 35 likely removed from proposal.

- Loss of variation in both house design and home positioning. Current layout of units 5-12 not supported by wider road and would be replaced by conventional units with street-facing garages.
- More than 40% increase in pollution-generating impervious surfaces (includes street and sidewalks).
- Overall diminishment in unique character of the development.

We recognize that these considerations are not part of the Design Manual that informs the Transportation Department's review. In turn, we would ask Transportation staff to recognize that several of these elements are a direct result of planning staff feedback and are critical to achieve PUD approval.

Conclusion: Imposing the public street standards will disrupt three years of City-supported design revisions necessary to PUD approval.

Deviation Criteria

The final component to our request involves a discussion responding to the specific criteria listed in Section 1.D of the Design Manual. These elements are numbered consistent with the Design Manual:

Except where infill development is proposed, the deviation will achieve the intended result with a comparable or superior design.

This project does not involve infill. This criterion requires consideration of the "intended result," specifically producing a street that performs consistent with Local Street classification identified in the comment letter. This standard road section identified in the comment letter consists of four elements. The following describes how the proposed roadway compares favorably to each element:

- *Traveled Way* – Table 1 of the Design Manual mandates a 20-foot paved width to accommodate two 10-foot travel lanes. The proposed roadway does this, no additional changes are necessary.
- *Parking* – Table 1 indicates unmarked parallel parking is required on either one or both sides of the street. Any street serving more than 10 dwellings is expected to provide parking on at least one side. There is no trigger mandating two-side parking.

As a PUD, this project did not adopt the prescriptive approach to providing on-street parking along a road's entire length. Instead, a section of designated parking is provided on Road A. The road width at the street parking location totals 27.5 wide, more than the minimum requirement of 24 feet listed in Table 1 of the Design Manual. On-street parking exceeds minimum requirements.

Additional off-street parking is provided too. Reference the Environmental Checklist for a summary of the total parking supply.

- *Pedestrian Travel* – The purpose of the Local Street sidewalk is pedestrian access for residents. The conventional expectation is of a pedestrian leaving their house and following the sidewalk to their destination. The PUD provides the same functionality with more creatively designed pedestrian facilities including:
 - A 7-foot sidewalk on one side of Road A.
 - A Woonerf-type roadway for Road B that combines vehicle and pedestrian travel.
 - Conventional street-side walks along Lakemont Boulevard.
 - Soft surface trails that connect to sidewalks and the regional trail network in the adjacent parklands.
- *Landscape* – The proposed 5-foot landscape strip on each side of the street is intended to accommodate street trees and managed landscape outside of private property. The PUD is unique in that private property (i.e. the individual parcels) will also contain managed landscape. As a result, the overall developed segment of the project site provides more extensive and diverse public landscaping than that available through the conventional 5-foot street-side landscaping strips.

Taken together, the four elements described above provide a superior product to the prescriptive Local Access street indicated by the Design Manual.

The deviation will not adversely affect safety or operation.

As indicated previously, the proposed traveled way identified above is consistent with the City standards, and passenger vehicle traffic is not expected to be part of this consideration. We instead expect the Transportation Department to be more concerned with access and circulation for fire trucks and trash collection trucks.

In response to this, we prepared an exhibit (Figure 3) showing two truck-turning simulations to model the driving behavior of both fire and trash collection trucks. Both vehicles are capable of driving through the site and remaining within the designated traveled way. Based on truck access and maneuverability constraints, the private roadway system provides an equivalent level of service to that achieved by a standard public street identified in the Design Manual.

The deviation will not adversely affect maintainability.

The proposed roadway will be privately maintained, and anticipated maintenance is expected to be minimal. Pavement has a finite life span indicating eventual replacement is expected. In that situation, staged road closures will be necessary. Pavement and sidewalk maintenance is typically a function of the thickness of a given road or sidewalk section. Because we are not proposing to deviate from minimum construction standards or pavement sections, the private road will not adversely impact the ability to maintain the road improvements.

The second facet of maintenance is overall life cycle. A private street will require complete replacement on a schedule similar to a public street. In fact, wear rates may be lower on a private road when compared to a public street because external traffic is generally lower. Nothing about the proposed road configuration or private designation would increase the need for maintenance, or negatively impact the ability to perform maintenance.

March 5, 2020
Mr. Peter Rosen
City of Bellevue
Page 6 of 6

Engineers | Planners | Surveyors

www.paceengrs.com

Conclusion

We believe the Transportation Department's direction requiring public streets within dedicated rights-of-way is not an appropriate response to the plat application. The City has historically supported private roads within platted PUDs as evidenced by approval of other projects, specific direction from Transportation Department staff, and the City's Land Use Code. In addition, Public street requirements will jeopardize a number of the site layout characteristics that are central to this project meeting PUD design criteria. Finally, the private street system, developed in collaboration with Transportation Department staff, delivers the same level of service and function as the public streets now being requested.

We look forward to your consideration of this material. We would welcome the opportunity to meet Transportation Department staff to provide details to further the overall understanding of our request and outline the project history that may be missing due to staff turnover.

Please let me know if you require any additional information to support this request.

Sincerely,

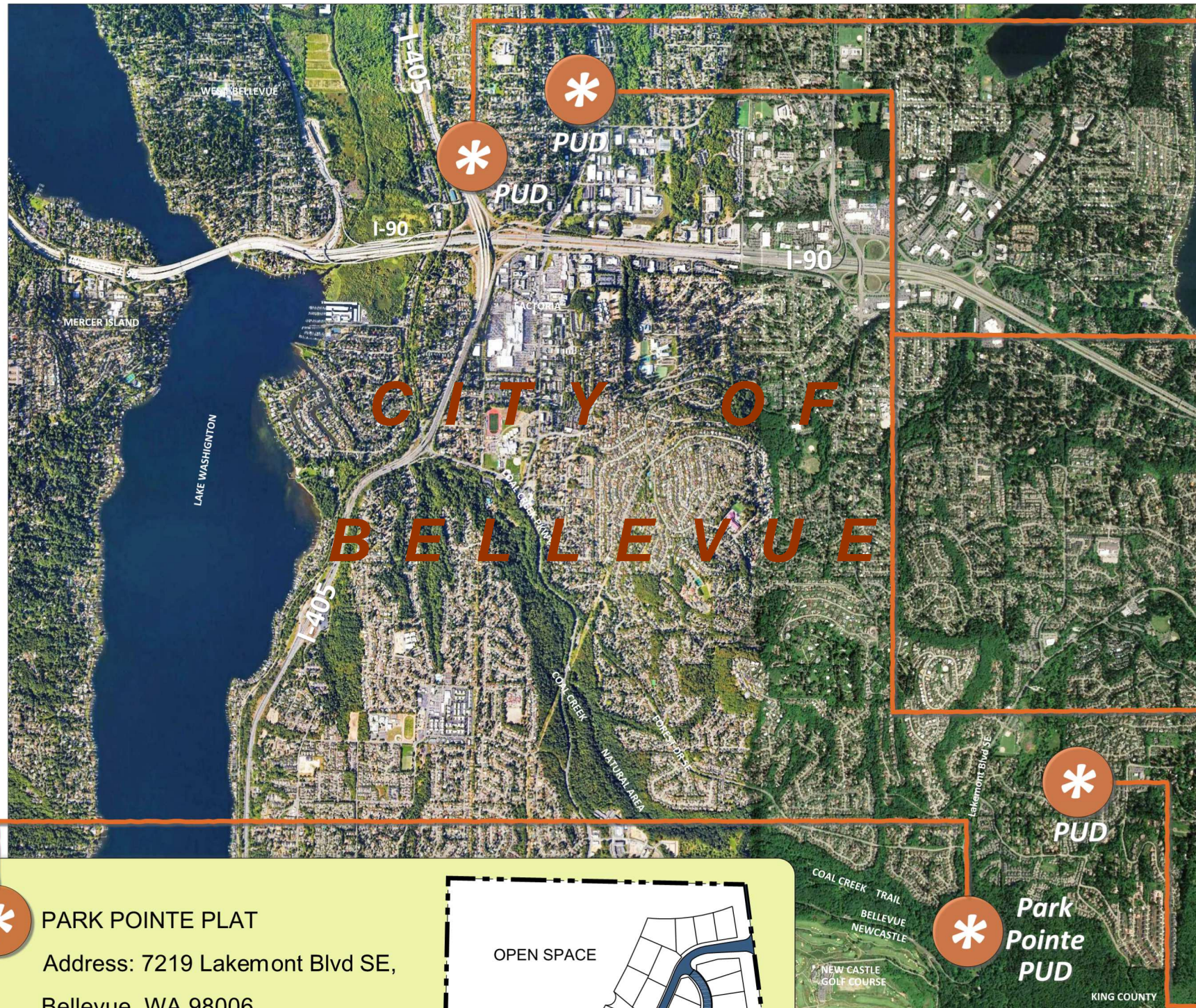
PACE Engineers, Inc.



Toby Coenen, PE
Project Manager

cc: Jeff Wegener, Isola Homes

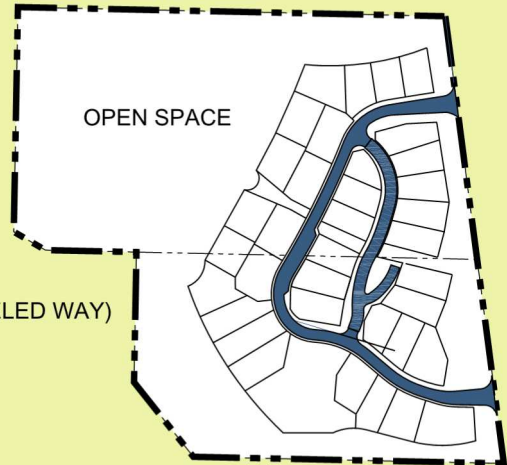
Enclosures



PARK POINTE PLAT

Address: 7219 Lakemont Blvd SE,
Bellevue, WA 98006

- # OF LOTS: 35
- PRIVATE ROADS PROPOSED (20' TRAVELED WAY)
- PUD / PLAT



Park Pointe PUD

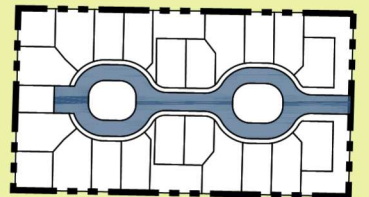
CITY OF BELLEVUE ADOPTED
PUD ORDINANCE IN 1995



SAVANNAH PLAT

Address: 2493 132ND A VE,
Bellevue, WA 98005

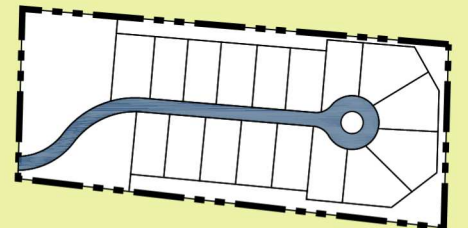
- # OF LOTS: 20
- PRIVATE ROADS (20' & 24' TRAVELED WAY)
- PUD / PLAT
- DATE OF RECORDING: 01/1999



LAKEMONT HEIGHTS

Address: 16485 SE 61ST PL
Bellevue, WA 98006

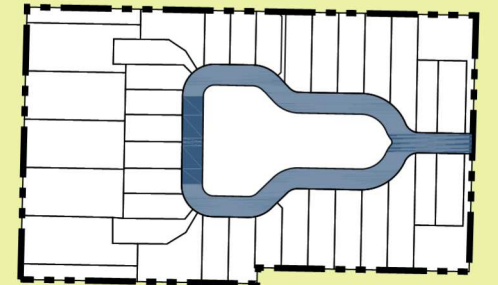
- # OF LOTS: 17
- PRIVATE ROADS (24' TRAVELED WAY)
- PUD / PLAT
- DATE OF RECORDING: 04/22/2011



SARATOGA PLAT

Address: 2493 132ND AVE,
Bellevue, WA 98005

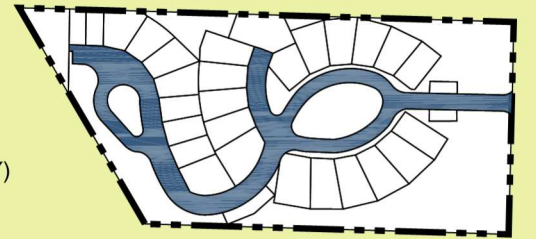
- # OF LOTS: 35
- PRIVATE ROADS (20' TRAVEL WAY)
- PUD / PLAT
- DATE OF RECORDING: 12/08/1999

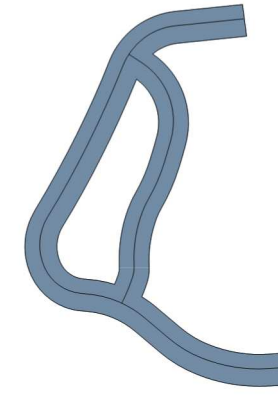


RENAISSANCE PLAT

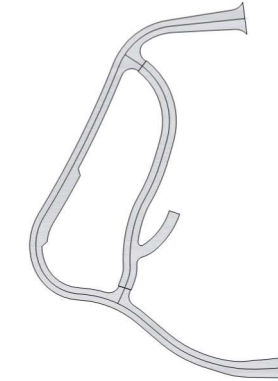
Address: 2763 124TH AVE SE,
Bellevue, WA 98005

- # OF LOTS: 28
- PRIVATE ROADS (24' TRAVELED WAY)
- PUD / PLAT
- DATE OF RECORDING: 10/19/1994
- MAME AWARD WINNER FOR DESIGN





- ### Public Streets
- 47 foot width total
 - Traveled way.....24
 - Curb width (2x 6").....1
 - Landscape(2x 5').....10
 - Sidewalk (2x 6').....12
 - ABOVE SECTION IDENTIFIED AS THE MINIMUM ALLOWED PUBLIC STREET IN COMMENT LETTER DATED DECEMBER 12/2/2019.



- ### Proposed Private Streets
- 28 foot width total
 - Traveled way.....20
 - Curb width (2x 6").....1
 - Sidewalk (1x 7').....7
 - Total Width Varies.....21-28

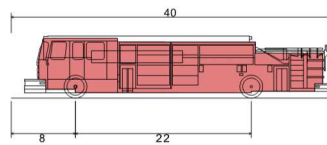
FIGURE 2
Street Requirements



BELLEVUE FIRE STATION
1 MILE NORTH



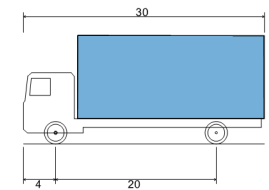
Fire Truck
Access Route



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



Waste Collection
Access Route



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

Pittman, Reilly

From: Nisbet, Ian
Sent: Friday, April 17, 2020 12:28 PM
To: Rosen, Peter
Cc: Johnson, Molly A.; Stead, Elizabeth; Bedwell, Heidi; McFarland, Matthew
Subject: Park Pointe Transportation Deviation Request Response 19-121109 LL

Hi Peter,

Please see my Transportation response below for the Park Pointe deviation request. Please let me know if you have any questions or would like to meet and discuss the Transportation response.

Park Pointe PUD/Plat Transportation Design Standard Deviation Response

General Plat Requirements

This project proposes to merge a Plat application to the PUD application for this development. Land Use Code 20.30D.195.C clearly shows that when the PUD and the preliminary plat are merged, compliance with the plat requirements apply and are mandatory. The plat is required to meet decision criteria in city code, state platting statute, and comply with city development standards. The characteristics of a Plat differs from a PUD, and therefore have different transportation requirements than a PUD. With the addition of the plat application on top of the PUD, more requirements apply to the project because each lot is individually sold and owned. Deviations from the plat standards must meet the design and operational intent of the plat requirements.

Design Manual Deviation Criteria

In general, deviations to the Design manual standards are required to meet the conditions described in Section 1.D. of the Transportation Design Manual. These conditions are as follows:

1. Except where infill development is proposed, the deviation will achieve the intended result with a comparable or superior design;
2. The deviation will not adversely affect safety or operation; and
3. The deviation will not adversely affect maintainability.

A request for approval of a deviation to a Design Manual standard must be submitted by the applicant in writing to the Development Review Manager, presenting supporting information that would justify approval of the request in terms of the above criteria. A separate request is required for each deviation that addresses the criteria for that deviation. A list of deviations was provided in the letter submitted by the applicant for the Park Pointe development. Below are the Transportation responses to the requested deviations from the Plat requirements.

Public Streets

Transportation Design Manual Section 3.C. requires that access for ten or more single family lots in new subdivisions must be provided by public streets within dedicated right of way. This project proposes to classify Road A and Road B as private roads. You have not shown how this request meets any of the deviation decision criteria. Please provide more discussion and detail to how allowing the public street to be private will meet the deviation criteria 1-3.

Note that private roads are required to be designed and constructed to public road standards. Any design change or modification of the street section for a private road also will require a formal deviation request and must meet the same criteria.

Pavement Width

Table 1 in the Transportation Design Manual Section 3.D. describes the required pavement width and minimum Right-of-Way width for public streets in new subdivisions. The Park Pointe PUD/Plat project proposes 35 lots. Road A

DSD - 001510

and Road B internal to the site will both serve over 10 lots, which will require a minimum of 24 feet of pavement. Note that the required width of a private road is also 24 feet.

You are proposing to reduce the width of the road to 20 feet. To address safety and operation regarding the reduction of pavement width, you provided turning diagrams for a fire and garbage truck through the site. The letter did not explain in detail how the reduced pavement width will meet the decision criteria. Please provide a more detailed explanation of how the 20-foot-wide pavement section will meet deviation criteria 1-3.

Parking

Parking is not specified in the design manual as a requirement. Allowing parking is a function of the street width, and will be addressed in that deviation request.

Pedestrian Travel

Transportation Development Code 14.60.190.B.2. specifies sidewalk is required on both sides of all public local streets 300 feet or longer and on one side of all local streets less than 300 feet in length. For a public street, the Transportation Design Manual Section 14.B.1.e states the minimum width for the sidewalk internal to a subdivision is 5 feet. Therefore, the standard section required for the plat is a minimum 5-foot-wide sidewalk on both sides of the street for both Road A and Road B.

You are proposing to remove the sidewalk completely on Road B, and provide a 7-foot-wide sidewalk on one side of Road A. This will require pedestrians to walk within the roadway along Road B, and will require some pedestrians to cross the street to reach a sidewalk on Road A. This will adversely affect pedestrian safety and cannot be approved as a deviation. Please modify the design to provide sidewalk on both sides of Road A and Road B.

Landscape Planter

A 5-foot-wide landscape planter strip is required between the sidewalk and curb on all public streets per Design Manual section 3.B. You propose to eliminate the planter strip between the sidewalk and curb for Road A and B. You have not shown how this request meets any of the deviation decision criteria. Please provide more discussion and detail to how removing the planter strip will meet the deviation criteria 1-3.

Thanks,

Ian Nisbet

Transportation Engineer | City of Bellevue
425.452.4851 | INisbet@bellevuewa.gov



With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.

Pittman, Reilly

From: Nisbet, Ian
Sent: Monday, September 14, 2020 3:27 PM
To: Scott Sherrow; Steve Calhoon; Jeff Wegener
Cc: Johnson, Molly A.; Rosen, Peter; Bedwell, Heidi
Subject: Park Pointe PUD/Plat Follow Up 16-143970 LK & 19-121109 LL

Hi All,

I just wanted to follow up on our discussion last week for the Park Pointe project. As we discussed in our meeting, Transportation is not able to approve the deviations to the plat application requested by the applicant. With the addition of the plat application on top of the PUD permit, the site is required to meet all plat Transportation requirements which are different from the PUD requirements. In the current site plan, the street and sidewalk facilities do not meet the minimum requirements listed for a plat under the Transportation Code and Design Manual.

Moving forward, if the plat application is kept along with the PUD application, the site plan must be modified to meet the minimum transportation requirements for a plat. Otherwise, if the plat application is removed the current PUD site plan can be approved with deviations to the Transportation PUD criteria. Please let us know what direction the project will proceed with so that we can work with you on the next steps for the review process.

Thanks,

Ian Nisbet
Transportation Engineer | City of Bellevue
425.452.4851 | INisbet@bellevuewa.gov



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Ian Nisbet
Transportation Engineer | City of Bellevue
425.452.4851 | INisbet@bellevuewa.gov



With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.



November 30, 2020

Mr. Peter Rosen
Senior Environmental Planner
City of Bellevue
450 110th Ave. NE
PO Box 90012
Bellevue, WA 98009-9012

**Subject: Park Pointe PUD (19-121109-LL, 16-143970-LK, 16-145946-LO)
PACE Project No. 15436**

Dear Mr. Rosen:

We are pleased to provide updated documents related to the Park Pointe Planned Unit Development (PUD). This submittal addresses PUD revisions and removes the Preliminary Plat from the project proposal, as well as the City of Bellevue Comment Letter.

The materials transmitted herein amend the existing applications before the City for the Planned Unit Development.

This letter and the accompanying documents respond to the City's review letter, issued on December 2, 2019. This re-submittal includes the following documents:

No.	Date	Description
1	11/2020	PACE PUD Plans, Engineering and Landscape Plans
2	11/30/2020	PACE Comment Response Letter
3	11/16/2020	PACE Revised Storm Drainage Report
4	11/06/2020	Talasaesa Critical Areas Report Conceptual Mitigation Plan, revised
5	11/04/2020	Icicle Creek Engineering Supplemental Letter
6	11/10/2020	Geotech Consultants Supplemental Letter
7	11/30/2020	SEPA Checklist

Consistent with your recent direction, this information is being provided in electronic format only and hard copy documents are not provided. If hard copies are required, please advise and we will arrange delivery.

To improve clarity of our response to specific review comments, we have restated the plan reviewer's original remarks (plain text) and provided a response (***bold italics***) indicating how each comment was addressed.

General Comments

1. Comments received from and responded to included:
 - a. Peter Rosen, Land Use Reviewer
 - b. Tom McFarlane, Clearing and Grading Reviewer
 - c. Chris Brookes, Utilities Reviewer
 - d. Ian Nisbet, Transportation Reviewer
 - e. Derek Landis, Fire Prevention Reviewer

Land Use Review Comments

Review Staff: Peter Rosen, Land Use

1. Restrictive Covenant Parcels – The revised plans show a stormwater line and stormwater outfall into Coal Creek crossing one of the restrictive covenant parcels. The restrictive covenant restricts the lands for “Green Belt, Conservation, Scenic and Open Space Purposes.” It specifically prohibits any use that is inconsistent with this restriction, and specified restrictions include: 1) removal of vegetation or trees; 2) any construction of buildings or other improvements; or 3) the grading or alteration to the surface of the ground. The proposed stormwater line and outfall are inconsistent with the allowed uses limited to “Green Belt, Conservation, Scenic and Open Space Purposes.” The stormwater line and outfall are also considered “improvements” which are prohibited, and the stormwater outfall would require removal of vegetation and alteration of the ground surface. Our legal review has advised that the proposed stormwater line and outfall are inconsistent with the provisions of the restrictive covenant and cannot be permitted within the restrictive covenant parcels. See Utilities Review for additional stormwater comments. The plans also show a trail connection (through Open Space Tract J to the existing Coal Creek Trail) through the restrictive covenant parcel. The trail as a use may be consistent with the “Green Belt, Conservation, Scenic and Open Space Purposes,” but it may be an issue if construction of the trail involves removal of vegetation or trees.

Response: The stormwater line and outfall routing have been revised to avoid impacts to the restrictive covenant parcels so as to maintain consistency with the provisions of the restrictive covenant. It is proposed that the discharge line outfall be directed to Stream 1. Please refer to Sheets E6 - E7.

The proposed trail connects with an existing Coal Creek Nature Area trail along Coal Creek, near the project’s southwestern corner. The trail will extend northward through an area currently maintained as a mowed field and will generally follow the top-of-slope along the ravine of the Stream. Final alignment is to be determined to avoid as many trees as possible.

Some vegetation may be removed for the trail construction. Based on our knowledge of the area and after reviewing geo-located existing conditions photos, most of the vegetation that will be impacted by the proposed trail is non-native blackberry. The only vegetation to be removed may be shrubbery or herbaceous vegetation directly located within the trail boundary.

2. Coal Mine Hazards – Please see Clearing & Grading Review comments.
3. Dedication of Open Space Tract J and Restrictive Covenant Parcels – There has been interest and discussion about dedicating Open Space Tract J and the Restrictive Covenant Parcels to the City. This area would be contiguous to and add to the existing Coal Creek Natural Area. Bellevue Parks is open to accepting dedication of the tract and parcels and it would clearly add a significant public benefit from the project. If the tract and parcels are dedicated to the City, the Parks Department would be willing to take a lead in the design and construction of trail connections and interpretive features/signage in coordination with the applicant, with the understanding that all costs associated with the improvements would be funded by the applicant. Please note that the restrictive covenants apply regardless of the ownership of the Restrictive Covenant parcels.

Response: The Open Space Parcel, herein referred to as Parcel Z, has not been discussed as a potential dedication with the City. The Parcel will remain a private property. The Parcel is a significant open space component within the Park Pointe PUD Community. This open space Parcel is an essential component of the PUD design, to further emphasize the goals of low-impact development including the preservation of significant and valued open space, the reduction of impervious pavement coverage, as well as the unique long-term partnership with Salmon Safe Inc.

4. Critical Area Impacts – Critical Area Plans - Sheet W1.1 - Add dimensions to Sheet W1.1 to show typical standard stream buffer widths (from the top-of-bank) and then show minimum buffer widths resulting from proposed stream buffer reductions. Also, include dimensions to show the actual distance between the streams' OHWM and the development area boundaries (see attached marked-up plan).

The proposal would reduce the structure setbacks required from critical area buffers. The plans show a uniform 10-foot structure setback. Coal Creek (Type F stream) requires a 20-foot structure setback from the stream buffer and Streams 1, 2, and 3 (Type N streams) require a 15-foot structure setback from the stream buffer. Quantify the amount (square footage) of reduction to the structure setback and note it as a project impact. (See attached marked-up plan)

Response: The plans have been revised, see site plan W1.1 to show the area of setback reduction and to include the area of reduced setback in the project's impact legend.

Wildlife corridors – Several recent public comments reference that the site is a wildlife corridor used by large mammals (deer, bobcat, bear, coyotes) crossing Lakemont Blvd between Cougar Mountain Regional Wildland Park and Bellevue's Coal Creek Natural Area. Much of the roadway is bordered by steep slopes and guardrails and therefore animals use the Park Pointe site because the east portion of the site is open meadow providing good sightlines for crossing busy Lakemont Blvd. The Critical Areas Report evaluates Species of Local Importance (LUC 20.25H.150), but mammal species are not included on this list. Your SEPA checklist notes that deer and bear have been observed near or on the site, but it doesn't address whether the site is used as a migration route or wildlife corridor. Please discuss the wildlife corridor function of the site and the potential impact of the proposed development.

Response: For information regarding the function of the wildlife corridor on the site, please see Talasaea's Critical Areas Report dated November 6, 2020, Section 8.

5. Archaeologic and Cultural Resource Documentation – A comment letter was received from the Washington State Department of Archaeology & Historic Preservation (DAHP), dated September 25, 2019, and forwarded to you. The letter recommends additional subsurface survey, completing testing in site 45KI1325, and requirements for a DAHP permit. Please have your archaeological consultant respond to the comment letter.

Response: The testing report for Site 45KI1325 was completed in August 2018. The project was then put on hold until recently. When directed by ISOLA Homes, Tierra ROW submitted the testing report to DAHP (11/10/2020). DAHP responded with a request for more information (a cover sheet and changes to the Site Form). Tierra is currently addressing these comments and will resubmit the report to DAHP by 11/20/2020. The conditions for DAHP permit 2018-12 will have been met upon submittal of the revised draft. The site has been recommended as eligible and if DAHP concurs, additional archaeological permitting and mitigation will need to take place prior to any disturbance of the site. ISOLA and Tierra are currently developing a scope of work and contract for this additional work.

The comment letter also recommends consultation with concerned Tribes and staff on cultural resource issues. We received several public comments regarding the extensive coal mine history on the site and Milt Swanson's legacy. The Parks Department already has historic interpretive signage in Coal Creek Natural Area recognizing the coal mine history. The applicant should augment the existing interpretive signage to more specifically reference the site features (ex: the shed foundations that will remain in the open space) and the legacy of Milt Swanson. Please coordinate this effort with Bellevue Parks Department staff Geoff Bradley.

Response: During the initial archaeological survey, Tierra coordinated with Tribes during fieldwork and the Snoqualmie Tribe sent representatives to the site. We will continue to coordinate during additional survey and/or mitigation efforts and include relevant correspondence in resulting reports.

The foundations site referenced in the DAHP letter has since been assigned the number 45KI1452. Project planning for site 45KI1452 is ongoing. Ground disturbance may or may not take place in the vicinity. If ground disturbance will take place, a subsurface survey will be conducted as recommended in the DAHP letter and a report/site form update will be submitted upon completion.

6. Public Comments – Attached are recent comments received during the public comment period for the preliminary plat (19-121109-LL) Notice of Application (NOA). Many of the issues raised are ones that have been a part of the permit review to date. However, there are specific comments that must be addressed, including:

Well impacts – There are 3 households across Lakemont Blvd that depend on a well for their domestic water supply. They have written concerns that the proposed development could impact the water quantity/quality for their well. Please address this specific potential impact.

Response: The households, Gaddy and Downey, are located across Lakemont Blvd SE and to the east of the proposed development. The homes benefit from a well permitted in 1987 granted to Mr. Byce, associated with the address of 7232 Lakemont Blvd SE.

The surface drainage character of the vicinity slopes from east to west. These homes are located at elevation 700+; the Park Pointe development project is located at elevation 630 to 650.

James Strange of Geotech Consultants, Inc. has added this additional response: “The subject site is significantly downgradient from the well to the east. As can be seen in the GIS clip of King County’s IMAP below, the site is approximately 85 feet lower than the wellhead in question. Based on the topography and our understanding of the subsurface conditions, shallow groundwater flow (hydraulic gradient) on the site would be toward the adjacent streams to the south, west and north, but not to the east. As such, the development at the site would not be expected to contribute or diminish the recharge quantity or quality of the well in question.” Please refer to the supplemental letter from James Strange of Geotech Consultants.

Wildlife corridors – Many comments address that the site is used by wildlife and is an important wildlife corridor. Please see comments below in Critical Areas section.

Response: For information regarding the function of the wildlife corridor on the site, please see Talasaea’s Critical Areas Report dated November 6, 2020, Section 8.

Historic/Cultural – Several comments address the past, extensive coal mine history on the site and background on Milt Swanson. The project should incorporate interpretive features to recognize this unique cultural history. See additional comments above.

Response: Parks currently provides unique interpretive features to address the cultural history of the vicinity. These features are located along the public pedestrian trail corridor, within permitted easements located on private property. See Talasaea’s Conceptual Mitigation Plans.

7. Architectural elevations - Please note that the building design, both building footprints and architectural design, are reviewed and approved through the PUD process. There are several code provisions that address compatibility with surrounding development and that the building design offsets impacts of the bonus density. Although this is largely addressed with the scale and massing of the residences, the architectural design and features are also part of the PUD review. In addition, future construction permits will need to be consistent with residential architecture approved with the PUD. The previous submittals included architectural elevations. Please confirm if the previous submittal is accurate or resubmit building elevations and information on the architecture of the proposed residences.

Response: Yes, the previously submitted architectural plans and elevations remain as the current representation of the proposed architectural elements to be considered with the PUD application. These plans and elevations are conceptual. The applicant anticipates amending the details of the architecture to respond to the context of the residential market during building permitting for home construction.

Clearing and Grading Comments

Review Staff: Tom McFarlane, Development Services

I have reviewed the plans and documents that were submitted for the Park Pointe PUD Planned Unit Development (16-143970 LK), Critical Areas permit (16-145946 LO), and Preliminary Plat (19-121109 LL). The following comments are based on review of the preliminary plat application and are related to the coal mine hazard assessment provided by Icicle Creek Engineers¹.

The hazard assessment identifies a CMS (Coal Mine Subsidence) Zone 2 on the subject property. The CMS Zone 2 is subdivided into a higher risk zone and a lower risk zone. The report recommends that development on the lower risk zone be limited to a stormwater detention pond or underground vault, and that no development occur within the higher risk zone (see attached excerpt from the report).

On review of the preliminary plat plans, it was noted that a portion of lot 16 and a section of a sanitary sewer line and a sewer force main extend onto the lower risk CMS Zone 2 (see attached scans of Sheet P2-Base Density Calculation, and P5-Site Plan B). This configuration is contrary to the recommendations in the hazard assessment. No development is shown in the higher risk CMS Zone 2.

The project plans must be revised to exclude any development other than the stormwater vault and associated storm lines from the lower risk CMS Zone 2.

Response: Preliminary Plat Lot 16 encroachment: The Preliminary Plat features of the project have been removed from our PUD application making the lot line encroachment into the coal mine hazard area comment.

A sanitary sewer line and a sewer force main extend onto lower risk CMS Zone 2. Please refer to Icicle Creek Engineering's letter dated November 4, 2020 in response to the concern that the gravity sanitary sewer line and sewer force main encroach within the lower risk CMS Zone 2. Per the recommendations made by Icicle Creek, engineering provisions will be made to protect the two sanitary sewer lines. This includes the proposed encasement of both the lines through the CMS Zone within a steel casing.

Additionally, Home #16 and Home #17 foundations in close proximity to the Stormwater Detention Vault have been reviewed and modified to meet the separation requirements to vaults as referenced in Section D4-04.1 Table 4.12 within the City of Bellevue 2016 Stormwater Code. Please refer to Sheet E6.

The proposed gravity sewer and sewer force main separation requirements to structures have been reviewed and the utility lines have been relocated consistent with the recommendations set forth in City of Bellevue Water & Sewer Codes Sections W3-05 (D), and S3-05 (E).

¹ "Proposed Property Development Coal Mine Hazard Assessment and Ground Proofing Program, Swanson Property, King County Parcel No. 262405-9019, 7331 Lakemont Boulevard SE, Bellevue, Washington," dated August 2, 2016. By Icicle Creek Engineers, Inc.

Utilities Comments

Review Staff: Chris Brookes, Utilities

1. The current storm drainage outfall depicted in Revision 5 of the PUD plan set is shown in a Restricted Covenant area. Consider an outfall to Stream 1 to avoid this restriction. Provide conveyance calculations for pre-development and post development conditions per DOE Volume 1, section 2.5.4 (b). Per this section a dispersion system may be required for the outfall depending on the results of the conveyance calculations. The dispersion design must meet the requirements of DOE Volume 5, section 4.5.3 Outfall Systems and Table 4.12 Setback Requirements for dispersal trenches in COB SSWU Standards section D4-07. It appears the outfall will be near the top of a 20% or greater slope and will need to set back 50 feet. The 50-foot setback may be revised with an evaluation by the geotechnical engineer. Call out the percentage slope of the outfall pipe and slope of the ground along the outfall pipe alignment in plan and profile from the runoff treatment manhole to the center of Coal Creek.

Response: Restrictive Covenant Impacts – The stormwater line and outfall routing have been revised to avoid impacts to the restrictive covenant parcels so as to maintain consistency with the provisions of the restrictive covenant. It is proposed that the discharge line outfall be directed to Stream 1. Please refer to Sheet P5.

Dispersion Review – The current PUD stormwater management plan proposes a discharge from the stormwater vault to Stream 1. Stormwater dispersion is not proposed. Discussions regarding restrictions to the use of stormwater disposal was shared with the City of Bellevue Utility Department. See PACE correspondence, dated December 10, 2018.

In summary, PACE correspondence states: Pursuant to the Department of Ecology (Ecology) Stormwater Management Manual, “If the 100-year peak discharge is greater than 0.5 cfs for either existing or developed conditions,, then a conveyance system must be provided to convey the concentrated runoff across the downstream properties to an acceptable discharge point” The existing condition runoff rate is double the threshold requiring a pipe outfall system. The Ecology Manual requires a piped outfall system for this site.

Conveyance calculations for pre-development and post-development flow rates are provided per Ecology Volume 1, Section 2.5.4 (b). Please refer to the updated Stormwater Drainage Report.

2. Identify the drinking water source for the existing property. There is apparently a well on the site. If a dispersion trench is required per DOE Volume 1, section 2.5.4 (b), a setback of 100 feet is required per Table 4.12 of the COB SSWU Standards section D4-07.

Response: The Swanson well, located at 7331 Lakemont Blvd SE, was drilled in April 1983. The well will be decommissioned in accordance with Ecology standards and WAC 173-160-381.

3. Explain in the Groundwater Recharge Summary why Post Developed Recharge is less than the Predeveloped Recharge.

Response: It is anticipated that the groundwater recharge will be less than pre-developed recharge rates due to the increase of impervious surface on the site. Water collected off new impervious surfaces will be directed to the stormwater detention vault and then released directly to the downstream water body, therefore decreasing the opportunity of rainfall precipitation to infiltrate into site soils.

4. Sewer facilities in a designated coal mine area are subject to design requirements. See the coal mine area subdivision, development, and building permit regulations adopted by Resolution No. 5712. The standards in the Resolution are similar to the Coal Mine Hazard area performance standards in LUC 20.25H.130.

Response: The proposed gravity sewer and sewer force main separation requirements to structures have been reviewed and the utility lines have been relocated consistent with the recommendations set forth in City of Bellevue Water & Sewer Codes Sections W3-05 (D), and S3-05 (E).

Additional details are located herein. Please refer to the response to Tom McFarlane, Development Services "Clearing and Grading Comments" above.

5. Consecutively number ALL the pages of the SDR.

Response: All pages of the SDR have been numbered consecutively.

6. Realign the sewer force main from the footprint of the detention vault. Provide and specify the required setbacks.

Response: The sanitary sewer force main alignment has been revised to avoid the detention vault footprint. Dimensions are now noted on Sheet E6.

7. Extend the watermain on Lakemont Blvd SE further south to "the extreme" level with the southern property line.

Response: Per conversations with Chris Brooks regarding the southerly extension of the water main within Lakemont Blvd SE, it was determined the extension was not required. Chris Brookes' email response dated November 4, 2020: "Although the standards require COB public utilities to be extended to the extremity to allow for the orderly expansion of the public system, it is unlikely the King County Park system will be seeking to obtain water for future development in the near future. The cross fitting shown below would still be required, moving the south valve to the north leg and installing a blind flange with thrust blocking against the south leg. Based on that assumption re: K.C. Parks, we may grant the developer relief on that requirement in this case."

8. Show the property (lot) lines on the east side of Lakemont Blvd SE.

Response: Adjacent parcels boundary lines east of Lakemont Blvd SE have been provided on the Site Plan B, Sheet P5.

9. Check the anticipated fire hydrant spacing. Reference Water Engineering Standards, W3-04.

Response: Fire hydrant spacing has been reviewed and revised to meet the maximum spacing requirement, W3-04, see Sheets E8 and E9.

10. Show the sanitary sewer extension to the extreme to serve the properties along the east side of Lakemont Blvd SE in the future. This would require extending the sanitary sewer from the uppermost SSMH on Road A across to another SSMH on the east side of Lakemont Blvd SE. The sewer main would then need to extend north along the east side of Lakemont Blvd SE to a terminal SSMH level with the north property line.

Response: The extension of the sanitary sewer along the east side of Lakemont Blvd SE was discussed with Chris Brookes. It was requested that the sanitary sewer line serve the residences to the east of Lakemont Blvd SE along the project's frontage. This is documented within Chris Brookes' November 4, 2020 email to PACE. The limits of the sewer extension have been revised to meet the request of the City and those limits can be found on Sheet E8.

11. Adjust the alignment of the water main on Lakemont Blvd SE to eliminate conflicts with power and storm.

Response: The proposed water transmission line has been shifted to be within Lakemont Blvd SE pavement limits to avoid conflict with the existing storm conveyance system and power infrastructure along the site's east frontage. Please see Sheets E8 and E9.

12. Eliminate the inside drop force main connection at the existing manhole at Forest Drive. Provide 50' of 8" PVC gravity sewer main into the south side of the SSMH. Connect the 4" force main to that 50' main line stub with an approved adaptor.

Response: The inside-drop force main connection at the existing manhole at Forest Drive has been eliminated and updated as requested with a 50 LF of 8-inch PVC gravity main. Please see Sheet E9.

Transportation Comments

Review Staff: Ian Nisbet, Transportation

1. Plat Requirements
- Per Transportation Design Manual 3.C and Land Use code 20.30D.195.C, access for a new plat subdivision serving over 10 lots must be provided by public streets within dedicated right-of-way.

Response: This requirement related to the Preliminary Plat is no longer applicable as this project is proposing a Planned Unit Development.

- b. A minimum of 45 feet of right-of-way is required to be dedicated for road and access improvements.

Response: This requirement related to the Preliminary Plat is no longer applicable as this project is proposing a Planned Unit Development.

- c. Under the plat, Road A and B both serve over 10 lots and must be public roads meeting public road design standards. The minimum pavement width for the public internal roads is 24 feet with parking on one side of the street and 28 feet with parking on both sides of the street.

Response: This requirement related to the Preliminary Plat is no longer applicable as this project is proposing a Planned Unit Development.

- d. Show that the public road will be constructed to the pavement standards in standard drawing RC-110-1.

Response: This requirement related to the Preliminary Plat is no longer applicable as this project is proposing a Planned Unit Development.

- e. A minimum 6-foot-wide sidewalk and 5-foot-wide planter strip is required on both sides of road A and road B.

Response: This requirement related to the Preliminary Plat is no longer applicable as this project is proposing a Planned Unit Development.

- f. Section 1.D of the Transportation Design Manual describes the process and criteria for deviating from City street standards. As mentioned in this section, any proposed deviation from the public street standards should be presented with supporting evidence showing that all the required deviation criteria can will be met.

Response: This requirement related to the Preliminary Plat is no longer applicable as this project is proposing a Planned Unit Development.

- g. Provide turning exhibits showing that an SU-30 and Republic garbage truck can access and maneuver the plat.

Response: Please refer to sheet P6 "Vehicle Turning Movements."

- h. Show sight distance lines for the intersections of road A and road B.

Response: Pedestrian and vehicle sight distance lines, for both Road A and Road B, per Bellevue Standard Details RF-110-1 and RF-120-1, have been shown on landscaping Sheet L1.

2. Traffic Study

- a. Revise the Traffic Impact Analysis to include a discussion of the sight distance for the driveways on Lakemont Blvd. Use the 85th percentile speed of vehicles on Lakemont Blvd from a speed study for the sight distance design speed.

Response: The full Traffic Impact Analysis, currently pending completion of the City Concurrency Model update, will include a sight distance discussion for the driveways onto Lakemont Blvd SE as well as collecting the 85th percentile speed data for use in the sight distance analysis. The full Traffic Impact Analysis will be submitted upon completion by the Traffic Engineer, Gibson Traffic Consultants.

- b. This development is projected to generate over 30 p.m. peak hour trips, which requires a Concurrency Model Analysis by the city. The model run cost is \$2,988 and must be paid before the analysis can be run. Please fill out and submit a Concurrency model run request form.

Response: The Concurrency Test Request Form was sent to the City of Bellevue on November 6, 2020 by Traffic Engineer, Gibson Traffic Consultants. Currently, the applicant is waiting for the City to determine the model run fee to be uploaded to the dashboard; it will then be paid by the client. This model run will be used to determine if any concurrency intersections need to be analyzed during the PM peak-hour.

3. Internal Driveways

- a. Some lots share a driveway with 2-3 other homes, and it is not clear where one can park and what part of the driveway must be left clear to access the other homes. For example, a car parked in the driveway for lot 10 or 12 will block half of the driveway access to lots 9 and 11. Revise these driveways to include a minimum of 20 feet of driveway that will not block the common driveway area.

Response: The hatching within the driveway areas has been revised to clarify a distinction between driveway parking areas and driveway access/drive paths. The previously submitted architectural plans and elevations remain as the current representation of the proposed architectural elements to be considered with the PUD application and are subject to change. The concern of delineating parking areas within and along the shared driveways has been noted and will be addressed at a later date, as the building footprints are further defined.

- b. Several lots have driveways with no turn around area that seem unrealistic for a vehicle to back out of. Review each lot's driveway, especially the groupings of two or more homes. Provide turning diagrams showing that vehicles will be back out or maneuver the shared driveways.

Response: Cluster homes share circulation and turning movement patterns. The cluster home shared courtyards concept currently shown within this PUD application does not anticipate or allow for parking within the shared courtyards. The dimensional provisions for vehicle movements within the shared courtyards are consistent with the City standards for parking lots. The previously submitted architectural plans and elevations remain as the current representation of the proposed architectural elements to be considered with the PUD application and are subject to change. The concern of

delineating turning movements within the shared driveways has been noted and will be addressed as the building footprints are defined.

4. Lakemont Blvd.

- a. There appears to be trees and vegetation located within the sight distance lines south of the southern driveway. Clearly show the full extent of the pedestrian and vehicle sight distance lines on the plans for each driveway per standard drawing RL-100-1 and RL-120-1. Use the 85th percentile speed of vehicles on Lakemont Blvd from a speed study for the sight distance design speed.

Response: Additional Vehicle Sight Distance Lines and Pedestrian Sight Distance Lines have been added to Sheet L1 for Lakemont Blvd SE and the intersections of Road A and Road B. Proposed landscaping has been revised accordingly.

- b. Show the required RRFB Crossing design across Lakemont Blvd.

Response: The RRFB is noted on Sheet E1.

- c. Will there be transit stop along the Lakemont Blvd frontage? If a transit stop is included, a bus stop landing area is required, which will include two concrete landing pads within the planter strip. The front landing pad is required to be 11 feet long, and the rear pad is 10 feet long, with 8 feet in between the front and rear pad.

Response: This project is not proposing a transit stop along the project frontage.

- d. Show ADA compliant curb ramps where the public sidewalk crosses the driveway entrances.

Response: ADA ramps have been shown at road intersections. It is anticipated where sidewalks cross residential driveways ramps will be provided per City of Bellevue PW standard detail.

Fire Prevention Comments

Review Staff: Derek Landis, Fire Prevention

1. The fire department access roads shall be marked and signed in accordance with BCCA 23.11.503.3. See Public information Handout F-11 (https://fire.bellevuewa.gov/UserFiles/Servers/Server_4779004/File/pdf/Fire/F-11_Fire_Curb_Signs.pdf).

Response: The request for the Fire Department access roads to be clearly marked and the required signage will be addressed within final construction drawings for the project.

2. The fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capability (BCCA 23.11.503.2.3). See Public information Handout B-1.

November 30, 2020
Mr. Peter Rosen
City of Bellevue
Page 13 of 13

Engineers | Planners | Surveyors

www.paceengrs.com

https://fire.bellevuewa.gov/UserFiles/Servers/Server_4779004/File/pdf/Development%20Services/B-1_VehicleLoading.pdf

Response: The request for the Fire Department's access roads to be designed and maintained to support fire apparatus loading will be addressed within final construction drawings for the project.

Please let us know if you require any additional information or have any questions. Thank you for your ongoing support.

Sincerely,

PACE Engineers, Inc.



Scott A. Sherrow, PE
Senior Principal

cc: Jeff Wegener, Isola Homes

Attachments: See table on page 1



City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

DSD - 001525

December 2, 2019

Jeff Wegener
Isola Homes
13555 SE 36th, Ste 320
Bellevue, Washington, 98006
wegenerj@nwbf.com

RE: Park Pointe PUD: 19-121109-LL, 16-143970-LK, 16-145946-LO

Jeff:

The Development Services Department has reviewed the revised Park Pointe PUD and preliminary plat plans and related materials, submitted August 21, 2019. The following comments must be addressed for to continue review of the proposal.

LAND USE REVIEW COMMENTS

Reviewer: Peter Rosen, 425-452-5210, prosen@bellevuewa.gov

1. Restrictive Covenant Parcels – The revised plans show a stormwater line and stormwater outfall into Coal Creek crossing one of the restrictive covenant parcels. The restrictive covenant restricts the lands for “Green Belt, Conservation, Scenic and Open Space Purposes.” It specifically prohibits any use that is inconsistent with this restriction, and specified restrictions include: 1) removal of vegetation or trees; 2) any construction of buildings or other improvements; or 3) the grading or alteration to the surface of the ground. The proposed stormwater line and outfall are inconsistent with the allowed uses limited to “Green Belt, Conservation, Scenic and Open Space Purposes.” The stormwater line and outfall are also considered “improvements” which are prohibited, and the stormwater outfall would require removal of vegetation and alteration of the ground surface. Our legal review has advised that the proposed stormwater line and outfall are inconsistent with the provisions of the restrictive covenant and cannot be permitted within the restrictive covenant parcels. See Utilities Review for additional stormwater comments.

The plans also show a trail connection (through Open Space Tract J to the existing Coal Creek Trail) through the restrictive covenant parcel. The trail as a use may be consistent with the “Green Belt, Conservation, Scenic and Open Space Purposes,” but it may be an issue if construction of the trail involves removal of vegetation or trees.

2. Coal Mine Hazards – Please see Clearing & Grading Review comments.

3. Dedication of Open Space Tract J and Restrictive Covenant Parcels – There has been interest and discussion about dedicating Open Space Tract J and the Restrictive Covenant Parcels to the City. This area would be contiguous to and add to the existing Coal Creek Natural Area. Bellevue Parks is open to accepting dedication of the tract and parcels and it would clearly add a significant public benefit from the project. If the tract and parcels are dedicated to the City, the Parks Department would be willing to take a lead in the design and construction of trail connections and interpretive features/signage in coordination with the applicant, with the understanding that all costs associated with the improvements would be funded by the applicant. Please note that the restrictive covenants apply regardless of the ownership of the Restrictive Covenant parcels.

4. Critical Area Impacts:

Critical Area Plans - Sheet W1.1 - Add dimensions to Sheet W1.1 to show typical standard stream buffer widths (from the top-of-bank) and then show minimum buffer widths resulting from proposed stream buffer reductions. Also, include dimensions to show the actual distance between the streams' OHWM and the development area boundaries (see attached marked-up plan).

The proposal would reduce the structure setbacks required from critical area buffers. The plans show a uniform 10-foot structure setback. Coal Creek (Type F stream) requires a 20-foot structure setback from the stream buffer and Streams 1, 2, and 3 (Type N streams) require a 15-foot structure setback from the stream buffer. Quantify the amount (square footage) of reduction to the structure setback and note it as a project impact. (See attached marked-up plan)

Wildlife corridors – Several recent public comments reference that the site is a wildlife corridor used by large mammals (deer, bobcat, bear, coyotes) crossing Lakemont Blvd between Cougar Mountain Regional Wildland Park and Bellevue's Coal Creek Natural Area. Much of the roadway is bordered by steep slopes and guardrails and therefore animals use the Park Pointe site because the east portion of the site is open meadow providing good sight-lines for crossing busy Lakemont Blvd. The Critical Areas Report evaluates Species of Local Importance (LUC 20.25H.150), but mammal species are not included on this list. Your SEPA checklist notes that deer and bear have been observed near or on the site, but it doesn't address whether the site is used as a migration route or wildlife corridor. Please discuss the wildlife corridor function of the site and the potential impact of the proposed development.

5. Archaeologic and Cultural Resource Documentation – A comment letter was received from the Washington State Department of Archaeology & Historic Preservation (DAHP), dated September 25, 2019 and forwarded to you. The letter recommends additional subsurface survey, completing testing in site 45K11325, and requirements for a DAHP permit. Please have your archaeologic consultant respond to the comment letter.

The comment letter also recommends consultation with concerned Tribes and staff on cultural resource issues. We received several public comments regarding the extensive coal mine history on the site and Milt Swanson's legacy. The Parks Department already has historic interpretive signage in Coal Creek Natural Area recognizing the coal mine history. The

applicant should augment the existing interpretive signage to more specifically reference the site features (ex: the shed foundations that will remain in the open space) and the legacy of Milt Swanson. Please coordinate this effort with Bellevue Parks Department staff Geoff Bradley.

6. Public Comments – Attached are recent comments received during the public comment period for the preliminary plat (19-121109-LL) Notice of Application (NOA). Many of the issues raised are ones that have been a part of the permit review to date. However, there are specific comments that must be addressed, including:

Well impacts – There are 3 households across Lakemont Blvd that depend on a well for their domestic water supply. They have written concerns that the proposed development could impact the water quantity/quality for their well. Please address this specific potential impact.

Wildlife corridors – Many comments address that the site is used by wildlife and is an important wildlife corridor. Please see comments below in Critical Areas section.

Historic/Cultural – Several comments address the past, extensive coal mine history on the site and background on Milt Swanson. The project should incorporate interpretive features to recognize this unique cultural history. See additional comments above.

7. Architectural elevations - Please note that the building design, both building footprints and architectural design, are reviewed and approved through the PUD process. There are several code provisions that address compatibility with surrounding development and that the building design offsets impacts of the bonus density. Although this is largely addressed with the scale and massing of the residences, the architectural design and features are also part of the PUD review. In addition, future construction permits will need to be consistent with residential architecture approved with the PUD. The previous submittals included architectural elevations. Please confirm if the previous submittal is accurate or resubmit building elevations and information on the architecture of the proposed residences.

CLEARING AND GRADING REVIEW COMMENTS

Reviewer: Tom McFarlane, 425-452-5207, TMcfarlane@bellevuewa.gov

I have reviewed the plans and documents that were submitted for the Park Pointe PUD Planned Unit Development (16-143970 LK), Critical Areas permit (16-145946 LO), and Preliminary Plat (19-121109 LL). The following comments are based on review of the preliminary plat application and are related to the coal mine hazard assessment provided by Icicle Creek Engineers¹.

The hazard assessment identifies a CMS (Coal Mine Subsidence) Zone 2 on the subject property. The CMS Zone 2 is subdivided into a higher risk zone and a lower risk zone. The report recommends that development on the lower risk zone be limited to a stormwater detention pond or underground vault, and that no development occur within the higher risk zone (see attached excerpt from the report).

¹ "Proposed Property Development Coal Mine Hazard Assessment and Ground Proofing Program, Swanson Property, King County Parcel No. 262405-9019, 7331 Lakemont Boulevard SE, Bellevue, Washington," dated August 2, 2016. By Icicle Creek Engineers, Inc.

On review of the preliminary plat plans, it was noted that a portion of lot 16 and a section of a sanitary sewer line and a sewer force main extend onto the lower risk CMS Zone 2 (see attached scans of Sheet P2-Base Density Calculation, and P5-Site Plan B). This configuration is contrary to the recommendations in the hazard assessment. No development is shown in the higher risk CMS Zone 2.

The project plans must be revised to exclude any development other than the stormwater vault and associated storm lines from the lower risk CMS Zone 2.

UTILITIES REVIEW COMMENTS

Reviewer: Chris Brookes, 425-452-6825, cbrookes@bellevuewa.gov

1. The current storm drainage outfall depicted in Revision 5 of the PUD plan set is shown in a Restricted Covenant area. Consider an outfall to Stream 1 to avoid this restriction. Provide conveyance calculations for pre-development and post development conditions per DOE Volume 1, section 2.5.4 (b). Per this section a dispersion system may be required for the outfall depending on the results of the conveyance calculations. The dispersion design must meet the requirements of DOE Volume 5, section 4.5.3 Outfall Systems and Table 4.12 Setback Requirements for dispersal trenches in COB SSWU Standards section D4-07. It appears the outfall will be near the top of a 20% or greater slope and will need to set back 50 feet. The 50-foot setback may be revised with an evaluation by the geotechnical engineer. Call out the percentage slope of the outfall pipe and slope of the ground along the outfall pipe alignment in plan and profile from the runoff treatment manhole to the center of Coal Creek.
2. Identify the drinking water source for the existing property. There is apparently a well on the site. If a dispersion trench is required per DOE Volume 1, section 2.5.4 (b), a setback of 100 feet is required per Table 4.12 of the COB SSWU Standards section D4-07.
3. Explain why in the Groundwater Recharge Summary why Post Developed Recharge is less than the Predeveloped Recharge.
4. Sewer facilities in a designated coal mine area are subject to design requirements. See the coal mine area subdivision, development, and building permit regulations adopted by Resolution No. 5712. The standards in the Resolution are similar to the Coal Mine Hazard area performance standards in LUC 20.25H.130.
5. Consecutively number **ALL** the pages of the SDR.
6. Realign the sewer force main from the footprint of the detention vault. Provide and specify the required setbacks.
7. Extend the watermain on Lakemont Blvd SE further south to "the extreme" level with the southern property line.
8. Show the property(lot) lines on the east side of Lakemont Blvd SE.
9. Check the anticipated fire hydrant spacing. Reference Water Engineering Standards, W3-04.

10. Show the sanitary sewer extension to the extreme to serve the properties along the east side of Lakemont Blvd SE in the future. This would require extending the sanitary sewer from the uppermost SSMH on Road A across to another SSMH on the east side of Lakemont Blvd SE. The sewer main would then need to extend north along the east side of Lakemont Blvd SE to a terminal SSMH level with the north property line.
11. Adjust the alignment of the water main on Lakemont Blvd SE to eliminate conflicts with power and storm.
12. Eliminate the inside drop force main connection at the existing manhole at Forest Drive. Provide 50' of 8" PVC gravity sewer main into the south side of the SSMH. Connect the 4" force main to that 50' main line stub with an approved adaptor.

TRANSPORTATION REVIEW COMMENTS

Reviewer: Ian Nisbet, 425-452-4851, inisbet@bellevuewa.gov

1. Plat Requirements
 - a. Per Transportation Design Manual 3.C and Land Use code 20.30D.195.C, access for a new plat subdivision serving over 10 lots must be provided by public streets within dedicated right-of-way.
 - b. A minimum of 45 feet of right-of-way is required to be dedicated for road and access improvements.
 - c. Under the plat, Road A and B both serve over 10 lots and must be public roads meeting public road design standards. The minimum pavement width for the public internal roads is 24 feet with parking on one side of the street and 28 feet with parking on both sides of the street.
 - d. Show that the public road will be constructed to the pavement standards in standard drawing RC-110-1.
 - e. A minimum 6-foot-wide sidewalk and 5-foot-wide planter strip is required on both sides of road A and road B.
 - f. Section 1.D of the Transportation Design Manual describes the process and criteria for deviating from City street standards. As mentioned in this section, any proposed deviation from the public street standards should be presented with supporting evidence showing that all the required deviation criteria can will be met.
 - g. Provide turning exhibits showing that an SU-30 and Republic garbage truck can access and maneuver the plat.
 - h. Show sight distance lines for the intersections of road A and road B.

2. Traffic Study

- a. Revise the Traffic Impact Analysis to include a discussion of the sight distance for the driveways on Lakemont Blvd. Use the 85th percentile speed of vehicles on Lakemont Blvd from a speed study for the sight distance design speed.
- b. This development is projected to generate over 30 p.m. peak hour trips, which requires a Concurrency Model Analysis by the city. The model run cost is \$2,988 and must be paid before the analysis can be run. Please fill out and submit a Concurrency model run request form.

3. Internal Driveways

- a. Some lots share a driveway with 2-3 other homes, and it is not clear where one can park and what part of the driveway must be left clear to access the other homes. For example, a car parked in the driveway for lot 10 or 12 will block half of the driveway access to lots 9 and 11. Revise these driveways to include a minimum of 20 feet of driveway that will not block the common driveway area.
- b. Several lots have driveways with no turn around area that seem unrealistic for a vehicle to back out of. Review each lot's driveway, especially the groupings of two or more homes. Provide turning diagrams showing that vehicles will be back out or maneuver the shared driveways.

4. Lakemont Blvd

- a. There appears to be trees and vegetation located within the sight distance lines south of the southern driveway. Clearly show the full extent of the pedestrian and vehicle sight distance lines on the plans for each driveway per standard drawing RL-100-1 and RL-120-1. Use the 85th percentile speed of vehicles on Lakemont Blvd from a speed study for the sight distance design speed.
- b. Show the required RRFB Crossing design across Lakemont Blvd.
- c. Will there be a transit stop along the Lakemont Blvd frontage? If a transit stop is included, a bus stop landing area is required, which will include two concrete landing pads within the planter strip. The front landing pad is required to be 11 feet long, and the rear pad is 10 feet long, with 8 feet in between the front and rear pad.
- d. Show ADA compliant curb ramps where the public sidewalk crosses the driveway entrances.

FIRE PREVENTION REVIEW COMMENTS

Reviewer: Derek Landis, 425-452-4112, DLandis@bellevuewa.gov

1. The fire department access roads shall be marked and signed in accordance with BCCA 23.11.503.3. See Public information Handout F-11 (https://fire.bellevuewa.gov/UserFiles/Servers/Server_4779004/File/pdf/Fire/F-11_Fire_Curb_Signs.pdf).

2. The fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capability (BCCA 23.11.503.2.3). See Public information Handout B-1. (https://fire.bellevuewa.gov/UserFiles/Servers/Server_4779004/File/pdf/Development%20Services/B-1_VehicleLoading.pdf)

Please submit the full set of plans and supporting materials within 60 days from the date of this letter or by February 2, 2020. If no revision is received within 60 days the application may be canceled without further notice. If you need any assistance regarding any of the information in this letter, you can reach me directly at (425) 452-5210 or at prosen@bellevuewa.gov.

Sincerely,



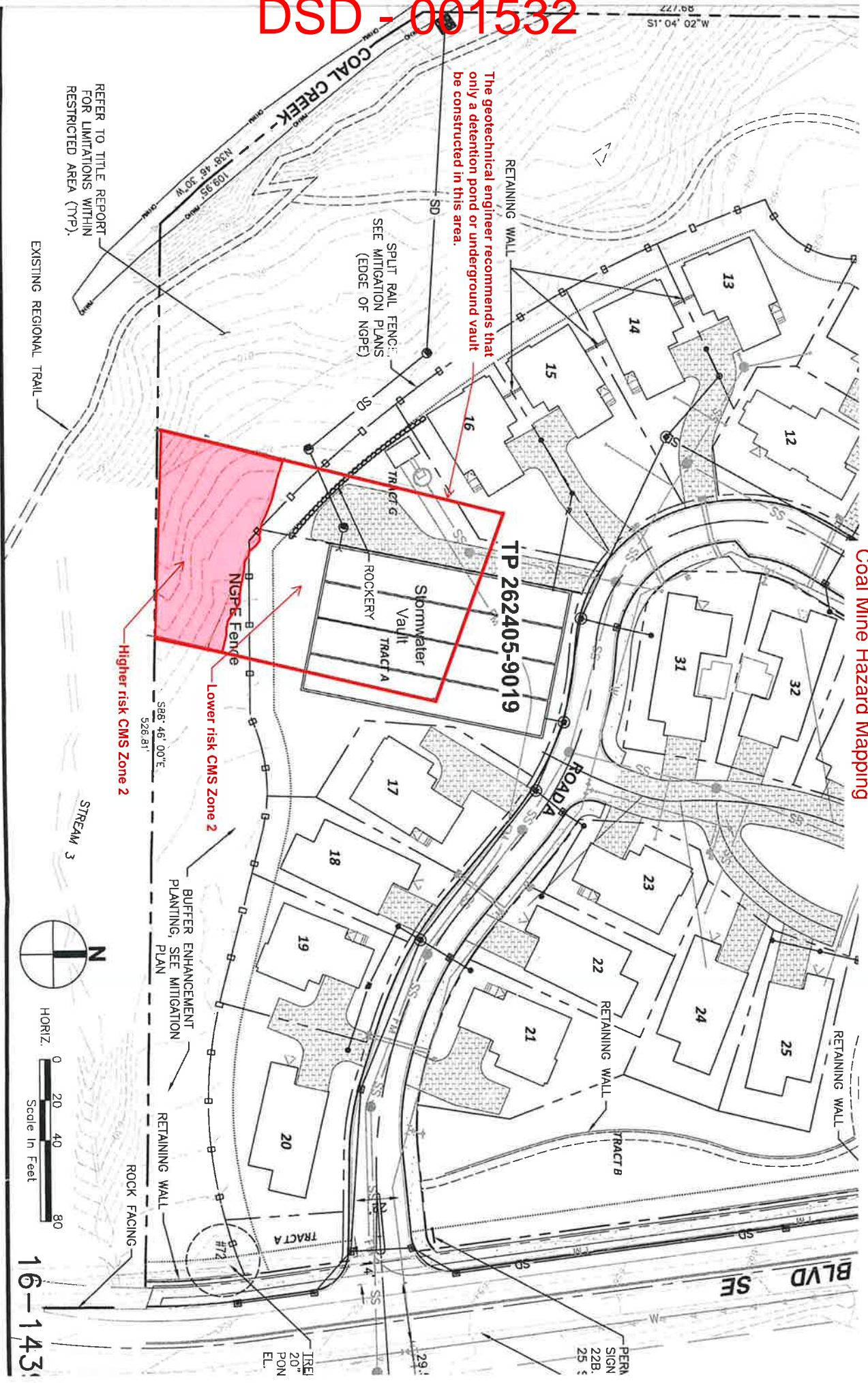
Peter Rosen
Senior Environmental Planner

Attachments:

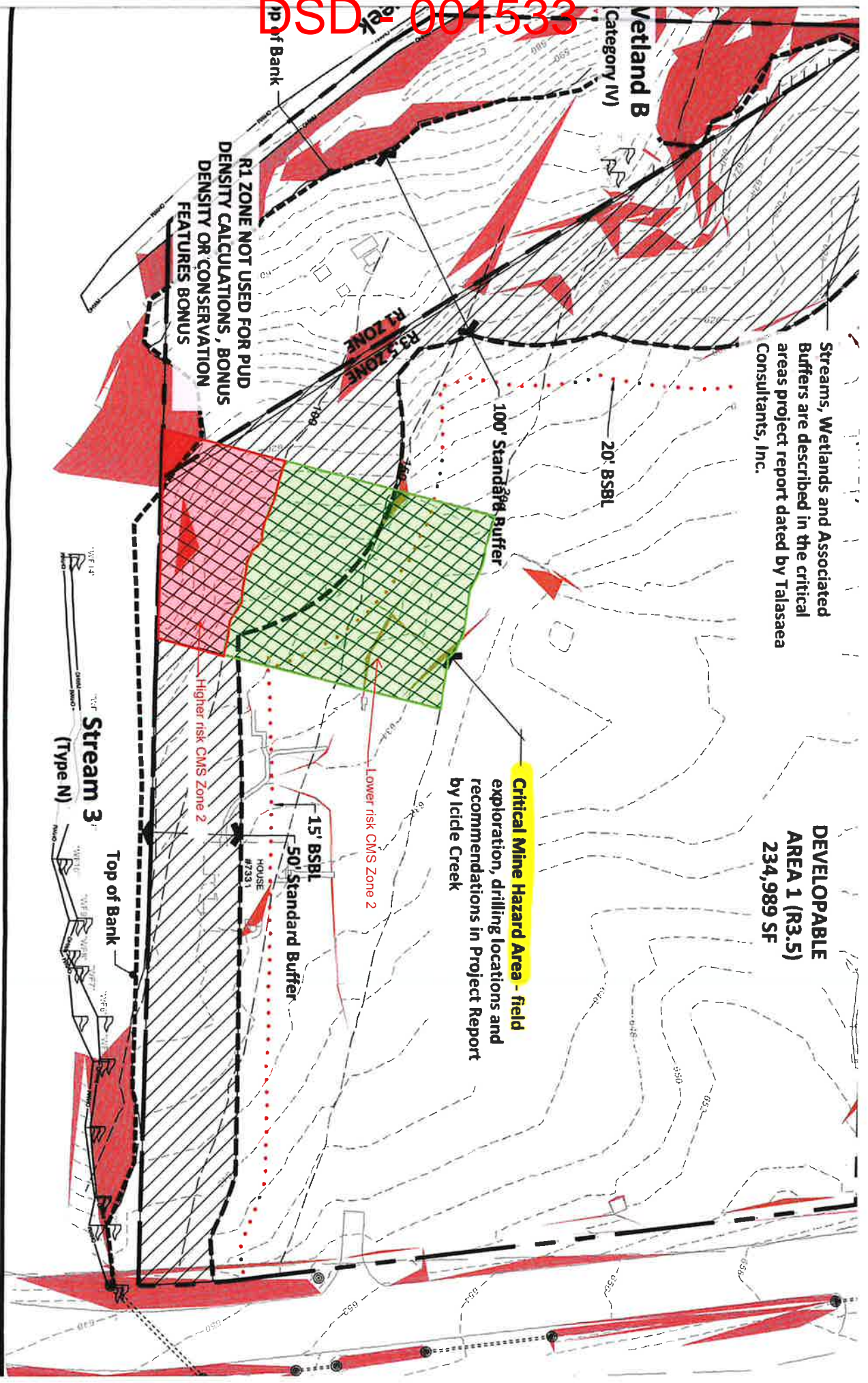
1. Clearing & Grading Coal Mine Hazard mapping
2. Critical Areas Plan mark-up – Sheet W1.1
3. Public Comments

cc: Heidi Bedwell, Environmental Planning Manager

ATTACHMENT 1
Clearing & Grading Review -
Coal Mine Hazard Mapping



16-143



Streams, Wetlands and Associated Buffers are described in the critical areas project report dated by Talasaea Consultants, Inc.

DEVELOPABLE AREA 1 (R3.5)
234,989 SF

Critical Mine Hazard Area - field exploration, drilling locations and recommendations in Project Report by Icicle Creek

R1 ZONE NOT USED FOR PUD DENSITY CALCULATIONS, BONUS FEATURES OR CONSERVATION

Stream 3 (Type N)

Top of Bank

15' BSBL
50' Standard Buffer

Higher risk CMS Zone 2

Lower risk CMS Zone 2

HOUSE #7331

20' BSBL

100' Standard Buffer

Wetland B Category (IV)

Top of Bank



August 2, 2016

Alex Mason, Vice President of Entitlement
Isola Homes
1518 1st Avenue South, Suite 301
Seattle, Washington 98134

Report
Geological Engineering Services
Proposed Property Development
Coal Mine Hazard Assessment and Ground
Proofing Program
Swanson Property
King County Parcel No. 262405-9019
7331 Lakemont Boulevard SE
Bellevue, Washington
ICE File No. 1180-001

1.0 INTRODUCTION

At the request of Alex Mason of Isola Homes, Icicle Creek Engineers (ICE) has prepared this report of our geological engineering services for a coal mine hazard assessment and ground proofing program of the Swanson Property located at 7331 Lakemont Boulevard SE (King County Parcel No. 262405-9019) in Bellevue, Washington. The Swanson Property is shown relative to nearby physical features on the Vicinity Map, Figure 1. The general layout of the Swanson Property is shown on the Site Plan, Figure 2.

Our services were completed in general accordance with our Scope of Services and Fee Estimate dated January 13, 2016 and were authorized in writing by Ron Froton of Isola Homes on January 26, 2016.

2.0 BACKGROUND INFORMATION

ICE previously completed a preliminary coal mine hazard evaluation of the Swanson Property and the adjoining property to the north (referred to as the "Jentry Property" as shown on Figure 2); the results are presented in ICE's report dated December 1, 2014 that was prepared for David Jentry, owner of the Jentry Property. We understand that Isola Homes may develop the Swanson and Jentry properties for residential use including paved access, building lots and stormwater detention.

The City of Bellevue has regionally mapped "Coal Mine Hazard Areas" across most of the Swanson Property (City of Bellevue, Critical Areas Maps, Human Created Hazards). The regulatory aspects of Coal Mine Hazard Areas are described in detail in Section 4.0 of this report. ICE concluded in our December 2014 report that the south portion of the Swanson Property is within a Coal Mine Subsidence (CMS) Zone 2 area and recommended subsurface exploration to better evaluate the hazards related to abandoned underground coal mines (subject to this report).

Alex Mason, Vice President of Entitlement
Isola Homes
August 2, 2016
Page 7

that the coal is intact (not mined) at a depth up 120 feet, and probably closer to 150 feet, based on our ground proofing.

In all borings except one (Boring B-14) intact coal or a completely collapsed mine zone was encountered. Boring B-14 encountered a 1.3 foot void at a depth about 118 feet. In our opinion, this amount of void at this depth should be considered substantially collapsed (no risk of sinkhole development).

In our opinion, development should be unrestricted with regard to coal mine hazards within the PAOI as shown on Figure 2; we recommend that the PAOI be reclassified as a Declassified Coal Mine Area as shown on Figure 4.

Based on the results of our ground proofing study, we recommend that the 100-foot wide "corridor" referred to as the SAOI (where an inclined mine shaft is located) be classified as a CMS Zone 2, with further classifications as Lower Risk CMS Zone 2 and Higher Risk CMS Zone 2 as shown on Figure 4. The Lower Risk CMS Zone 2 could be used for a stormwater detention pond or underground vault provided that the pond/vault site is maintained within the area where the mine shaft is more than 100 feet below the ground surface as shown on Figure 4. No development should occur within remainder of the SAOI where the mine shaft is less than 100 feet below the ground surface; this area is shown as the Higher Risk CMS Zone 2 on Figure 4.

The SAOI could be utilized for other uses (residential) or the stormwater detention pond or vault shifted to areas where the mine shaft is less than 100 feet below the ground surface if additional ground proofing is completed within this corridor to evaluate the status of collapse of the mine shaft and the character of the overburden soils and bedrock.

At this time, a specific plan for the location of the stormwater detention pond or vault, along with the method of discharge to Coal Creek are not known. **ICE should be retained to review and comment for the stormwater plan concepts for use of the SAOI area.**

8.0 USE OF THIS REPORT

We have prepared this report for use by Isola Homes in the design of a portion of the project. Our report, conclusions and interpretations should not be construed as a warranty of the subsurface conditions. This report should not be considered a final report; a detailed report will be provided at a later date.

There are always risks to public health and safety and property damage related to development in areas of Coal Mine Hazards. However, this risk can be reduced to an acceptable level by ground proofing of the coal seam/mine, as was completed for this evaluation. This risk cannot be eliminated, just as the risk of seismic hazards cannot be eliminated in this area. Potential owner(s) of this property should be informed of the hazards that do exist and be provided a copy of this report for their own evaluation of risk acceptance.

Variations in subsurface conditions are possible between the locations of the explorations; variations may also occur with time. Some contingency for unanticipated conditions should be included in the project budget and schedule.

Alex Mason, Vice President of Entitlement
Isola Homes
August 2, 2016
Page 8

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in this area at the time the report was prepared. No warranty or other conditions, express or implied, should be understood.

We trust this report meets your present needs. Please call if you have any questions concerning this report.



Yours very truly,
Icicle Creek Engineers, Inc.

Kathy S. Killman
Kathy S. Killman, LEG
Principal Engineering Geologist



Brian R. Beaman
Brian R. Beaman, PE, LEG, LHG
Principal Engineer/Geologist/Hydrogeologist



Document ID: 1180001.REP

Submitted via email (PDF) and surface mail (two original copies)

Attachments: Vicinity Map – Figure 1
Site Plan – Figure 2
Abandoned Underground Coal Mine Map – Figure 3
Coal Mine Hazard Map – Figure 4
Explanation for Boring Logs – Figure 5
Borings Logs – Figures 6 through 21



Base aerial photograph source: Google Maps, 2013



EXPLANATION	
	Declassified Coal Mine Area (includes the PAOI - no subsidence affects expected; see report text for details)
	Higher Risk CMS Zone 2 (within the SAOI - abandoned mine tunnel less than 100 feet below the ground surface; recommend passive use only)
	Lower Risk CMS Zone 2 (within the SAOI - abandoned mine tunnel more than 100 feet below the ground surface; recommend use for stormwater pond)

PAOI = Primary Area of Interest; SAOI = Secondary Area of Interest

COAL MINE HAZARDS MAP (NO. 4 MINE/COAL SEAM)

SWANSON PROPERTY - 7331 LAKEMONT BOULEVARD SE, BELLEVUE, WASHINGTON

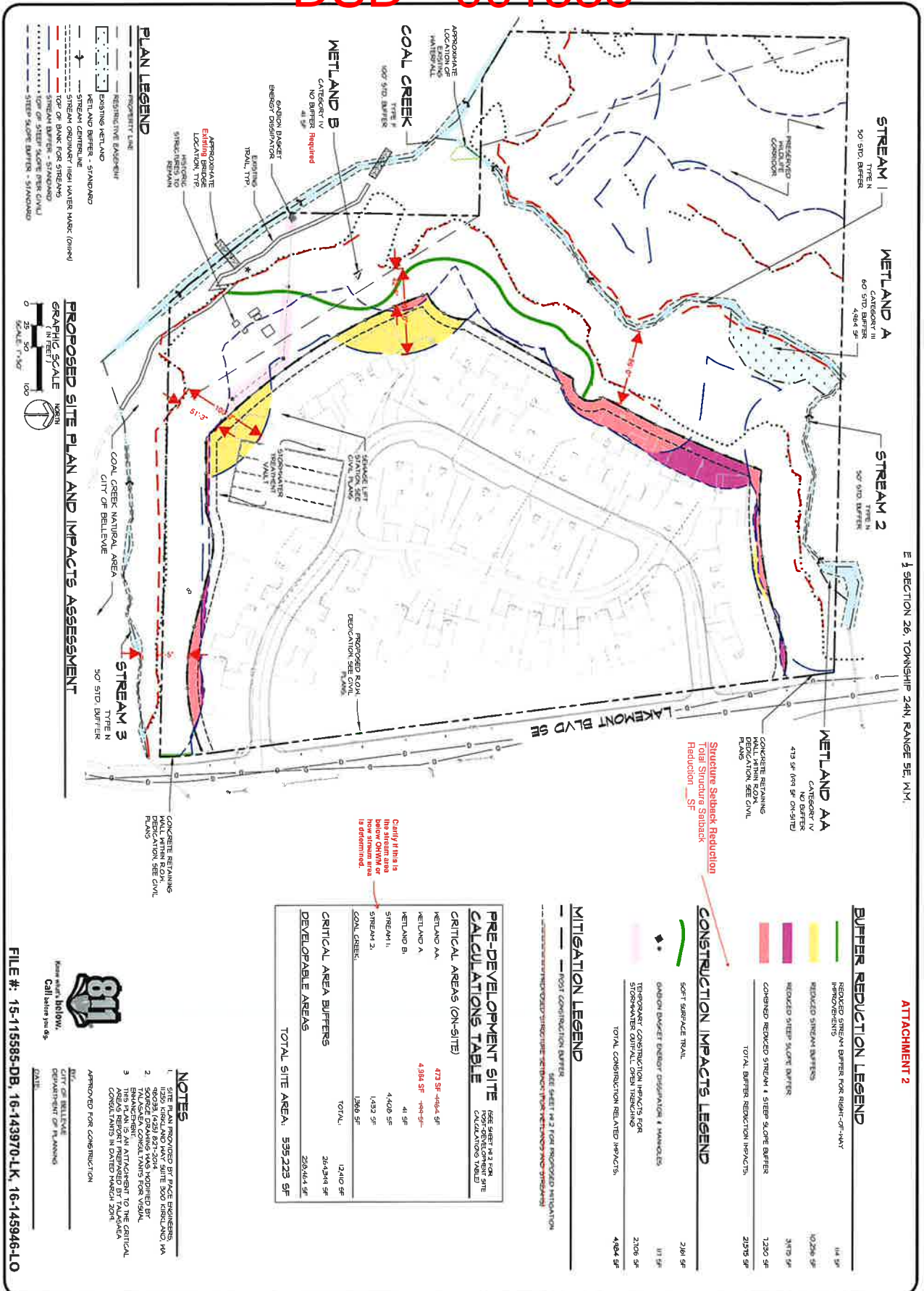


29335 NE 20th Street
Carnation, Washington 98014
(425) 333-0093

SCALE AS SHOWN	DATE
DESIGNED	
DRAWN	
CHECKED	
DATE	

ICE FILE NO
1180-001

Figure
4



PRE-DEVELOPMENT SITE CALCULATIONS TABLE

SEE SHEET # 2 FOR PROPOSED MITIGATION

CRITICAL AREAS (ON-SITE)	AREA (SF)
WETLAND AA	473 SF - 4964 SF
WETLAND A	4314 SF - 444 SF
WETLAND B	41 SF
STREAM 1	4,408 SF
STREAM 2	1,432 SF
COAL CREEK	1,968 SF
TOTAL	12,410 SF

CRITICAL AREA BUFFERS	AREA (SF)
REDUCED STREAM BUFFER FOR RIGHT-OF-WAY	144 SF
REDUCED STREAM BUFFER FOR PROPOSED SITE	10,256 SF
REDUCED STREAM BUFFERS	3,879 SF
REDUCED STEEP SLOPE BUFFERS	1,300 SF
COMBINED REDUCED STREAM & STEEP SLOPE BUFFER	2,975 SF
TOTAL BUFFER REDUCTION IMPACTS	18,554 SF

CONSTRUCTION IMPACTS LEGEND	IMPACTS
SOFT SPACE TRAIL	2,061 SF
EROSION BUFFER, ENERGY DISSIPATOR & MANHOLES	117 SF
TEMPORARY CONSTRUCTION IMPACTS FOR STORMWATER CONTROL OPEN TRENCHING	2,708 SF
TOTAL CONSTRUCTION RELATED IMPACTS	4,886 SF

MITIGATION LEGEND	IMPACTS
NOT CONSTRUCTION BUFFER	535,233 SF
CONSTRUCTION BUFFER	258,464 SF
TOTAL SITE AREA	535,233 SF

NOTES

- SITE PLAN PROVIDED BY PACE ENGINEERS
- DATE: 08/23/2018
- PROJECT: 15-115585-DB, 16-143970-LK, 16-145946-LO
- APPROVED FOR CONSTRUCTION

DATE: 08/23/2018
PROJECT: 15-115585-DB, 16-143970-LK, 16-145946-LO

**CRITICAL AREA CONCEPTUAL MITIGATION PLANS
PROPOSED SITE PLAN & IMPACTS ASSESSMENT
PARK POINTE PUD
BELLEVUE, WASHINGTON**

TALASAEA CONSULTANTS, INC.
 Resource & Environmental Planning
 1800 1st Ave N, Suite 200, Bellevue, WA 98005
 Phone: (206) 461-1100 Fax: (206) 461-1101

Sheet # **11.1**

DSD - 001539

Attachment 3

Park Pointe PUD

Public Comments received on Preliminary Plat Notice of Application 9-12-2019 (NOA)
and Public Meeting 9-24-2019

Rosen, Peter

From: Randy Gaddy <randyg1010@gmail.com>
Sent: Tuesday, April 02, 2019 9:34 PM
To: Rosen, Peter
Subject: Party of public record

Hi Mr. Rosen , yes as a nearby neighbor I would like to be a (party of public record)and notified of any hearings or any substantial movement on the proposed park point PUD. Yes I have many concerns. They are city water, sewage ,traffic impact and how they plan on pumping sewage from that development up to Forest Drive. Also Greenbelt preservation and wildlife impact. My concerns are quite lengthy. We have a community well across the street from the proposed development. I believe it's within 500 feet. It serves three households. We are all concerned about any soil movement or any disturbance of the property so close to our well. As you may know this was coal mining country and the mine shafts are quite extensive and close to the surface in our immediate area.We're concerned about the quality of our water after the development starts. We are very concerned about any disturbance of the mine shafts that could affect the output of our well. There are more concerns but I'll let my neighbors cover that. I am forwarding a copy of your email to me so that they can also participate in the (party of public record)and communicate with you directly. Thanks for your recent communication. I look forward to meeting you in the near future. Yours truly Randy Gaddy

Sent from my iPhone

Rosen, Peter

From: Geri Potter <pelican.dive@gmail.com>
Sent: Monday, August 19, 2019 12:26 PM
To: Rosen, Peter
Subject: Re: Park Pointe 16-143970-LK, 16-145946-LO

Thank you for getting back to me regarding the Park Point property. This piece of property has special importance for those who hike out of the Rd Town trail head. I'm a member of the Issaquah Alps Trails Club along with Steve Williams and David Kappler. David said you have met each other.

When Heida Bedwell was the planner for this property we had a meeting with her and were able to show her the list of concerns on developing. Both David and Steven are very familiar with the history of this area and the problems in developing. It would be interesting to hear how your team is planning on dealing with the problems. Please let me know if we could have a meeting with you to share our concerns.

My email address is pelican.dive@gmail.com I am requesting to be a party of record. Thank you very much. My phone number is 425-557-6554.

On Mon, Aug 19, 2019 at 8:14 AM Rosen, Peter <PRosen@bellevuewa.gov> wrote:

Ms. Potter – I received your phone message. Please respond to this email, provide your contact information and request to be a party of record to receive public notices for the Park Pointe development. Please include your specific issues or concerns. Thank you.

Peter Rosen

Senior Environmental Planner | City of Bellevue

(425) 452-5210 | prosen@bellevuewa.gov



Rosen, Peter

From: Jennifer Harrington <harrington.jennifer@gmail.com>
Sent: Friday, September 13, 2019 9:28 AM
To: Rosen, Peter
Cc: Council
Subject: Development of Milt Swanson property

I am writing as a concerned citizen of Bellevue to strongly oppose any multi family development on Milt Swanson's property at the intersection of Lakemont Boulevard and Newcastle Club Road.

My reasons are as follows:

1. It's pretty clear that the land in that area is completely unstable, as evidenced by the fourth massive repair in four years of the hairpin turn on the road in front of the area in question. There's nothing but abandoned mines in that area.

If the ground can't handle the weight of a car, how is it going to handle 35 townhomes, and who is going to pay the massive lawsuits that will ensue when it inevitably starts sinking?

2. There is simply not enough frontage to allow 35+ families to enter or exit that property safely multiple times a day. It's a narrow 2 lane road with a hairpin turn right before the property. It was designed for the farms that once surrounded it, not multi family housing. The speed limit is 40 miles an hour in that area. If you look at past records, there have even been fatalities on that turn because it's so dangerous. You have to build a proper road before you would even consider a development of this size.

3. Schools! I live in the part of Bellevue that is zoned for Issaquah schools, and we already had to bear the brunt of the Avalon Bay development that was approved by Bellevue knowing that there was absolutely no room in the school that would be zoned for it, Newcastle elementary. As such, my children's elementary school, Cougar Ridge had to absorb all of those children that don't live anywhere near our school. Now our school is also bursting at the seams as well.

Newcastle needs another ISD elementary school, but there is no land available to do so for anyone except developers apparently due to the requirements to build inside of the urban growth boundary. Any further development without school siting is going to require Issaquah to start eminent domain-ing buildable land in Bellevue.

4. Environmental impacts. From my understanding there is supposed to be a sewage pump going to Forest, but what happens when that fails as it has many times in areas of Seattle? It's going straight into Coal Creek, which we paid millions to try to shore up.

I am imploring you to stop this project in its tracks. This area should be preserved for single-family homes. In lieu of that, at the absolute minimum you need to build the roads and schools first.

Best,
Jennifer Harrington

Sent from my iPhone

Rosen, Peter

From: Kuper, Jacob AD-Staff <KuperJ@issaquah.wednet.edu>
Sent: Tuesday, September 17, 2019 10:38 AM
To: Ghanbari, Diane AD - Staff; 'Jennifer Harrington'
Cc: Rosen, Peter
Subject: RE: Development of Milt Swanson Property

Hello Jennifer,

Thanks for providing your concerns and this information. Thankfully, as you know we completed an addition to Cougar Ridge recently, which expanded the capacity of the building. Using our most recently completed capital facilities plan the generation rate for multi-family development the proposed 35 units would generate (35 x .195) 6 or 7 elementary aged students. This development as proposed will not have a material impact on Cougar Ridge enrollment. The City of Bellevue, as well as our other municipalities provides the District notice of projects and we are able to comment during the permitting process. At this point in time we do not have another elementary slated for Newcastle, but as you know we will be opening 2 more elementary schools, a 6th middle, and HS#4. The opening of these buildings will allow the District to review the placement of programs (LRC2, Merlin, Sci-Tech, etc) as well as make changes to attendance boundaries.

Kind Regards,
Jake Kuper

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

From: Ghanbari, Diane AD - Staff <GhanbariD@issaquah.wednet.edu>
Sent: Tuesday, September 17, 2019 9:04 AM
To: 'Jennifer Harrington' <harrington.jennifer@gmail.com>
Cc: 'prosen@bellevuewa.gov' <prosen@bellevuewa.gov>; Kuper, Jacob AD-Staff <KuperJ@issaquah.wednet.edu>
Subject: RE: Development of Milt Swanson Property

Dear Jennifer,

This message is to confirm receipt of your email dated September 13, 2019 at 9:50 a.m. Please be assured that all members of the School Board and Superintendent Thiele have received your message. I have also forwarded your email to Jake Kuper for his consideration. Mr. Kuper is the CFO for the district and he oversees our Capital Projects department.

Thank you for writing to the Board and Mr. Thiele. They truly appreciate the input they receive from our ISD families and community members.

Kind regards,

Diane Ghanbari
Executive Assistant to the Superintendent Issaquah School District #411
5150 220th Ave SE
Issaquah, WA 98029
(425) 837-7002

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

From: Jennifer Harrington <harrington.jennifer@gmail.com>

DSD - 001544

Sent: Friday, September 13, 2019 9:50 AM

To: School Board <SchoolBoard@issaquah.wednet.edu>; Thiele, Ron AD-Staff <ThieleR@issaquah.wednet.edu>

Cc: prosen@bellevuewa.gov

Subject: Development of Milt Swanson Property

I am copying the planner for the city of Bellevue on this email.

The city of Bellevue is proposing a 35+ unit townhome development on Lakemont Boulevard at the intersection of Newcastle Golf Road.

As you know, Newcastle elementary is at full capacity. My children attend Cougar Ridge, and we had to absorb all of Avalon Bay's development that was approved with no consideration for local school siting.

Does Issaquah have a plan to build another elementary school in Newcastle? Does Bellevue even talk to ISD before plans are approved for these multi family developments?

I used to live in California, and there, developers were required to site schools when they were planning new developments, and build them if there was no capacity in local schools. We should strongly consider something similar.

This is a prime reason why we need to increase developer fees and require school siting as a condition of building. ISD's policy of waiting for the kids to come first, then building schools isn't working for anyone. Bellevue's policy of letting anyone develop anywhere without regard to where the kids will attend school also isn't working.

There are a ton of other reasons why this development shouldn't be done in the first place, but as a parent of 3 children that attend ISD's schools, my patience is wearing thin on all of these development approvals with no concern for where the children are going to attend school.

Thank you for your attention to this matter.

Best,
Jennifer Harrington

Rosen, Peter

From: Rosen, Peter
Sent: Friday, October 04, 2019 9:44 AM
To: Jennifer Harrington
Cc: Stead, Elizabeth
Subject: RE: Development of Milt Swanson property

Ms. Harrington - Thank you for your comments. Please see responses to your comments below.

The proposed Park Pointe PUD is currently under review. There are 3 permits associated with the proposal: a Planned Unit Development (PUD) application (16-143970-LK), a Critical Areas Land Use Permit (16-145946-LO), and a Preliminary Plat (19-121109-LL). The Critical Areas Land Use permit is an administrative decision made by the Development Services Director. There will be a public hearing for the PUD and preliminary plat applications and the Hearing Examiner will make the decisions on those permits. You are a party-of-record and will receive a notice of the public hearing.

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

From: Jennifer Harrington <harrington.jennifer@gmail.com>
Sent: Friday, September 13, 2019 9:28 AM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Cc: Council <Council@bellevuewa.gov>
Subject: Development of Milt Swanson property

I am writing as a concerned citizen of Bellevue to strongly oppose any multi family development on Milt Swanson's property at the intersection of Lakemont Boulevard and Newcastle Club Road.

My reasons are as follows:

1. It's pretty clear that the land in that area is completely unstable, as evidenced by the fourth massive repair in four years of the hairpin turn on the road in front of the area in question. There's nothing but abandoned mines in that area.

If the ground can't handle the weight of a car, how is it going to handle 35 townhomes, and who is going to pay the massive lawsuits that will ensue when it inevitably starts sinking?

Response: A geotechnical investigation for the Lakemont Blvd road repair determined the primary issue is that the road was constructed on fill that was poorly compacted and saturation of the loose embankment fill. The geotechnical report did not identify underlying coal mine hazards or subsidence of coal mine features as the cause for the road repair.

The applicant has submitted a Coal Mine Hazard Study specifically evaluating the depth of coal mine features underlying the Park Pointe site. The work included numerous field borings/ground proofing to determine the extent and depth of underlying coal mine features. The analysis determine the hazard risk level based on the code classification (LUC 20, 25H.130, Coal Mine Hazard Area). The report identified a higher risk zone along the south portion of the site, where the abandoned mine tunnel is less than 100 feet below the ground surface and only passive uses (no buildings, development) are proposed in this area. A lower risk zone where the abandoned mine tunnel is more than 100 feet below the ground surface has been identified and recommended that it may be used for a stormwater pond/vault.

2. There is simply not enough frontage to allow 35+ families to enter or exit that property safely multiple times a day. It's a narrow 2 lane road with a hairpin turn right before the property. It was designed for the farms that once surrounded it,

DSD - 001546

not multi family housing. The speed limit is 40 miles an hour in that area. If you look at past records, there have even been fatalities on that turn because it's so dangerous. You have to build a proper road before you would even consider a development of this size.

Response: The location of the access driveway into the proposed development will be evaluated for sight distance, to ensure there is adequate visibility and stopping sight distance on Lakemont Blvd. The Transportation Design Manual has specific, detailed driveway sight distance requirements to ensure vehicles can enter safely from a driveway onto a major street. The applicant's Traffic Impact Analysis will be required to show that each driveway meets these requirements and will have adequate vehicle and pedestrian sight distance.

3. Schools! I live in the part of Bellevue that is zoned for Issaquah schools, and we already had to bear the brunt of the Avalon Bay development that was approved by Bellevue knowing that there was absolutely no room in the school that would be zoned for it, Newcastle elementary. As such, my children's elementary school, Cougar Ridge had to absorb all of those children that don't live anywhere near our school. Now our school is also bursting at the seams as well.

Newcastle needs another ISD elementary school, but there is no land available to do so for anyone except developers apparently due to the requirements to build inside of the urban growth boundary. Any further development without school siting is going to require Issaquah to start eminent domain-ing buildable land in Bellevue.

Response: The Issaquah School District responded directly to this comment:

Hello Jennifer,

Thanks for providing your concerns and this information. Thankfully, as you know we completed an addition to Cougar Ridge recently, which expanded the capacity of the building. Using our most recently completed capital facilities plan the generation rate for multi-family development the proposed 35 units would generate (35 x .195) 6 or 7 elementary aged students. This development as proposed will not have a material impact on Cougar Ridge enrollment. The City of Bellevue, as well as our other municipalities provides the District notice of projects and we are able to comment during the permitting process. At this point in time we do not have another elementary slated for Newcastle, but as you know we will be opening 2 more elementary schools, a 6th middle, and HS#4. The opening of these buildings will allow the District to review the placement of programs (LRC2, Merlin, Sci-Tech, etc) as well as make changes to attendance boundaries.

Kind Regards,
Jake Kuper

4. Environmental impacts. From my understanding there is supposed to be a sewage pump going to Forest, but what happens when that fails as it has many times in areas of Seattle? It's going straight into Coal Creek, which we paid millions to try to shore up.

Response: The development includes a sewage lift station because the site is at a lower elevation than the sewer main in Lakemont Blvd. The sewage lift station will include a back-up generator run on natural gas to provide redundancy in the case of electrical black-outs. There are other sewage lift stations currently serving residential developments in Bellevue.

I am imploring you to stop this project in its tracks. This area should be preserved for single-family homes. In lieu of that, at the absolute minimum you need to build the roads and schools first.

Best,
Jennifer Harrington

Rosen, Peter

From: Angeline Nesbit <director@eastsideheritagecenter.org>
Sent: Thursday, September 19, 2019 12:31 PM
To: Rosen, Peter
Subject: Proposed Housing Development Between Coal Creek and Cougar Mountain Park

Hello Mr Rosen,

My name is Angeline Nesbit, I am the Executive Director of the Eastside Heritage Center and I am contacting you because of the proposed housing development between Coal Creek and Cougar Mountain Park. It was brought to my attention that this space, which has a historical mine shaft and other evidence of this historical industry, is about to be developed. My organization is concerned about the kind of destruction that this would cause to the unique history of Bellevue and the detriment that depriving the community of the educational and cultural area would cause.

There have been no archaeological studies carried out and this development plan would remove the last visible barns and pastures on Cougar Mountain along with the last coal miner dwellings at Coal Creek Townsite without any attempt at preservation. Bellevue is a beautiful place to live, but trading the last remaining historical sites for 35 new homes would take away an important part of what makes it beautiful. The importance of this land for the community as a whole should be considered and weighed against the value of its destruction for the comfort of 35 families.

I hope that the City of Bellevue will discuss the real historical and environmental concerns surrounding this land with those looking to develop it, and create a proposal that keeps these houses from destroying our historical spaces, natural animal crossings, and an invaluable community resource.

Angeline Nesbit

Executive Director

Eastside Heritage Center

P.O. Box 40535

Bellevue, WA 98015

Ph: 425.450.1049

Fax: 425.450.1050

Rosen, Peter

From: Tyler Downey <downeyty@gmail.com>
Sent: Sunday, September 22, 2019 9:08 PM
To: Rosen, Peter
Cc: Mariah Kennedy; Dana Gaddy; Randy Gaddy; Vellema, Vicki
Subject: Fwd: Park Pointe PUD
Attachments: 16-143970-LK and 16-145946- LO - Mariah Kennedy and Tyler Downey Comments on Proposed Land Use Action.pdf

Hi Peter,

We are home owners and residents directly adjacent to the proposed development.

We reviewed what we could find about 19-121109-LL Park Pointe PUD Preliminary Plat on <https://permitsearch.mybuildingpermit.com/PermitDetails/19%20121109%20LL/Bellevue>. It looks like the main change from the previous 16-143970-LK / 16-145946-LO permit applications is to develop 35 homes on 5.96 acres, vs 41 homes on 6.9 acres of the 12.29 acre property? This is the same housing density of 5.9 homes/acre of developed property, which is only zoned R-3.5. Was the additional acre found not to be permissible to build on? Is there any other information about the new application that you can send to us?

Given that the proposed increase in housing density on the developable portion has not changed, our concerns about traffic safety, erosion, water (well safety), animals, noise, light pollution, natural aesthetics and historic preservation, outlined in our previously submitted comments attached, continue to be concerns. We submit our comments here again.

Please continue to treat us as a party of record for this change in the development proposal. We plan to attend the 9/24 public meeting to learn more about the proposed changes and status of the development.

Thank you,

Tyler Downey and Mariah Kennedy
7238 Lakemont Blvd SE
Bellevue, WA 98006

----- Forwarded message -----

From: Mariah Kennedy <mariahkennedy@gmail.com>
Date: Thu, Dec 15, 2016 at 5:43 AM
Subject: Park Pointe PUD
To: <prosen@bellevuewa.gov>, <hbedwell@bellevuewa.gov>, <rkmiller@bellevuewa.gov>
Cc: Tyler Downey <downeyty@gmail.com>

Heidi, Peter, and Ryan,

It was nice to meet you at the Park Pointe PUD meeting last night. We very much appreciate your time and the opportunity to comment. I wanted to provide you a soft copy of the written comments we mailed and provided to you last night and submit the following additional comments. Additionally, we appreciate your offer to send a PDF of the Icicle Creek study and the geotechnical study and look forward to reviewing them.

Well:

DSD - 001549

As we discussed at the meeting and in our attached comments, we share a joint well with our 2 neighbors. This well has supplied water to these houses for many years. We test the water each year for water quality and it is very clean. With the proposal of the development the health of our water is at risk. This must be dealt with as a primary health and safety issue *prior to approving a building permit*.

Merely checking the water periodically for contamination throughout the development process is not sufficient to safeguard health. For instance, if the developer tests the water and finds contamination, at their 3 month check, we have already been drinking that water as our sole water source for 3 months, which could cause life long defects and issues (especially to our new born, due in just a few days). This is not a risk we are willing to take. The well on our property (with no chlorine or chemicals) was a selling point in buying our home and still is. However, due to concerns we have discussed in the attached (i.e., disturbing soil that once harbored a large coal mining operation, development debris, storm water and sediment issues, and a sewer system near our well, etc.), we will not feel safe drinking our water once the development begins. As a result, we believe that the developer must provide city water prior to breaking ground. This will require the utilities to be set up and run to the houses across the street before any other construction begins. We believe the developer should bare this cost as the risk to the water source would not exist, and city water would not be necessary, but for the development.

Storm water studies:

The developer explained their storm water mitigation based on the 100 year flood potential. Though this is prudent given that the property is in the 100 year flood plain, development and climate change has changed storm water issues over the last several years. An historical look at the storm water needs a century ago does not properly address the current needs of the property. Just in the few years we have lived here, we have seen water increase in the stream that borders our property, flowing down along the edge of the proposed development. This increase will likely continue as the Belevedere development at the top of the ridge is completed. It is important that the storm water mitigation measures proposed for the project take into account the current and future needs of storm water drainage in order to safe guard the citizens of Bellevue.

Thank you,

Mariah

December 14, 2016

**Park Point PUD Proposed Development
File Number: 16-143970-LK and 16-145946- LO**

**Comments of Tyler Downey and Mariah Kennedy
Residents: 7238 Lakemont Blvd SE, Bellevue WA, 98006**

Dear City of Bellevue Development Services Department,

Please make these comments part of the public record.

Thank you for the opportunity to submit these comments. We are residents that live directly across the street from the proposed development and are deeply concerned with the environmental, safety, noise, aesthetics, light and glare, historical preservation, transportation and utilities impacts of the proposed development. Our comments below are organized in reference to the related sections of the Environmental Checklist attached to the Determination of Non-Significance Notice Materials. For the reasons laid out below, we do not believe that a Determination of Non-Significance is appropriate. This proposal has probable significant adverse impacts on the quality of the environment and an Environmental Impact Statement, in-depth geotechnical study, historical preservation research, and transportation study, are necessary prior to the development of this site.

Some of the specific considerations we believe should be included are: if the actual density of the proposal is consistent with environmental and zoning needs; the provision of sufficient natural buffer between development and road to mitigate noise, light, and compatibility with aesthetics of the area; light casings and minimized light levels to reduce light pollution; the upgrading of Lakemont Blvd. to include a crosswalk to the park entrance, sidewalks and bike lanes on both side of the street extending to Forest Dr., and a reduced speed limit; and a full assessment of the impact on the drinking water well used by three households adjacent to the development site. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

Erosion:

The Environmental Checklist asks if erosion could occur as a result of clearing, construction, or use, and the applicant notes that erosion could occur. It is also stated in the King County property records that this site has erosion risk, as well as coal mining risk with at least 3 coal mine tunnels underneath the property, which further brings the stability of this development into doubt. However, the Environmental Checklist in response to the question of the percentage of impervious surfaces that will be located on the site states, "Approximately Toby C ?????????????? % of the site will be covered with impervious surfaces. <50% of site." This does not provide sufficient information to assess this risk and there are no geotechnical studies attached to the application that address the concerns raised with the erosion risks, steep grades and tunnels under

the land on which 5.9 houses per acre are proposed. Due to the fact that several of the acres cannot be built upon or are reserved as mitigation areas, the applicant proposes to build all 41 units on 6.9 acres of the 12.2 acres.

Additionally, the erosion and surface water runoff may pose a threat to the safety of the drinking water used by the three households across the street. The well head is located approximately 250ft away from the planned development, but draws water from all of the surrounding area. The property proposed for development used to be the site of a coal mine town, and it is possible that there is trash, debris and other un-natural materials buried on site that could be exposed when the land is cleared. The impact on this drinking water source was not discussed, studied or mitigated in this application and must be addressed. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

As the Critical Area Report notes, there are “three different coal mines under the Property,” which are mapped in a report that has was not attached to the Determination of Non-Significance notice. These could pose a significant erosion and landslide risk and geotechnical instability. Additionally, the land is noted as a critical area for having steep grades. This is not the type of property to push through the less rigorous Determination of Non-Significance process. For the protection of the City of Bellevue and its residents, this critical property must be fully analyzed by professional geotechnical experts and the full risks of the development transparently disclosed.

Water:

Three wetlands and four streams were identified on the property according to the Critical Areas Report. The application notes that the development will be within 200 feet of streams and, though not noted by the applicant, within 250ft of a well that could detrimentally impact three households’ sole source of water. As noted briefly above, the proposed application calls for 5.9 houses to be built per acre. Is this consistent with R-3.5 zoning, given that this is double the density zoned for the property on the part being built upon? The storm water runoff, the amount of impervious surfaces created (which was not articulated in the application), risk of downstream contamination due to erosion and landslides, and the hazards of three coal mining tunnels under the property, must be critically studied to assess their impacts on the three wetlands, the four streams and the neighbors’ sole source of drinking water.

Though it is clear due to the nature of the land to be built upon that studies are necessary, critical assessment of potential impacts is even more important given that the streams from the property flow directly into the Coal Creek Natural Area. The Coal Creek Natural Area is an historic and environmentally preserved area that is one of the largest parks in Bellevue. The property is a sensitive area with portions of property within the 100 year flood plain. Additionally, the aquifer and watershed are shared with the over 3,000 acre King County Park across the street, which runs into more than 2,000 acres of additional county park land.

In addition to the failure to answer the question regarding impervious surfaces, the application appears to be inconsistent. Question A(3)(a)(3) asks what type of fill material will be used by

waters and the applicant says none. However, A(1)(e) notes that fill materials may be required and A(3)(a)(2) notes that development work will be within 200 feet of stream. Further assessment must be completed to determine what fill materials will be used and their impact.

Animals:

In response to whether the site is part of a migration route, the applicant says “Not to my knowledge.” However, the Critical Areas Report attached to the application notes that the site contains critical areas of habitat and streams. It finds that six species listed as having importance in the Bellevue code have a high likelihood of being on the site including, “bald eagle migration”. Explicitly the report notes the following as having a high likelihood of being on the site: “bald eagle (migration only), pileated woodpecker, red-tailed hawk, Townsend’s big-eared bat, Keen’s myotis, and the long-eared myotis. Townsend’s big-eared bat is a Federally-listed species of concern and a State-listed candidate species. Pileated woodpecker is a State-listed Candidate.” Additionally, as neighbors we have seen the following on or near the property: black bear, coyote, deer, eagles flying over head, owls, and hawks nesting each year. The animals eat the apples from the tree and the grass in the front pasture. Currently, they are protected from the road by the fence and pasture land. However, we have already seen one deer killed by a car directly in front of 7331 Lakemont Blvd SE. This is without the increased traffic, people and trash drawing in animals or scaring them into the road and having houses directly on the road. The only measure noted in the application to preserve habitat is landscape enhancement. This is not sufficient. An Environmental Impact Study is necessary to comprehensively understand the impacts of this proposal.

Noise:

The applicant notes that “[e]xisting noise is typical of existing urban areas.” This could not be further from the truth. The proposed development is not in an urban area. As noted in the Critical Area Report, the proposed land development is on land that directly borders a municipal natural area and a park, the City of Bellevue’s Coal Creek Natural Area and King County Cougar Mountain Park. In fact, aside from the three residences across the street, this property is completely surrounded by park lands.

Coal Creek Natural Area (the only adjacent neighbor to this property) is 446 acres, the largest single area in the city’s park system. This Natural Area is described by City of Bellevue on its website “Stepping into Coal Creek Natural Area is like stepping into the past. Immersed under a treed canopy without a house in sight, the park echoes of the wildness that once covered this area. You can almost hear clanging coal cars as you wander through the second growth forests. Look closely and take time to discover evidence of the early coal industry along the trail. Coal Creek provides valuable fish and wildlife habitat, the dense forest protects water quality and erosion, and the extensive trail system provides opportunities for passive recreation and environmental education.” This description, from the City of Bellevue’s website, shows how inaccurate the application’s depiction of this development is. This property deserves additional scrutiny due to its location, history and environmental surroundings.

In addition to the property's adjacency to the Coal Creek Natural Area, the property is directly across the street and in the same watershed as the Cougar Mountain Park. The Cougar Mountain Park is 3,115 acres and is described by King County's website as "the gem of King County's 25,000 acre park system." "Thanks to several key acquisitions, the park, which originally was created by a considerable outpouring of public support, has evolved over time to its current size of 3,100 acres. The park is connected to Squak Mountain State Park by the Cougar-Squak Corridor, which together create a protected area of public land of approximately 5,000 acres." In addition to the natural area, park land, and two inhabited homes on the parcel, there are three homes located across the street and a housing development approximately 1000ft across a tree lined natural ravine behind the parcels. The three homes across the street have approximately an one acre buffer each and also border the Cougar Mountain Park. The level of noise in this area is not typical of an urban area. Some nights it is so quiet, all you can hear is coyotes and owls. The contours of the basin bring sounds directly up to the three houses across the street. Adding 5.9 homes per acre adjacent to these two parks is not a minor change in noise. It will be a drastic change in the environment, nuisance to neighbors and impactful to the wildlife of this natural area.

For the reasons cited here, the proposed measures to mitigate noise in the application are not sufficient. More than typical mitigation equipment is required, in addition to limited and specific construction hours. Additional mitigation measures should be taken to ensure the development is structured in a way to reduce noise, and there is a natural buffer between the houses and the road to help reduce noise pollution.

Aesthetics:

The proposed measures to ensure aesthetic compatibility with the area are not sufficient. Many King County residents and Bellevue City residents utilize the Coal Creek Natural Area and Cougar Mountain Park. They come to this area driving down Lakemont Blvd., which is surrounded by trees and natural area on and near the proposed development. These natural surroundings will be altered by the development, and the proposed measure to ensure the development is architecturally pleasing, as stated by the applicant, is not sufficient to ensure that the development is compatible with the current natural surroundings. Like the other developments that border Lakemont Blvd., the proposed development must provide substantial natural buffer between the roadway and the houses. Other developments in this area have trees bordering Lakemont Blvd., and to be consistent with this area, the aesthetics of the development should look park-like. Looking at the proposed build maps, several houses are proposed to be built near the road. This does not provide the natural buffer necessary. The density of the development may need to be reduced to in order to provide the necessary natural buffer from the development to the road. A significant natural buffer of vegetation between road and housing is necessary not only for aesthetics, but for a noise buffer, wildlife safety, and light and glare.

Light and Glare:

The views of the three houses across the street look directly down the hill at the proposed development. We can see lights at the existing houses and along Lakemont Blvd. The street and house lights associated with 41 new units will be a substantial increase and likely interfere with

our view. Additionally, the light pollution should be considered in its impacts on the park and wildlife. The applicant should make mitigation measures to reduce light pollution and light density at the proposed development. A natural buffer from the houses to the road and street light and house light casings should be developed in a way that reduced light pollution.

Historic Preservation:

The proposal fails to fully explain the historical and cultural significance of the area. The Coal Creek Natural Area and Cougar Mountain Park along with the property at 7331 Lakemont Blvd are part of a long history in the area. As described briefly in the excerpt from the Bellevue City website above regarding the Coal Creek Natural Area and on the King County website there is historical and cultural significance to the proposed build site. “Over the years, Cougar Mountain has been home to Native Americans, miners, loggers, and even the US Army! For thousands of years, Native Americans traversed Cougar Mountain to gather wild roots, plants and berries, as well as to hunt game and other animals. Then, when the region began to be settled, miners worked the hills of Cougar Mountain for close to a century, up until the middle of the twentieth century. Logging operations took place during the 1920s, and there was even some small-scale farming, which helped supply miners, loggers, and their families with fresh produce. In the 1950s and early 60s, two active Nike missile sites were located within the park’s current boundaries, in order to protect the Puget Sound region from potential air attacks. Eventually, these sites were decommissioned, and in the late 1960s, King County took over ownership of the land that would later become Cougar Mountain Regional Wildland Park.”

The previous owner of 7331 Lakemont Blvd was one of the last remaining residents that worked for the mines. He lived in that house for 90 years, and his father also worked in the mines. The City of Bellevue Coal Creek Natural Area’s sign, located adjacent to this property shows pictures and a map of the old mine town, which included the proposed development parcels. The pictures show an old hotel with remnants either located on 7331 Lakemont Blvd or directly adjacent to it. The Newcastle historical society has done substantial work on the history of this area, as has the Issaquah Alps Trails Club.

Though the application mentions there “may be” historical remnants underground that will not be impacted, the development itself will demolish properties that hold historical significance to this region. The house located on 7331 Lakemont Blvd. is one of two remaining company houses built for the coal mines. The applicant does not address this despite the fact that the Critical Areas Report attached to the application notes “The land within the vicinity of the Property was historically part of a larger active coal mining operation from circa 1879 to circa 1930. Intermittent coal mining occurred up to circa 1960. In the Coal Mine Hazard Assessment and Ground Proofing Report prepared by Icicle Creek Engineers (August 2, 2016) the existence and extent of three different coal mines under the Property are mapped and discussed. It should be noted at this point that this report does not address geotechnical or mining issues and their critical areas. Interaction of any critical area boundaries were coordinated by the Pace Engineers in the site design process.” A record of some of the artifacts that were once located on this property are pictured in an article on the Newcastle Historical Society Website and show a number of artifacts located on and around the grounds. See www.newcastlewahistory.org. The

current location of historical artifacts and any potential cultural impacts should be accurately assessed before a permit is approved.

Transportation:

The impact on transportation of this development is a key concern. Lakemont Blvd. currently has cars parked along it from the Cougar Mountain Park entrance past 7331 Lakemont Blvd. during the summer for overflow parking due to park use. Bicyclists and runners frequently use the small margin on both sides of the roadway year round. There is a blind corner immediately south of 7331 Lakemont Blvd. that borders the Natural Area and Park entrances and drivers regularly use speeds exceeding the 40 mph limit. The guard rail adjacent to the blind corner near the proposed development and park ravine, has been fixed at least twice in recent years due to vehicle accidents, with one fatality in 2012. Wildlife is also threatened by these traffic concerns. A deer was hit and killed in front of 7331 Lakemont Blvd. last year. Additionally, traffic on Lakemont Blvd. is already likely to increase due to a large development approximately two miles west on Lakemont Blvd. There is no public transportation available at this location.

Despite these important transportation considerations, the proposal fails to answer the question of how many vehicular trips per day will be generated. Although it is noted that the applicant does not know of any public transit, it states that one of the measures to help reduce congestion will be the use of public transit. The application makes clear that the transportation impacts of this proposal have not been well thought through. A thorough traffic study should be completed. Prior to allowing this permit, the City should consider the park traffic and parking, the dangers to wildlife, requiring reduced traffic speeds, building pedestrian sidewalks on both sides of the street connecting to Forest dr., building a safely designed cross walk from the development across to Cougar Mountain Park, and adding bicycle lanes on both sides of the street.

Utilities:

The developer will need to extend the water and sewer approximately 1,400 LF from a connection north of the property. This extension will likely need to cross creeks and natural areas, or be buried beneath Lakemont Blvd (which was just repaved last year). The environmental impact of the utilities' extension is not mentioned in the application and should be thoroughly studied before a permit requiring water and sewer be approved. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

Conclusion:

Due to the reasons articulated above we urge the City of Bellevue to consider the many ways in which this proposal has probable significant adverse impacts on the quality of the environment, historical and cultural areas, transportation and safety of residents. This site is not a typical urban area with similar types of houses or development. It is pasture land that is surrounded on all sides by sensitive and important parks. As a result, an Environmental Impact Statement, an in-depth geotechnical study, historical preservation research, and a transportation study, are necessary prior to the development of this site.

Some of the specific considerations we believe should be included are: if the actual density of proposal is consistent with environmental and zoning needs; the provision of sufficient natural buffer between development and road to mitigate noise, light, and compatibility with aesthetics of the area; light casings and minimized light levels to reduce light pollution; the upgrading of Lakemont Blvd. to include a crosswalk to the park, sidewalks and bike lanes on both side of the street extending to Forest Dr., and a reduced speed limit; and a full assessment of the impact on the drinking water well used by three households adjacent to the development site. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

Planned Unit Development (PUD)

If the proposed project is subject to reduced environmental requirements or other factors due to the creation of a PUD, we request the City of Bellevue provide public access and notice to the location of information regarding the legal creation and approval of the Park Point PUD and the availability of any public process associated therewith.

Thank you for the opportunity to submit these comments and for your consideration.

Rosen, Peter

From: Randy Gaddy <randyg1010@gmail.com>
Sent: Monday, September 23, 2019 11:22 AM
To: Rosen, Peter
Subject: Park point pud

Hello Mr. Rosen

My neighbor Tyler Downey sent you comments and studies that were done on our part in 2016. I completely agree with his assessment on the recent change. Myself and my family completely stand behind the studies that Mr. Downey sent you in respect to the proposed park point pud. I believe Mr. Downey's conclusions and studies are much more accurate than the studies that the developer has put forth. For this is a very special and significant piece of property that needs to be preserved at all cost. It's obvious at least to me that the developer did not do their homework before they purchased this land.

Back in the 1980s ("quadrant") another development company wanted to develop the property directly across the street and found that there is too many streams, steep slopes and the coal mine shafts are too close to the surface to build on. They sold the property to King County Park system and moved on. I was a neighbor and friend to Milt Swanson who lived at 7331 for over 90 years of his life. It was his dream and wishes that his property at 7331 would be sold to the city of Bellevue parks system to preserve the historical significance of that land. It was only the short sightedness and greed of a relative that interfered with his last wish for that property. I hope we all can see that this land should be impacted to the smallest degree possible. Men rarely make the RIGHT decision when so much money is involved. My wife and I have lived here for over 35 years and raised our son Colin here. We love this area for its uniqueness and wildlife. Feel free to come by anytime and I'd be glad to walk you through this area so that you too can understand how special this property is. It really has become a wildlife refuge over the last five years with all the other development in the nearby area. Let's do the right thing and greatly minimize the impact to this very beautiful and unique piece of property. We too can play a small role in keeping this historically significant land preserved so our children and grandchildren can enjoy it in the future.

Sincerely

Randy Gaddy
7242 Lakemont Blvd SE
Bellevue Wa 98006
206-409-5525
Sent from my iPhone

DSD - 001558
Pork Pointe PUD 7219 & 7331 Lohmont Blvd SE
File # 19-121109-LL

From: John & Pam Biggs, 2754 NE 29th St 9/20/19
Sea. wa. 98115 206 5235094 family 78 yrs of living here!

Dear Peter Rosen:

I am taking the time to write you because of my knowledge of the site and also my conviction that it should remain zoned R 3-5 while wealthy and beautiful Bellvue create a rainy day development mitigation fund to purchase the property like should have been done previously when Bellvue had the chance.

The rationale is obvious: blueberry and farmlands as recent as post war era evolved ~~it~~ into a major metropolitan city with open space gobbled up at a frantic pace. (2) Deep water lacid historic land better suited for addition for the premier park of King Co. and Bellvue adjoining Coal creek trail and major access point, historic Red Town. Seventy or eighty cars that will not congest 405. How much new open space has Bellvue added to the city limits last year? Does it always have to be about money and property taxes? Don't drop the ball again, make the call from a balanced position.

P.S. I've contacted Bellvue about the blind 45 mph, curve with no crosswalk, to access the 400 trail from parking area, I've been told the powers that be are aware, will it take a death for action? I'm sure I'm wasting my time - money talks - but thanks for reading this!

DSD - 001559

Development Comments: 'Park Pointe' PUD , File # 19-121109-LL

to: City of Bellevue, Development Services Department; attn. Peter Rosen, Planner.

from: Steven R. Williams, 12634 SE 4TH place, Bellevue, WA 98005 - September 26, 2019.

[my comments are based on 40+ years of contact with the site, first as King County Park Manager of Coal Creek Park, and later as Manager of the Cougar Mountain District- King County Parks].

Peter, While I appreciate all the efforts the developer has made (and also the city's openness); I still come to the same **conclusion - this project is in the wrong place**. It is a private intrusion in the middle of a very narrow wildlife corridor between two natural area parks of regional significance:

1. The highest and best use of this land would be to continue its 80 year history as rural pasture / open space / wildlife corridor. Deer, Bear, Bobcat and Coyotes are the large animals frequently seen crossing Lakemont Boulevard here. Cougar Mountain Regional Wildland Park is on one side of the road and Bellevue's Coal Creek Natural Area is on the other. The roadway in either direction is otherwise bordered by steep slopes and/or guardrails which often trap young animals in the path of oncoming cars. The posted speed limit is 40 mph. with trees and a tight curve to the south limiting visibility and driver reaction time. The animals use the 'Park Pointe' property because it is open, has good sight-lines and is a safer crossing for them and their young. The devoper's reports seem to have studiously avoided any reference to this reality, or its importance to the two parks.

2. I am glad to see that the **storm water input** to Coal Creek has been moved downstream beyond the boiler plant foundations, interpretive trail and footbridge. However, I am still very concerned about on-going maintenance of the vault filters, manholes, gabion-box energy disapator, and actual discharge into Coal Creek. Our experience with Forest Drive systems is that plastic bags, 'doggie' bags, coffee cups and other litter still makes their all the way down and into to Coal Creek. How often will the vault filters be checked and replaced? How often will the manholes and street grates be checked and cleaned? How will moss and dirt be prevented from clogging up 'pervious pavement'? Will the construction crews and homeowners have 'safe' places to dump paint thinner, wash waste, motor oil, pet waste, etc.? Does the city monitor HOA performance or maintenance contracts for compliance?

3. I have similar concerns about **maintenance of NGPE signs and fences**; and especially wetland/stream protections. Who will maintain and replace these things? Will new residents have an HOA agreement about respecting the habitat areas and keeping their dogs and kids out of these areas? Will they understand that they now have the privliege of seeing deer and bear and bobcat - and that the correct response is not to call the police and demand that the animals be shot?

DSD - 001560

4. I remain very concerned about the **minshafts** under the 'Park Pointe' site. The #4 airshaft runs right through the middle of the site, and the design solution seems to be cover it all up with a concrete water vault. At the public meeting the developer would not even show us the alignment of the shafts. The #4 was abandoned early in the 1880's, and the #3 (under today's Lakemont Blvd) was abandoned in 1894 due to a fire which could not be put out. Collapses over mines within Cougar Mt. Park and repairs to Lakemont Blvd. have been required in recent years. It was also common for old timber shafts and airshafts not only to go undocumented, but sometimes to be used for garbage and septic disposal after the mining companies had left. It seems very unwise to put people and houses on top of all these unknowns. The site would be best left undeveloped.

5. With new developments and growing population in adjacent areas, Lakemont Blvd. **traffic** has become a significant problem. During morning and afternoon rush hours the flow of traffic is non-stop, and speeds seem to be increasing. Adding 100+ cars, school busses, garbage and delivery trucks, aid cars and fire trucks to this mix will only make things worse. How will safe turns in and out of the development be possible? How will residents ever be able to safely cross the road and enter the Cougar Mt. Park? How can traffic be slowed down through this area? A solar -powered speed reduction sign (to 30 mph ?) with flashing lights might help, but that and a pedestrian crosswalk are both needed right now.

6. **This development plan eliminates one of the last visible barns and pastures on Cougar Mountain, as well as the last coal miner dwelling of the 1900's Coal Creek Townsite.** In an ideal world these buildings would be preserved to house mining artifacts; and a Park program would be created to tell the story of the people and major industry that existed right here between 1863 and 1933. (It has been years since I suggested this in my Dec.12, 2016 comments). Has that possibility been discussed with the Bellevue and King County park departments ? What steps will be taken to honor all of the history that happened here ? What steps will be taken to educate new residents about the wildlife value and ecological protections that are part of their now "living in a park"?

7. I return to my conclusion that **the 'Park Pointe' land should be preserved as a Natural Area Park**, not as a private development with private roads. As part of Bellevue's Coal Creek Park, perhaps a small Interpretive Center/Ranger Station with limited parking could be provided near Milt Swanson's barn. That would leave the majority of the site as open meadow for continued wildlife passage and a safe crossing of Lakemont Blvd. And, that would be of recreational and historic benefit to the total population - certainly of far greater value to the citizens of Bellevue, Newcastle and the Greater Seattle Area than just 35 more expensive private homes.

DSD - 001561

Thanks for your consideration. Please make me a party of record.

Steve Williams (425) 453-8997.

DSD - 001562

Rosen, Peter

From: Jolivette, Stephanie (DAHP) <stephanie.jolivette@dahp.wa.gov>
Sent: Thursday, September 26, 2019 3:51 PM
To: Rosen, Peter
Cc: ryoung@tulaliptribes-nsn.gov; Laura Murphy; Cecile; Steven Mullen-Moses; Kerry Lyste
Subject: DAHP Project 2017-03-01601 DAHP Permit 2018-12 Park Pointe PUD
Attachments: 2017-03-01601_DAHP_Permit_Required_ParkPointe.pdf

Hello Mr. Rosen,

Please see the attached letter from the DAHP requiring that the DAHP Permit requirements be completed for testing in site 45KI1325, recommending additional subsurface survey, and requiring a DAHP Permit be applied for and granted prior to any ground disturbance within the newly identified Coal Creek Foundations site area.

Feel free to contact me if you have questions about these recommendations.

Best,
Stephanie

Stephanie Jolivette | Local Government Archaeologist
360.586.3088 | stephanie.jolivette@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

September 25, 2019

Mr. Peter Rosen
Senior Environmental Planner
City of Bellevue

In future correspondence please refer to:
Project Tracking Code: 2017-03-01601
Property: Park Pointe Planned Unit Development, Bellevue
Re: Archaeology Permit Required;

Dear Mr. Rosen:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, it is apparent that the project area contains multiple archaeological resources associated with the early coal mining history of the area. Several of these historical period resources (45KI1326, 45KI1327, 45KI1328, and 45KI1329) have been previously determined not eligible for the National Register of Historic Places (NRHP). Two archaeological sites (45KI1325 and the more recently reported Coal Creek Mine foundations) are considered potentially eligible for the NRHP and thus a DAHP Site Alteration & Excavation Permit is required for work within the boundaries of either site. For the two NRHP eligible sites the following work will need to be completed prior to the Park Pointe Planned Unit Development project moving forward.

- DAHP Permit 2018-12 was previously issued to Tierra Right of Way Services and John Jackles of ISOLA Homes in order to conduct testing in site 45KI1325. The DAHP has not yet received the testing report and the report is past due. No further work within the site boundaries can occur until the permit is resolved. A DAHP permit will be required for any work within the site boundaries, which is located within the current development area near Lakemont Blvd SE.
- No DAHP Permit has yet been issued for the Coal Creek Mine foundations site. The SEPA checklist indicates that "The historic coal mine remnants will not be disturbed" (13.d). However, the current plans indicate that the portion of the property containing this site have been transferred/sold/or been granted ROW access to the developer and storm drainage is planned in this area. No subsurface survey of this area has yet been undertaken and thus the full extent of this site is currently unknown. A subsurface survey should be conducted prior to ground disturbance in this area. These foundations are part of the Coal Creek interpretive trail and the DAHP would also like clarification on the ownership of this area (the lower parcel area marked in purple on the Park Point PUD & Preliminary Plat maps in the Optional DNS packet) and the City's plan to safeguard these historical resources.

We also recommend continued consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.



DSD - 001564

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Finally, please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. Site/Isolate and Historic Property Inventory forms must be entered directly into the online WISAARD system. Cultural Resource reports should be directly uploaded into the assigned WISAARD project. For assistance with the process please see the WISAARD tutorials on this page: <https://dahp.wa.gov/project-review/wisaard-system>

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report for the Coal Creek foundations area, the testing report for the DAHP Permit 2018-12, and permit application material for any planned impacts to either NRHP eligible site. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,



Stephanie Jolivet
Local Governments Archaeologist
(360) 586-3088
Stephanie.Jolivet@dahp.wa.gov



Rosen, Peter

From: Garry Kampen <kampen@comcast.net>
Sent: Thursday, September 26, 2019 6:09 PM
To: Rosen, Peter
Subject: Park Pointe PUD #19-121109-LL

On behalf of Newcastle Trails, a 501(c)3 nonprofit since 2003, I'd like to express our concerns about the Park Pointe PUD on the former Milt Swanson property. At our last board meeting, the NT board voted unanimously on the following resolution:

With regard to the Milt Swanson property, Newcastle Trails urges Bellevue to minimize the impact of development on the wildlife and hiker corridor containing the Coal Creek Trail.

We share the concerns expressed by Bellevue residents and others, about loss of green space, environmental risks, and additional traffic at a hairpin turn that is also a major trail junction. If the PUD cannot be stopped or greatly mitigated, we hope at least that Bellevue can find a way to limit the encroachment of the PUD on the last (easternmost) segment of the Coal Creek Trail, where it climbs from the wooded valley of Coal Creek and runs along the south boundary of the PUD.

If the 4 units closest to the trail (#17-20) were eliminated (perhaps by compensating waivers or outright purchase), the resulting open space would provide a green buffer, a scenic corridor for walkers and wildlife. It would also preserve an essential part of local history. The pasture adjoining the trail, with its depressions from collapsed (or collapsing) coal mines, is a last remnant of the pastureland around historic Red Town.

Coal Creek Trail is a wonderful trail that serves the whole region. It links the new Eastside Rail Trail (Eastrail) with Cougar Mountain Park. With recent renovations by Bellevue, a new trailhead at Newcastle Commons, and trail walks by the Coal Creek YMCA, use is heavy and increasing. The trail and park are regional assets of great value, for recreation, scenery, wildlife, and the environment. The junction of the two is a very special place, combining history and nature. At minimum, a green corridor along the trail should be preserved.

Thank you,

Garry Kampen, president
Newcastle Trails
425-271-6181
www.newcastletrails.org



October 23, 2019

Peter Rosen
Senior Environmental Planner
City of Bellevue

Dear Mr. Rosen,

I am writing on behalf of the Newcastle Historical Society. We have had a long involvement with the coal mining history in Newcastle and the area of Cougar Mountain Regional Wildland Park. The proposed project Park Pointe PUD (File #19-121109-LL) is of concern to us.

We have reviewed the plans for the project and offer the following comments:

- The site is located in one of the major historic areas of King County and is adjacent to the Cougar Mountain Regional Wildland Park which features many of the historic mining sites and is now a very active hiking area with numerous trails through the woods which have now reclaimed these old mining areas.
- Redevelopment of the acreages of the Park Pointe PUD will have substantial impacts on the Park as well as the historic character of the area and will change it from a rural setting to one of dense housing.
- The proposed housing units will introduce substantial traffic and congestion along Lakemont Boulevard, particularly near the trail crossing from the Park on the eastside of Lakemont Blvd. to the trails on the westside, along Coal Creek and the former Milt Swanson homesite. We believe this will introduce a serious danger to pedestrians crossing near the sharp curve where Lakemont turns and become Newcastle Golf Club Road.
- Assuming the development has overcome the problems associated with the abandoned diggings and shafts of coal mining, we recognize that the project will probably go forward in some form. Accordingly, we urge the following minimal restrictions:
 1. Move the housing units as far north as possible.
 2. Move the access onto Lakemont Boulevard as far north as possible.
 3. Screen the structures to be built along the southerly boundary of the development so as to limit the visual impacts to the trails along Coal Creek.

Bellevue has done an exemplary job, along with King County, in developing and enhancing the Cougar Mountain Wildland Park. We urge caution and careful consideration in making changes which will forever modify this important historic and recreational area.

Sincerely,

Russ Segner, President
Newcastle Historical Society



August 16, 2019

Mr. Peter Rosen
Senior Environmental Planner
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9912

**Subject: Park Pointe PUD (16-143970-LK and 16-145946-LO)
PACE Project No. 15436**

Dear Peter:

We are pleased to provide the updated application materials related to Park Pointe PUD. This submittal addresses recent engineering revisions and also incorporates a preliminary plat into the project proposal. This change will allow Isola to sell individual lots whereas earlier versions of the project proposed condominiums.

The materials transmitted herein constitute a complete application for a preliminary plat and also amend the existing applications before the City for the Planned Unit Development and Critical Areas alterations.

We attached a Document Index to this letter that lists the material included with this resubmittal, and also identifies what prior documents should be retained as part of the overall project record.

COMMENT RESPONSES

During the course of the project review, PACE has addressed numerous comments associated with the site planning, PUD compliance, and critical areas. In addition to the inclusion of the preliminary plat, the application materials do respond to two specific engineering related reviews that have not yet been included in the project's preliminary engineering plans.

Over several months, Chris Brookes offered comments related to the proposed storm drain outfall system.

The current preliminary design presented in the attached plans has been updated from the June 6, 2018 plan submittal to eliminate the pump station that conveyed runoff from the detention vault to the existing storm culvert where Stream 3 crossed Lakemont Boulevard SE. Instead, the vault will discharge to a storm drain that conveys flows by gravity to Coal Creek.

This concept was ironed out through direct correspondence with Chris Brookes, Bellevue's Utility Review Engineer. The proposal shown in the current plans refines the initial concept we presented to Mr. Brookes through a letter dated December 10, 2018. Specific changes include:

1. Re-routed the pipe to avoid significant trees and lessen the impact to the existing and proposed trails.
2. Opted to install downstream section of the pipe using directional drilling techniques to eliminate locations where the above grade pipe would cross over the existing and proposed trails.
3. Collaborated with Talasaea to move the outfall to a segment of Coal Creek that is expected to minimize potential construction impacts. The area is flatter and more accessible to construction equipment.
4. Better depicted the outfall to demonstrate construction will be confined to upland areas and will not encroach into the Ordinary High Water Mark (OHWM) of Coal Creek.

The reviewer is encouraged to recognize that these remain preliminary engineering plans. Specific design details involving construction practices, energy dissipation or other facets of the design have been addressed but will be included in the final engineering needed for the Utility Extension permits.

On August 15, 2018, Ryan Miller emailed the the following comments:

To facilitate review, Mr. Miller's comments are presented below with PACE's responses following.

1. TIA
 - a. Revise the TIA to be stamped and signed
 - b. Revise the TIA to be addressed to the correct review engineer

PACE RESPONSE: An updated document addressing these concerns is included with the resubmittal.
2. Road Plan
 - a. Show what treatment is being used to designate that road A is private at the two connections with the public road. Will this be a concrete driveway approach with radii or a landscape island treatment for each entrance?
PACE RESPONSE: The entrances from Lakemont Boulevard have been revised to with this be a concrete driveway approach with radii or a landscape island treatment.
 - b. Provide an analysis for the sight distance at the two proposed access locations.
PACE RESPONSE: Site Distance triangles are shown on sheet P5 (Site Plan B).
 - c. Revise the private roads approaches to Lakemont Boulevard to be a minimum of 26-feet wide. Show turning templates for a front load garbage truck that support the chosen width and curb radius dimensions. Maintain the width for at least 40-feet measured from the back edge of the sidewalk. Show the radii being increased to a minimum of 25-feet, the radius dimension can be reduced based on the turning templates.

PACE RESPONSE: *The throat width of Road A widens at the intersection of Lakemont Boulevard to provide 13-foot travel lanes over the 40-foot length specified. The turning radius from the Road A curb to the west edge of the SB lane on Lakemont Boulevard (delineated by a paint stripe) exceeds the 25 feet indicated. Because the intersection geometry meets the specified minimum dimensions, we have not provided truck turning movements.*

- d. Reduce the road width to 20-feet and increase the sidewalk width to be 7-feet for all internal concrete sidewalks.

PACE RESPONSE: *Completed.*

- e. Show crossings and treatments for the crossings. We discussed the use of concrete for these with markings.

PACE RESPONSE: *Completed.*

3. Driveways

- a. Several lots have driveways that seem unrealistic for a vehicle to back out of. Review each lots driveway, especially the groupings of two or more homes.

PACE RESPONSE: *Completed.*

- b. Some lots share a driveway with 2-3 other homes and it is not clear where one can park and what must be left clear. For example the grouping of lots 9, 10, 11, and 12 or even lots 13, and 14. Show a change in materiality for locations where driveways are shared?

PACE RESPONSE: *Completed on the two sets of 4-unit clusters along the west side of Road A. Final design will determine whether this is achieved by color or textural changes.*

- c. Verify that driveways lengths are 4-feet or less to deter parking, 8-feet to accommodate parallel parking, or 20-feet to accommodate full vehicle lengths.

PACE RESPONSE: *Completed.*

- d. Private road widths for the 4-home groupings do not meet standards but during our discussion this was to be mitigated via providing changes in materiality between the lots driveway and the private road/turnaround. Driveway lengths also need to be revised base on the comment above.

PACE RESPONSE: *Completed. Again, actual means of differentiating pavements to be completed during final design.*

4. RRFB Crossing Recommendation

- a. Prior to staff report approval I will send a list of materials that the City will provide. Please read and provide any comments back after this is sent. This will memorialize the responsibilities of the two parties.

PACE RESPONSE: *Noted. Please forward information to PACE, Gibson Traffic and Isola.*

CONCLUSION

We believe the materials included with this submittal successfully address previous concerns identified through earlier staff reviews, and also allow for inclusion of a formal preliminary plat within the PUD.

We look forward to your feedback, and welcome the opportunity to answer any questions you may have related to the project as we approach the neighborhood meeting and subsequent public hearing for the project.

Thank you for the continued support with this project.

Sincerely,

PACE Engineers, Inc.



Toby Coenen, PE
Project Manager

cc: Jeff Wegener, Isola Homes

Enclosures as listed in Attachment A

Attachment A – Document Index & Submittal History

Description	Prior Submittals (for PUD & CA Review)				Current Submittal (PUD Update and new Preliminary Plat)				
	10 Oct 16	17 May 17	19 Jan 18	6 Jun 18	Included?	#	Date	Consultant	Qty.
City Revisions and Additions Form	✓	✓	✓	✓	✓	1	8/16/2019	PACE	1
Submittal Letter and Narrative		✓	✓	✓	✓	2	8/16/2019	PACE	1
Submittal Index and History				✓	✓				
Land Use Approval Application	✓				✓	3	8/16/2019	PACE	1
Bill To Form	✓				✓	4	8/16/2019	PACE	1
Pre-Application Conference Letter	✓				✓	5	8/16/2019	PACE	1
Plat Certificate/Title Report	✓				✓	6	8/5/2019	Chicago Title	2
Preliminary Plat Map					✓	7	8/06/2019	Terrane	7
Boundary & Topo Survey	✓				✓				
Architectural Plans	✓								
PUD Plans (P-Series)	✓	✓	✓	✓	✓	8	8/16/2019	PACE	6
Engineering Plans (E-Series)	✓	✓		✓	✓				
Landscape Plans (L-Series)	✓	✓		✓	✓				
Critical Areas Report/Mitigation Plans	✓	✓	✓	✓	✓	9	8/16/2019	Talasaesa	3
Storm Drainage Report	✓	✓		✓	✓	10	8/16/2019	PACE	2
Geotechnical Report	✓	✓		✓	✓ ¹	11	6/6/2018	Geotech Consultants	3
Mine Hazard Assessment Report	✓			✓					
Trip Generation Memo		✓		✓	✓	12	8/16/2019	Gibson Traffic	2
Stream Study		✓							
Arborist Report	✓			✓					
Cultural Resources Report		✓		✓					
Statistical Information Sheet	✓	✓		✓	✓	13	8/16/2019	PACE	3
Environmental Checklist	✓	✓	✓	✓	✓	14	8/16/2019	PACE	3
Written Project Narrative	✓	✓							
8½ x 11 Site Plan	✓			✓	✓	15	8/16/2019	PACE	3
Comment Response Letter		✓	✓						
Neighborhood Comment Response		✓							

- Highlighting indicates documents included with current transmittal.
- Highlighting signifies documents from prior submittals that remain valid to the project record.

¹ Compiled geotech information from prior reports; no new information provided.



City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

DSD - 001572

March 16, 2018

Alex Mason
15181 First Ave S. Suite 301
Seattle, Washington, 98134
Alex@MGTBuilders.com

John Jackels
7900 SE 28th St, Suite 412
Mercer island, WA. 98040
jackelsj@nwb.com

RE: 16-143970-LK and 16-145946-LO Park Pointe PUD

Dear Alex and John:

The Development Services Department has reviewed the revised Park Pointe PUD interim plans and Critical Areas Plans/Report, submitted January 19, 2018. As we've previously discussed, the objective of this review is to provide comments on the revised site plan and site layout for consistency with the PUD criteria and review of the critical areas report. The submittal did not include updated civil plans or full PUD plan submittal, as the goal is concurrence on the site plan PUD compliance and critical area impacts and mitigation, prior to your updating the full set of plans and supporting materials.

LAND USE REVIEW COMMENTS

Reviewer: Peter Rosen, 425-452-5210, prosen@bellevuewa.gov

Planned Unit Development Comments

The City's revision letter (September 15, 2017) included specific comments regarding the PUD decision criteria addressing the *compatibility* with existing land uses or property that abuts or is directly across the street from the subject property, visual compatibility of the development with the surrounding neighborhood, and that 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.

The revised proposal successfully addresses *compatibility*; by substantially increasing the width of the landscape frontage along Lakemont Blvd including visual-obscuring landscape planting, and modulating the unit layout fronting Lakemont Blvd to reduce the size and massing of building facades facing the street. Development Services supports how the project has evolved and the revisions meet the compatibility criteria.

Bonus Density

We reviewed the revised plans addressing the Conservation Design Features and criteria for the Bonus Decision and the Additional Bonus Density for Large-Parcel Projects and have the following comments:

20.30D.160.A. – Planned Unit Development plan - Conservation feature and recreation space requirement

- 1. Through the conservation design features included in subsection B of this section, the proposal must earn square footage credit totaling at least 40 percent of the gross land area, which includes any critical area or critical area buffer; and*

Comment - The gross site area of the subject site is 472,685 SF and therefore 40% or 189,074 SF of square footage credit is required to qualify for a PUD. According to the Table 2 on Plan Sheet P3, the proposed Conservation Design Features include: placing critical areas/buffers in a tract (188,669 SF), a designated wildlife corridor (23,475 x 1.2 factor = 28,170 SF), and landscaped or grass open space in a separate tract for active or passive recreation (60,400 SF). This equals a total of 277,239 SF or 59% of the gross site area, exceeding the minimum requirement for PUDs.

20.30D.165.2 - Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent over the base density for proposals complying with this subsection A.2. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. The bonus allowed by this section may be approved only if:

- a. The design of the development offsets the impact of the increase in density; and*
- b. The increase in density is compatible with existing uses in the immediate vicinity of the subject property.*

Comment - The base density of the proposal, with critical areas/buffers factored per LUC 20.25H.045, is 30 dwelling units (Plan Sheet P2). Please note that the City does not “round-up” on density calculations. Under this code section, 3 additional dwelling units (10% of 30-unit base density) may be approved if the proposal meets the above criteria.

Staff has determined that the revised proposal adequately addresses the code criteria; the design offsets the impact of the increased density and the revised proposal demonstrates compatibility with existing uses in the immediate vicinity. Development Services supports the 3 additional dwelling units allowed under this code section.

20.30D.165 – Planned Unit Development – Additional bonus density for large-parcel projects.

D. Additional Bonus.

The City may authorize additional bonus density, up to 30 percent of the base density, for proposals including additional conservation design features above the amount required in LUC 20.30D.160.A. Base density shall be determined on sites with critical areas or critical

DSD - 001574

area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. Bonus density shall be based on the square footage credit earned divided by the minimum lot size of the underlying land use district. Bonus density may be approved only if the proposal meets the criteria of LUC 20.30D.165.A.2.a and A.2.b. (Ord. 5682, 6-26-06, § 13)

Comments: The additional bonus density is based on the conservation design features provided above the minimum required. The proposal includes 277,239 SF of conservation features (Table 2, P3); 88,165 SF above the minimum required for a PUD (277,239 - 189,074 = 88,165).

88,165/10,000 (minimum lot size of R 3.5) = 8.8 potential additional dwelling units

The proposal requests approval of 2 additional dwelling units, out of the 8 potential additional dwelling units. Development Services supports the proposal for 2 additional bonus density dwelling units provided the following conditions are met:

1. The critical areas must be placed in a separate tract or dedicated to the City.
2. The landscaped or grass open space for active or passive recreation (60,400 SF) must be in a separate tract, as required in the code.
3. The applicant shall obtain "Salmon-Safe Certification."

The Purpose statement for additional bonus density (LUC 20.30D.167.A) emphasizes that the additional bonus density is offered as an incentive for property owners to develop residential projects with site features and site designs that minimize impacts to critical area functions and values. The appropriate amount of density bonus is based on proposed design features and techniques that offset the impact of the increase density. Development Services staff has consistently requested that the applicant pursue an innovative design or site evaluation certification such as "Salmon-Safe Certification," as an objective measure or methodology to demonstrate that the proposal incorporates the design features and techniques to qualify for the additional bonus density. The "Salmon-Safe Certification" is particularly relevant and appropriate for the subject site and PUD proposal given the significance and sensitivity of critical areas on and adjacent to the site.

Critical Areas Comments

The revised plans have decreased reductions to critical area buffers compared to previous plans. The reduction to the stream buffer area decreased by approximately 8,256 SF and the steep slope buffer area reduction has decreased by approximately 7,753 SF. The stream buffer widths were also increased in a couple areas where we had specifically identified issues with buffer widths. The revised plans and Critical Areas Report provide a better characterization of existing site vegetation conditions and clarifies that critical area impacts are primarily limited to disturbed, early succession vegetation buffer areas. The proposal meets the goals of mitigation sequencing.

The site area to the west of the Stream 1 ravine is not described on the critical area plans. The Critical Areas Report notes that the western portion of Parcel A, to the west of the Stream 1 ravine is "in a relatively natural state and vegetated with mixed deciduous and coniferous forest." The Critical Areas Mitigation Plans should also note the existing vegetation conditions in this area to

confirm that this area of the site presently has high ecologic functions and that enhancement is not warranted.

We don't entirely concur with Talasaea's response to our comments on the Functional Habitat Assessment. The response is that the under the post-construction/no enhancement scenario that the buffer area would become dominated by Himalayan blackberry if left to natural succession. This assumption should have been stated in the analysis. However, the plans and report also note that significant portions of the critical area buffers are currently high-quality habitat due to tree canopy coverage and the lack on non-native invasive species. Himalayan blackberry is shade intolerant and would be limited primarily to edges and disturbed buffer areas; it's unlikely to become dominant and prevent the process of natural succession in the existing forested buffer areas that comprise much of the site. However, we do concur that overall the Functional Habitat Assessment demonstrates that the scenario of post-construction with buffer enhancement would achieve a higher habitat assessment score than post-construction with no enhancement.

Plan Sheet W1.1 – Preliminary Impacts Assessment does not include the underlying site plan as was previously requested and revised by Talasaea. Showing the underlying development is helpful to visualizing the relationship of the standard critical area buffers and proposed reduced buffers relative to the site plan. I also have additional comments to clarify the Impact Assessment Plan; I will contact and work directly with Olin Anderson to address these comments and revise the plan sheet.

Plan Sheet W2.0 – Proposed Buffer Mitigation Overview. The proposed buffer enhancement strategies have been matched to the existing vegetation conditions depicted on Plan Sheet W1.0. The description of the enhancement measures in Areas A-D are appropriate to increasing ecologic functions over the existing site conditions.

Existing building and shed foundations are shown in the southwest corner of the development area, within the stream buffer of Coal Creek. This is within Area D on the mitigation plan, which is planned for the most intensive enhancement activity. Please confirm the existing foundations will be removed and the area revegetated and add this note to the plan.

Critical Area Performance Standards

The Critical Areas Overlay District includes performance standards for the different types of critical areas. A proposal modifying or impacting critical areas/buffers must show compliance with the applicable performance standards. The Critical Areas Report addresses the performance standards for stream buffers (page 22), however it cites the incorrect code section for wetland performance standards (LUC 20.25H.100), the correct applicable code section is LUC 20.25H.080. The general performance standards for wetlands and streams are the same so the proposed mitigation performance standards do not require revision.

The past revision letter providing critical area comments (dated 11/22/2017) noted the specific geotechnical performance standards and decision criteria that must be addressed by the applicant. Although the Clearing & Grading review has approved the slope stability analysis, the geotechnical report should address the following performance standards and decision criteria:

LUC 20.25H.125 – Performance standards – Landslide hazards and steep slopes

LUC 20.25H.135-140 – Critical areas report – Additional provisions for landslide hazards and steep slopes

LUC 20.25H.145 - Critical areas report – Approval of modification

LUC 20.25H.250 – Critical areas report – Submittal requirements – this section is addressed in Talasaea’s Critical Areas Report, Geotech should review and supplement information if necessary.

LUC 20.25H.255 – Critical areas report – Decision Criteria - this section is addressed in Talasaea’s Critical Areas Report, Geotech should review and supplement information if necessary.

LUC 20.30P.140 – Critical areas land use permit - Decision criteria

Additional Information Needs

We understand that the objective of this review is to provide comments on the revised site plan and site layout for consistency with the PUD criteria and review of the critical areas report. However, additional information will be required to complete our review. Additional information on coal mine hazards was previously requested and the comment response letter from Talasaea states that Icicle Creek Engineers will respond to the comments. We will also need additional information on the cultural resources report and response to comments from the State Department of Archaeology and Historic Preservation (DAHP).

CLEARING AND GRADING REVIEW COMMENTS

Reviewer: Tom McFarlane, 425-452-5207, TMcfarlane@bellevuewa.gov

Slope stability results are sufficient, no additional information is needed for the land use permit.

FIRE PREVENTION REVIEW COMMENTS

Reviewer: Derek Landis, 425-452-4112, DLandis@bellevuewa.gov

After review of the above noted permit, I will need additional information/changes before permit issuance can be achieved. Please address the following items in a resubmittal delivered to the City of Bellevue Permit Center:

1. Please provide a fire lane marking layout. The Fire Lane shall be marked and signed in accordance with IFC 503.3. (Below is the City of Bellevue Amended 2015 IFC Section) See Public Information Handout F-11 http://www.bellevuewa.gov/pdf/Fire/F-11_FireCurbSigns.pdf

Bellevue Amended 2015 IFC 503.3 Marking. Where required by the fire code official fire apparatus access roads shall be marked as follows:

A. FIRE LANE - NO PARKING Signs shall be mounted a minimum of 7' from bottom of the sign to the street or sidewalk. Signs must be a type "R8-31" or equivalent reflective sign no less than 12" x 18" in size, with a white background and the wording "No Parking Fire Lane" in red letters. When in a straight line of sight, these signs shall be no further than one hundred fifty feet (150') apart. This distance may be reduced when curves, corners, or other adverse sighting conditions restrict the line of sight. Please add additional signage before and after the parking bays found on Road A.

B. Designated Fire Department Access Roads (Fire Lanes) shall be also be painted red. This shall include both the vertical and horizontal portions of the curb. Minimum three-inch (3") white lettering which shall read: NO PARKING- FIRE LANE, shall be placed every fifty feet (50') or portion thereof on the vertical portion of the curb. The entire curb length shall be painted. If there are rolled curbs or no curbs, stenciling shall be placed on pavement. Please add a note on Page E-1 and E-3 stating compliance with the red paint on the standard curbs and flush curbs of Roads A, B, C, D, and E.

Exception: Variations to Fire Lanes markings may be approved when in the opinion of the Fire Code Official the proposed signage and markings achieve the same outcome. The Fire Chief retains the right to revoke the variations for cause.

2. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capability (BCCA IFC 503.2.3). Please provide a statement that the pervious roads can handle fire department loading. See Public Information Handout B-1.

http://www.bellevuewa.gov/pdf/Development%20Services/B-1_VehicleLoading.pdf

This link has been revised due to the new City of Bellevue website. The correct link is https://fire.bellevuewa.gov/UserFiles/Servers/Server_4779004/File/pdf/Development%20Services/B-1_VehicleLoading.pdf

TRANSPORTATION REVIEW COMMENTS

Reviewer: Ryan Miller, 425-452-7915, RKMiller@bellevuewa.gov

Submit updated civil drawings upon approval of lot configuration by Land Use. No comments at this time as the submittal had not completed Transportation Designs.

UTILITIES REVIEW COMMENTS

Reviewer: Chris Brookes, 425-452-6825, cbrookes@bellevuewa.gov

Utilities will respond separately.

This letter provides comments on the revised site plan and site layout for consistency with the PUD criteria and includes review comments on the critical areas plans and report. The goal is to provide comments and concurrence on the site plan prior to your preparation of a full PUD plan submittal, updated civil plans, and supporting materials.

Please submit the full set of plans and supporting materials within 60 days from the date of this letter or by May 15, 2018. If no revision is received within 60 days the application may be canceled without further notice. If you need any assistance regarding any of the information in this letter, you can reach me directly at (425) 452-5210 or at prosen@bellevuewa.gov.

Sincerely,



Peter Rosen

Senior Environmental Planner



June 6, 2018

Mr. Peter Rosen
Senior Environmental Planner
City of Bellevue
PO Box 90012
Bellevue, Washington 98009-9912

Subject: *Park Pointe PUD (16-143970-LK and 16-145946-LO)*
PACE Project No. 15436

Dear Peter:

We are pleased to provide the second of our two-part submittal for the Park Pointe PUD. The attached materials adhere to the two-tiered review approach we agreed to where we obtained City approval of the overall site layout and critical areas concerns before completing detailed landscape and engineering design.

PACE submitted Part 1 materials on January 19, 2018 with City review concluding with your letter dated March 16, 2018. The content of the submittal and the scope of City review were both confined to the overall site layout, general conformance with the City's PUD requirements, and Critical Areas review.

The Part 2 materials incorporate the updated site layout approved through the Part 1 review and respond to any earlier review comments not previously addressed. Please recognize that most of the documents previously submitted and reviewed by City staff were revised. Due to the extensive revision history associated with this project, we prepared a separate Document Index listing the material included with this resubmittal, and also identifying what prior documents should be retained as part of the overall project record.

COMMENT RESPONSES

PACE received the following letters summarizing City staff review comments since the last complete PUD submittal dated May 17, 2017:

1. September 15, 2017 letter from Peter Rosen focused on the land use code, PUD decision criteria, conservation design features and the bonus density provisions.
2. October 13, 2017 memorandum from Chris Brookes to Peter Rosen with comments specific to the project utilities and storm drainage.
3. November 22, 2017 letter from Peter Rosen focused on the Critical Areas.
4. March 16, 2018 letter from Peter Rosen responding to the Part 1 submittal referenced herein.

The comments and direction from references 1 and 3 were previously addressed. This section focuses on references 2 and 4.

To simplify the review process, we've restated each comment from the memo and letter cited and included our responses. Not all responses are addressed with this letter: we refer to additional documentation developed by the project team where necessary to adequately respond to comments.

On October 13, 2017 Chris Brooks provided a memorandum to Peter Rosen containing the following written comments:

My comments are attached below. Please let me know if you need any changes.

1. Identify the new impervious surfaces and converted pervious surfaces on the plans along with the square footage associated with each area. List these areas in table form on the plans and tabulated in the Storm Drainage Report (SDR).
PACE RESPONSE: This information is included in map format in the SDR. Actual information was not included in the preliminary engineering plans.
2. Provide conveyance calculations for pre-development and post development conditions per DOE Volume 1, section 2.5.4 (b). Per this section a dispersion system may be required for the outfall depending on the results of the conveyance calculations. The dispersion design must meet the requirements of DOE Volume 5, section 4.5.3 Outfall Systems and Table 4.12 Setback Requirements for dispersal trenches in COB SSWU Standards section D4-07. It appears the outfall will be near the top of a 20% or greater slope and will need to set back 50 feet. The 50-foot setback may be revised with an evaluation by the geotechnical engineer. Call out the percentage slope of the outfall pipe and slope of the ground along the outfall pipe alignment in plan and profile from the runoff treatment manhole to the center of Coal Creek.
PACE RESPONSE: The outfall system was fundamentally redesigned due to concerns with the dispersion system. Stormwater runoff is no longer dispersed but is instead pumped to a catch basin at the southeast corner of the site on Lakemont Boulevard. The catch basin discharges into a 24-inch concrete culvert that conveys Stream 3 beneath Lakemont Boulevard. Additional detail is included in the SDR to support the design of the pump system and the proposed outfall location.
3. Remove the City of Bellevue Clearing and Grading Standards Level Spreader Detail from the storm outfall plans.
PACE RESPONSE: Level spreader eliminated from design.
4. Show the Ordinary High-Water Mark (OHWM) on Coal Creek on the plans.
PACE RESPONSE: Correction request completed.
5. Identify the drinking water source for the existing property. There is apparently a well on the site. If a dispersion trench is required per DOE Volume 1, section 2.5.4 (b), a setback of 100 feet is required per Table 4.12 of the COB SSWU Standards section D4-07.
PACE RESPONSE: The existing residences on the property obtain water from private wells. All wells will be abandoned in conformance with State Department of Health regulations. No setback applied to legally abandoned wells.

6. Address MR #8 Wetlands Protection in the SDR. What is the source of the water for the wetlands and how will the hydroperiod be maintained?

PACE RESPONSE: Additional information is included in the SDR identifying how the project maintains runoff into the wetland.

7. Provide design calculations for the MR #6 Runoff Treatment facility sizing. Show all the PGIS areas graphically on the plans and in a tabulated list. Include this in the SDR as well. Provide 11" x 17" pull out exhibits of these areas in the SDR as well.

PACE RESPONSE: The SDR includes an exhibit addressing this request. It should be noted that the runoff treatment facility is located downstream of the detention vault. As such, the facility treats all developed site runoff, not just from pollution generating impervious areas.

8. Show all the MR #7 impervious areas graphically on the plans and in a tabulated list. Provide 11" x 17" pull out exhibits of these areas in the SDR as well.

PACE RESPONSE: Exhibit included in the SDR and the plans.

9. Show how credit towards detention is taken for roof downspout dispersion to stream/wetland buffers. Provide design calculations showing how much flow is going to the wetlands under the existing conditions, and how much flow will be provided by dispersing a portion of the roof downspout runoff to the stream buffers and wetlands.

PACE RESPONSE: The SDR report provides a graphic exhibit of the area trade used for the detention design to more clearly convey the how this approach complies with code.

10. If bioretention, rainwater harvesting, and pervious paving cannot be designed to meet the engineering standards they will not be approved under a UE permit.

PACE RESPONSE: Specific low impact development strategies will, to the extent practical, be designed to meet City of Bellevue requirements.

11. Provide a stage storage discharge table in the SDR.

PACE RESPONSE: Requested information included in the SDR.

12. Show the Predevelopment Runoff Discharge and the post development Runoff Discharge graphically in the SDR.

PACE RESPONSE: Requested information included in the SDR.

13. Sewer facilities in a designated coal mine area are subject to additional design requirements. See the coal mine area subdivision, development, and building permit regulations adopted by Resolution No. 5712.

PACE RESPONSE: The waste and storm water pump stations will not be located in the coal mine hazard areas. A review of the ordinance cited and the City's critical areas regulations indicates the preliminary design of the proposal is consistent with City regulations. Please refer to the documentation submitted concurrently from Icicle Creek Engineering for additional support.

On March 16, 2018, Peter Rosen issued a letter containing the following comments:

The Development Services Department has reviewed the revised Park Pointe PUD interim plans and Critical Areas Plans/Report, submitted January 19, 2018. As we've previously discussed, the objective of this review is to provide comments on the revised site plan and site layout for consistency with the PUD criteria and review of the critical areas report. The submittal did not include updated civil plans or full PUD plan submittal, as the goal is concurrence on the site plan PUD compliance and critical area impacts and mitigation, prior to your updating the full set of plans and supporting materials.

LAND USE REVIEW COMMENTS

Reviewer: Peter Rosen, 425-452-5210, prosen@bellevuewa.gov

Planned Unit Development Comments

The City's revision letter (September 15, 2017) included specific comments regarding the PUD decision criteria addressing the compatibility with existing land uses or property that abuts or is directly across the street from the subject property, visual compatibility of the development with the surrounding neighborhood, and that 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.

The revised proposal successfully addresses compatibility; by substantially increasing the width of the landscape frontage along Lakemont Blvd including visual-obscuring landscape planting, and modulating the unit layout fronting Lakemont Blvd to reduce the size and massing of building facades facing the street. Development Services supports how the project has evolved and the revisions meet the compatibility criteria.

PACE RESPONSE: No response requested.

Bonus Density

We reviewed the revised plans addressing the Conservation Design Features and criteria for the Bonus Decision and the Additional Bonus Density for Large-Parcel Projects and have the following comments:

20.30D.160.A. - Planned Unit Development plan - Conservation feature and recreation space requirement

- 1. Through the conservation design features included in subsection B of this section, the proposal must earn square footage credit totaling at least 40 percent of the gross land area, which includes any critical area or critical area buffer; and*

Comment - The gross site area of the subject site is 472,685 SF and therefore 40% or 189,074 SF of square footage credit is required to qualify for a PUD. According to the Table 2 on Plan Sheet P3, the proposed Conservation Design Features include: placing critical areas/buffers in a tract (188,669 SF), a designated wildlife corridor (23,475 x 1.2 factor= 28,170 SF), and landscaped or grass open space in a separate tract for active or passive recreation (60,400 SF). This equals a total of 277,239 SF or 59% of the gross site area, exceeding the minimum requirement for PUDs.

20.30D.165.2 - Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent over the base density for proposals

complying with this subsection A.2. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. The bonus allowed by this section may be approved only if:

- a. The design of the development offsets the impact of the increase in density; and*
- b. The increase in density is compatible with existing uses in the immediate vicinity of the subject property.*

Comment - The base density of the proposal, with critical areas/buffers factored per LUC 20.25H.045, is 30 dwelling units (Plan Sheet P2). Please note that the City does not “round-up” on density calculations. Under this code section, 3 additional dwelling units (10% of 30-unit base density) may be approved if the proposal meets the above criteria.

Staff has determined that the revised proposal adequately addresses the code criteria; the design offsets the impact of the increased density and the revised proposal demonstrates compatibility with existing uses in the immediate vicinity. Development Services supports the 3 additional dwelling units allowed under this code section.

PACE RESPONSE: No response requested.

20.30D.165 - Planned Unit Development - Additional bonus density for large-parcel projects.

D. Additional Bonus.

The City may authorize additional bonus density, up to 30 percent of the base density, for proposals including additional conservation design features above the amount required in LUC 20.30D.160.A. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. Bonus density shall be based on the square footage credit earned divided by the minimum lot size of the underlying land use district. Bonus density may be approved only if the proposal meets the criteria of LUC 20.30D.165.A.2.a and A.2.b. (Ord. 5682, 6-26-06, § 13)

Comments: The additional bonus density is based on the conservation design features provided above the minimum required. The proposal includes 277,239 SF of conservation features (Table 2, P3); 88,165 SF above the minimum required for a PUD (277,239 - 189,074 = 88,165).

88,165/10,000 (minimum lot size of R 3.5) = 8.8 potential additional dwelling units

The proposal requests approval of 2 additional dwelling units, out of the 8 potential additional dwelling units. Development Services supports the proposal for 2 additional bonus density dwelling units provided the following conditions are met:

1. The critical areas must be placed in a separate tract or dedicated to the City.
2. The landscaped or grass open space for active or passive recreation (60,400 SF) must be in a separate tract, as required in the code.
3. The applicant shall obtain “Salmon-Safe Certification.”

The Purpose statement for additional bonus density (LUC 20.30D.167.A) emphasizes that the additional bonus density is offered as an incentive for property owners to develop residential projects with site features and site designs that minimize impacts to critical area functions and values. The appropriate amount of density bonus is based on proposed design features and techniques that offset the impact of the increase density. Development Services staff has consistently requested that the applicant pursue an innovative design or site evaluation certification such as "Salmon-Safe Certification," as an objective measure or methodology to demonstrate that the proposal incorporates the design features and techniques to qualify for the additional bonus density. The "Salmon-Safe Certification" is particularly relevant and appropriate for the subject site and PUD proposal given the significance and sensitivity of critical areas on and adjacent to the site.

PACE RESPONSE: The project team continues to pursue Salmon Safe certification. To initiate review, PACE submitted the preliminary engineering for the 40-lot layout to the organization. We will provide Salmon Safe with updated design information from this submittal and copy City staff with transmittal information.

Critical Areas Comments

The revised plans have decreased reductions to critical area buffers compared to previous plans. The reduction to the stream buffer area decreased by approximately 8,256 SF and the steep slope buffer area reduction has decreased by approximately 7,753 SF. The stream buffer widths were also increased in a couple areas where we had specifically identified issues with buffer widths. The revised plans and Critical Areas Report provide a better characterization of existing site vegetation conditions and clarifies that critical area impacts are primarily limited to disturbed, early succession vegetation buffer areas. The proposal meets the goals of mitigation sequencing.

The site area to the west of the Stream 1 ravine is not described on the critical area plans. The Critical Areas Report notes that the western portion of Parcel A, to the west of the Stream 1 ravine is "in a relatively natural state and vegetated with mixed deciduous and coniferous forest." The Critical Areas Mitigation Plans should also note the existing vegetation conditions in this area to confirm that this area of the site presently has high ecologic functions and that enhancement is not warranted.

TALASAEA RESPONSE: Comment noted. The Mitigation Plans have been revised to include a note about the condition of existing habitat to the west of Stream 1.

We don't entirely concur with Talasaea's response to our comments on the Functional Habitat Assessment. The response is that under the post-construction/no enhancement scenario, the buffer area would become dominated by Himalayan blackberry if left to natural succession. This assumption should have been stated in the analysis. However, the plans and report also note that significant portions of the critical area buffers are currently high-quality habitat due to tree canopy coverage and the lack on non-native invasive species. Himalayan blackberry is shade intolerant and would be limited primarily to edges and disturbed buffer areas; it's unlikely to become dominant and prevent the process of natural succession in the existing forested buffer areas that comprise much of the site. However, we do concur that overall the Functional Habitat Assessment demonstrates that the scenario of post-construction with buffer enhancement would achieve a higher habitat assessment score than post-construction with no enhancement.

TALASAEA RESPONSE: Comment noted. While Himalayan blackberry is shade intolerant and a dense conifer canopy will preclude H. blackberry growth, canopies of

deciduous trees are generally not as dense as conifers, and do not have the same level of exclusionary effect.

Plan Sheet W1.1 - Preliminary Impacts Assessment does not include the underlying site plan as was previously requested and revised by Talasaea. Showing the underlying development is helpful to visualizing the relationship of the standard critical area buffers and proposed reduced buffers relative to the site plan.

TALASAEA RESPONSE: Mitigation Plan Sheet W1.1 has been revised to include the site plan and not just the limits of construction.

I also have additional comments to clarify the Impact Assessment Plan; I will contact and work directly with Olin Anderson to address these comments and revise the plan sheet.

TALASAEA RESPONSE: The graphic presentation of the Impact Assessment Plans was improved in response to recent City Comments. The revisions highlight the proposed development and associated impacts to both critical areas and non-critical areas. These changes altered the line work, hatched areas, colored areas as well as the supportive legend.

Plan Sheet W2.0 - Proposed Buffer Mitigation Overview. The proposed buffer enhancement strategies have been matched to the existing vegetation conditions depicted on Plan Sheet W1.0. The description of the enhancement measures in Areas A-D are appropriate to increasing ecologic functions over the existing site conditions.

Existing building and shed foundations are shown in the southwest corner of the development area, within the stream buffer of Coal Creek. This is within Area D on the mitigation plan, which is planned for the most intensive enhancement activity. Please confirm the existing foundations will be removed and the area revegetated and add this note to the plan.

TALASAEA RESPONSE: The foundations will not be removed. The updated cultural resource study submitted with this package indicates these structures have historical value.

Critical Area Performance Standards

The Critical Areas Overlay District includes performance standards for the different types of critical areas. A proposal modifying or impacting critical areas/buffers must show compliance with the applicable performance standards. The Critical Areas Report addresses the performance standards for stream buffers (page 22), however it cites the incorrect code section for wetland performance standards (LUC 20.25H.100), the correct applicable code section is LUC 20.25H.080. The general performance standards for wetlands and streams are the same so the proposed mitigation performance standards do not require revision.

TALASAEA RESPONSE: That was our oversight during the previous report. Comment noted. Should any other plan changes dictate a revision to the Critical Areas Report, then this minor edit will be incorporated into the new report. However, at this time, no revised Critical Areas Report is provided, only the revised Mitigation Plan sheets.

The past revision letter providing critical area comments (dated 11/22/2017) noted the specific geotechnical performance standards and decision criteria that must be addressed by the applicant. Although the Clearing & Grading review has approved the slope stability analysis, the geotechnical report should address the following performance standards and decision criteria:

LUC 20.25H.125 - Performance standards - Landslide hazards and steep slopes

PACE RESPONSE: Geotech Consultants developed a separate response letter included with the overall resubmittal package. All subsequent comments related to steep slopes are addressed through that companion letter.

LUC 20.25H.135-140 - Critical areas report-Additional provisions for landslide hazards and steep slopes

PACE RESPONSE: See Geotech Consultants response.

LUC 20.25H.145 - Critical areas report - Approval of modification

PACE RESPONSE: See Geotech Consultants response.

LUC 20.25H.250 - Critical areas report - Submittal requirements - this section is addressed in Talasaea's Critical Areas Report, Geotech should review and supplement information if necessary.

PACE RESPONSE: See Geotech Consultants response. They have reviewed Talasaea's report and find no concerns with the content. The two consultants' reports and letters remain separate documents.

LUC 20.25H.255 - Critical areas report- Decision Criteria - this section is addressed in Talasaea's Critical Areas Report, Geotech should review and supplement information if necessary.

PACE RESPONSE: See Geotech Consultants response.

LUC 20.30P.140 - Critical areas land use permit - Decision criteria

PACE RESPONSE: See Geotech Consultants response.

Additional Information Needs

We understand that the objective of this review is to provide comments on the revised site plan and site layout for consistency with the PUD criteria and review of the critical areas report. However, additional information will be required to complete our review. Additional information on coal mine hazards was previously requested and the comment response letter from Talasaea states that Icicle Creek Engineers will respond to the comments. We will also need additional information on the cultural resources report and response to comments from the State Department of Archaeology and Historic Preservation (DAHP).

PACE RESPONSE: Icicle Creek Engineering developed a separate response letter included with the overall resubmittal package. This addresses the specific questions identified through prior comment letters developed by the City.

Tierra right-of-Way amended their report to consider additional study area, specifically the foundations you requested to be removed in the buffer enhancement area. You were previously provided with the DAHP permit information (State tracking number 2017-03-01601) dated December 26, 2017. No additional information has been received.

CLEARING AND GRADING REVIEW COMMENTS

Reviewer: Tom McFarlane, 425-452-5207, TMcfarlane@bellevuewa.gov

Slope stability results are sufficient, no additional information is needed for the land use permit.

PACE RESPONSE: No response requested

FIRE PREVENTION REVIEW COMMENTS

Reviewer: Derek Landis, 425-452-4112, DLandis@bellevuewa.gov

After review of the above noted permit, I will need additional information/changes before permit issuance can be achieved. Please address the following items in a resubmittal delivered to the City of Bellevue Permit Center:

1. Please provide a fire lane marking layout. The Fire Lane shall be marked and signed in accordance with IFC 503.3. (Below is the City of Bellevue Amended 2015 IFC Section) See Public Information Handout F-11 http://www.bellevuewa.gov/pdf/Fire/F-11_FireCurbSigns.pdf

Bellevue Amended 2015 IFC 503.3 Marking. Where required by the fire code official fire apparatus access roads shall be marked as follows:

A. FIRE LANE - NO PARKING Signs shall be mounted a minimum of 7' from bottom of the sign to the street or sidewalk. Signs must be a type "RB-31" or equivalent reflective sign no less than 12" x 18" in size, with a white background and the wording "No Parking Fire Lane" in red letters. When in a straight line of sight, these signs shall be no further than one hundred fifty feet (150') apart. This distance may be reduced when curves, corners, or other adverse sighting conditions restrict the line of sight. Please add additional signage before and after the parking bays found on Road A.

PACE RESPONSE: Signs are identified on the updated plans consistent with the directions.

B. Designated Fire Department Access Roads (Fire Lanes) shall be also be painted red. This shall include both the vertical and horizontal portions of the curb. Minimum three-inch (3") white lettering which shall read: NO PARKING- FIRE LANE, shall be placed every fifty feet (50') or portion thereof on the vertical portion of the curb. The entire curb length shall be painted. If there are rolled curbs or no curbs, stenciling shall be placed on pavement. Please add a note on Page E-1 and E-3 stating compliance with the red paint on the standard curbs and flush curbs of Roads A, B, C, D, and E.

PACE RESPONSE: The fire lane edges will be painted red. Previous discussion as to how to stripe the pervious pavement will be addressed by painting the 6-inch wide flush curb bordering the proposed pervious road sections.

Exception: Variations to Fire Lanes markings may be approved when in the opinion of the Fire Code Official the proposed signage and markings achieve the same outcome. The Fire Chief retains the right to revoke the variations for cause.

2. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capability (BCCA IFC 503.2.3). Please provide a statement that the pervious roads can handle fire department loading. See Public Information Handout 8-1.

PACE RESPONSE: Final design will include detailed pavement designs to accommodate the anticipated fire apparatus loading requirements.

This link has been revised due to the new City of Bellevue website.

TRANSPORTATION REVIEW COMMENTS

Reviewer: Ryan Miller, 425-452-7915, RKMILLER@bellevuewa.gov

Submit updated civil drawings upon approval of lot configuration by Land Use. No comments at this time as the submittal had not completed Transportation Designs.

PACE RESPONSE: No response requested.

UTILITIES REVIEW COMMENTS

Utilities will respond separately.

PACE RESPONSE: Responses provided herein.

CONCLUSION

Context and Purpose: This submittal concludes the two-tiered review approach confirmed through email conversations with you on December 18 and December 19. This approach reflected our agreement to seek some level of assurance that the revised site plan meets with your approval before integrated these comprehensive revisions into the site plan, the preliminary engineering plans, and supporting application documents. This two-tiered review process is defined by the following milestones:

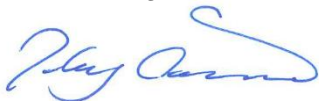
Content of Resubmittal: This submittal provides for all of the required PUD submittal documents, those reviewed and conceptually approved in early 2018 are now supplemented by the technical plans and reports necessary for the PUD review and approval.

Conclusion: By focusing on the balance of the completed submittal we hope to focus the City's review on the technical elements of the proposed PUD. It is the applicant's hope the next review can be completed in the next 60 days, and then thereafter the SEPA Determination can be published.

We look forward to your feedback, and to moving on with final design preparation with a viable PUD project on this parcel.

Sincerely,

PACE Engineers, Inc.



Toby Coenen, PE
Project Manager

cc: John Jackels, Isola Homes

Attachments



City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

November 22, 2017

Alex Mason
15181 First Ave S. Suite 301
Seattle, Washington, 98134

RE: Park Pointe PUD - 16-145946-LO and 16-143970-LK

Alex:

The Land Use Division of the Development Services Department has reviewed the revised application materials submitted for the Park Pointe PUD on May 17, 2017. The following comments are focused on critical areas after review of the *Critical Areas Report, Habitat Evaluation, and Detailed Conceptual Mitigation Plan* (Talasaea Consultants, May 17, 2017) and project plans. These comments must be addressed for review of the PUD to continue.

Mitigation Sequencing

Mitigation sequencing is required (LUC 20.25H.215) to demonstrate that all reasonable efforts have been examined to avoid and minimize critical area impacts. In general, the proposal meets the goals of mitigation sequencing. The proposed PUD clusters the development on 5 acres of the 12-acre site to avoid critical area impacts. The development area is largely confined to the existing pasture/lawn area on the east portion of site, which has lower habitat functions and values. The proposal avoids all direct impacts to wetlands/wetland buffers and to streams. The Critical Areas Report states the proposal limits impacts to 10.5% of the total on-site stream buffer area; although this is based on Sheet W1.1 which doesn't accurately show the extent of the Coal Creek buffer, so the percentage should be revised.

Mitigation Approach

There are portions of the critical area buffers that have been historically altered and degraded by frequent human disturbance, as shown on the Existing Conditions, Sheet W1.0. Per LUC 20.25H.230: *The critical areas report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part.* The minimum report requirements for a critical areas report are in LUC 20.25H.250.B.

The Critical Areas Report consistently compares the proposed enhancement of critical area functions to functions based on the existing site conditions. Per the code criteria, the measure is whether the proposed modifications would provide levels of protection and critical area functions/values that are equivalent to or better than would result from the application of the standard requirements, or comparing to the functions/values that would occur with the application of the standard buffers. See Critical Areas Report decision criteria – LUC 20.25H.255.A.1.

The report concludes there would be greater critical area functions under the proposed development scenario, with the enhancement of the reduced buffers. However, the analysis assumes the currently degraded buffer areas presently characterized with early successional vegetation would persist under a development scenario that adheres to the standard critical area buffers with no enhancement. This assumption doesn't consider that under any of the development scenarios that the buffer areas would be

protected and would no longer be mowed, maintained and managed; thereby allowing for natural succession of vegetation to occur which over time which would eventually improve functions over existing conditions.

This should be addressed and revised in the Critical Areas Report.

Critical Area Comments

Geotechnical Comments

The code includes several sections of performance standards and decision criteria that must be addressed to approve modifications to the steep slope top-of-slope buffer standards. The comment letter (February 3, 2017) listed the applicable code sections. The following geotechnical performance standards and decision criteria must be addressed:

LUC 20.25H.125 – Performance standards – Landslide hazards and steep slopes

LUC 20.25H.135-140 – Critical areas report – Additional provisions for landslide hazards and steep slopes

LUC 20.25H.145 - Critical areas report – Approval of modification

LUC 20.25H.250 – Critical areas report – Submittal requirements – this section is addressed in Talasaea’s Critical Areas Report, Geotech should review and supplement information if necessary.

LUC 20.25H.255 – Critical areas report – Decision Criteria - this section is addressed in Talasaea’s Critical Areas Report, Geotech should review and supplement information if necessary.

LUC 20.30P.140 – Critical areas land use permit - Decision criteria

The Geotechnical Engineering Study recommends a reduced steep slope buffer of 10 feet and an additional 10-foot building setback from the buffer. The revised Detailed Conceptual Mitigation Plan (W0.OA), which Olin Anderson from Talasaea Consultants provided in September, includes the steep slope buffer overlaid on the development plan. It appears that Units 5 and 6 and potentially Unit 14 don’t meet the geotechnical recommendation.

The steep slope area is also identified as a landslide hazard area, defined as *areas of slopes of 15 percent or more with more than 10 feet of rise, which also display any of the following characteristics:*

e. Areas with seeps indicating a shallow ground water table on or adjacent to the slope face.

(LUC 20.25H.120.A1). The Supplemental Letter from the geotechnical consultant (Geotech Consultants, March 29, 2017) confirmed the groundwater seepage is outside the proposed development area and would not affect slope stability.

Tom McFarlane, Clearing & Grading Supervisor, provided comments on the geotechnical supplemental letter (March 29, 2017). Please respond to the following comments and requests for revisions:

1. The geotechnical engineer provided the results of slope stability analyses of slopes at 3 locations at the site. The published data included soil parameters for generalized soil conditions, cross-sections of post-development loading conditions, and factors of safety for static and seismic conditions (dynamic conditions included a horizontal seismic coefficient of 0.18g). The specific loading conditions for the proposed residences is not provided. However, we are assuming that appropriate loads were included in the computer model
2. The narrative of the letter did not discuss the potential impacts of groundwater on the results of the analyses, or whether groundwater was included as a parameter in the analyses. At least one of the test pits shown in the cross sections (TP-19) was observed to have groundwater seepage during

excavation. Please have the geotechnical engineer discuss the potential impacts of groundwater on existing (pre-development) and post-development site slope stability, and whether groundwater data was used in the computer model

3. The geotechnical engineer indicates that the existing and post-development conditions have factors of safety greater than Bellevue's design factors; however, only the post development factors are provided in the letter. Please have the geotechnical engineer provide the results of the slope stability analyses for existing conditions, including cross-sections, groundwater effects, and resulting factors of safety.

Coal Mine Hazards

The Revised Coal Mine Hazard Assessment (Icicle Creek Engineers, October 5, 2016) provides results of a ground-proofing study and includes Figure 4 which identifies a higher and lower risk Coal Mine Subsidence (CMS) Zone 2. The report recommends that the stormwater vault can be sited within the lower risk CMS Zone 2, but no development should occur within the higher risk CMS Zone 2 (where the mine shaft is less than 100 feet below the ground surface). Please confirm the proposed site plan is consistent with identified boundaries of the higher risk CMS Zone 2 in Figure 4, and that no development including the stormwater vault, access Road E, or the sewer lift station would encroach into the higher risk CMS Zone 2.

Stream buffer impacts

The Critical Area Report notes the proposal would reduce only 10.5 % of stream buffer area. This is based on Sheet W1.1. which didn't accurately show the extent of 100-foot Coal Creek stream buffer, which was later corrected on Sheet W0.0A. This information should be updated. The Critical Areas Report states that approximately 87% of the proposed buffer reduction area would be within lower quality habitat and the remaining 13% (2,410 SF) would be in higher quality habitat areas (Section 8.2.1). Please identify where the buffer reductions are proposed in the higher quality habitat areas and if these impacts can be further reduced.

Per the City code, stream buffers are measured from the top-of-bank, which protects the steep-sloped streambanks and exceeds where buffers are measured from the ordinary high water mark (OHWM) of the stream. However, there are some areas of the site plan where the buffer reductions would be relatively close to the OHWM of the streams, which could compromise stream buffer functions even with enhancement of the reduced buffer width. The site plan should be evaluated to increase the buffer width at these locations as noted below.

The Stream 2 buffer in the north part of the site would be reduced to approximately 30 feet from the top-of bank and 45 feet from the ordinary high water mark (OHWM). With an 11-foot structure setback from the reduced buffer, the proposed development would be only 56 feet from the stream OHWM. This stream buffer width could be increased with eliminating Unit 5, which also may not meet the geotechnical report recommendation for a 10-foot buffer/10-foot structure setback (see geotechnical comments).

The buffer of Stream 3 along the south part of the site would be reduced to 33 feet from the top-of-bank or 49 feet from the ordinary high water mark with an 11-foot structure setback, for a total distance of 60 feet from the stream.

Wetlands

Wetland delineation - Critical Area Report includes only 2 data forms/sampling points (Appendix C), which are dated in August the driest time of the year. Where are these data points located on the site?

Considering there are 3 wetlands identified on the site, are there more data points or information to validate the delineation of wetland boundaries? Without this information, we cannot confirm the wetland boundaries.

The geotechnical report identified seeps in the hillslope to the west of the existing residence and barn in the area of Wetland B. Saturated soils and wetland vegetation were also observed during a site visit, particularly near the road grade going past the shed downslope of the residence. The comment letter sent February 3, 2017 requested additional information to determine if the seeps are slope wetlands. The response to comments confirms the location of Wetland B, but doesn't confirm if there are additional slope wetlands in this area.

Wetland rating comments - Wetland A:

Hydrologic Functions - D4 – The D4 multiplier isn't checked. The wetland drains to Stream 1, Stream 2 and Coal Creek which has downstream flooding problems. The description of the wetland in Section 4.2.1.1 notes the wetland contains ponding areas and D3.2 of the rating form notes a depth of storage of at least 0.5 feet to <2 ft. Based on this information, the wetland would appear to have the opportunity to provide flood storage or a reduction in water velocity to help downstream property and aquatic resources from flooding or excessive and/or erosive flows. The multiplier would add 6 points to the wetland rating. Please revise the rating or clarify the information.

Habitat Functions - H2.1 Buffers – The rating form assigns 2 points based on *No paved areas (except paved trails or buildings within 25 m (80 ft) of wetland > 95% circumference*. It appears the wetland would meet the criteria of *50 m (170 ft) of relatively undisturbed vegetated areas, rocky areas or open water for > 50% circumference*. This would assign 3 points. Please clarify and provide additional information.

Habitat Functions - H2.2 Corridors and Connections – Given the location of the wetland adjacent to the stream ravines and the protected natural area of Coal Creek Park, it appears that Wetland A would meet the criteria for H 2.2.2 – that it is *part of a relatively undisturbed and unbroken corridor (either riparian or upland) that is at least 50 ft wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size*. This would assign 2 additional points. Please clarify and provide additional information.

Habitat Functions – H2.3 Priority Habitats – The rating form checked 2 priority habitats for 3 points. The “Instream” and/or “Riparian” priority habitats should also be considered given the wetlands proximity to Stream 1, Stream 2 and Coal Creek. 3 or more priority habitats would assign 4 points on the rating form. Please clarify and provide additional information.

Habitat Functions – H 2.4 – The rating form checks that *there are 3 other wetlands within ½ mile, BUT the connections between them are disturbed*. The wetlands all appear to be located within the stream ravines with connections that are “relatively undisturbed.” This would assign 2 additional points. Please clarify and provide additional information.

Please provide additional information on the wetland rating questions above. Further review will be needed to verify the wetland rating and the required wetland buffer for Wetland A.

Local species of importance

The Critical Areas Report (section 4.2.3) includes a habitat evaluation of impacts on Species of Local Importance as required in LUC 20.25H.150. The report states 6 of the listed species have a low to very low likelihood of being present on the site. The *Bellevue Urban Wildlife Habitat* report (The Watershed Company, May 21, 2009) states that of all the species listed, there are only 10 species that can reasonably be expected within City of Bellevue limits (p. 22). Therefore, the site may provide habitat for 6 of the 10

local species of importance. Red-tailed hawks and Merlin are likely to use the existing open pasture area for forage, prey on small mammals. The open pasture is in the proposed development area. This report section should include that development and elimination of the open pasture would reduce the foraging habitat for these species.

Functional Habitat Assessment

The Critical Areas Report includes a functional habitat assessment following the *Bellevue Urban Wildlife Habitat Functional Assessment Model* (The Watershed Company, May 21, 2009). It assesses habitat conditions for three scenarios: 1) existing site conditions; 2) post-construction, no buffer enhancement; and 3) post-construction with proposed development and buffer enhancement. The model assesses habitat at the landscape level (landscape parameters) and site/local level (local parameters). The assessment concludes with the following total scores:

- 1 Existing Conditions – 41
- 2 Post-construction/no enhancement – 40
- 3 Post-construction/ with buffer enhancement – 46

It should be noted that the landscape parameters scored the same under all scenarios, except that the development scenarios (2 and 3) result in 1 less point than existing conditions (Scenario 1) because of additional impervious surface area resulting from development of the site. Under Scenario 3, the stream and steep slope buffer would be reduced by 30,548 SF (Sheet W0.0A) resulting in a higher percentage of impervious surface area on the site than with no buffer reduction (Scenario 2). However, the range in the functional assessment is 20-50% impervious surface coverage and therefore development scenarios 2 and 3 fall within this same range. This doesn't capture the increase in impervious surface area coverage that would result with reducing buffers in Scenario 3.

The differences in the habitat assessment scores for the development scenarios 2 and 3 result from the local parameters. The following comments apply to the analysis:

Scenario 2 scores the same as existing conditions (Scenario 1) under the local parameters. This is because under Scenario 2, it's assumed "the existing buffers, in their degraded state of condition after multiple uses including agriculture, would be left unchanged" (Critical Area Report, Section 7.3.2). This assumption doesn't consider that the buffer areas would become protected areas and the current vegetation management (mowing, clearing) would cease, thereby allowing for natural vegetation succession to occur. The vegetation coverage (3.3) would increase over existing conditions due to natural succession without the continued maintenance in the buffer area. Invasive species coverage (3.6) would also be likely to decrease without continuing maintenance that creates openings and disturbance conditions that are conducive to invasive species. Similarly, vegetative vertical structural diversity (3.4), species richness (3.5) would all be likely to improve in Scenario 2 over the existing buffer conditions Scenario 1. In contrast, Scenario 3 assesses habitat conditions after establishment of the buffer enhancement, after the 5-year monitoring/maintenance period. So, the local parameters for vegetative cover, species richness and invasive coverage are projected based on successful establishment of the proposed buffer enhancement.

The difference in the habitat scores between the development scenarios (2 and 3) is 6 points, however this difference may be less if the functional assessment for Scenario 2 factors in the incremental habitat improvement with allowing natural vegetation succession. The functional assessment should be revised to consider this factor.

Mitigation

As discussed above under Mitigation Approach, the Critical Areas Report consistently compares the proposed enhancement of critical area functions to functions based on the existing site conditions. The comparison should be whether the proposed modifications would provide levels of protection and critical area functions/values that are equivalent to or better than would result from the application of the standard buffers. The proposal can take into account the currently degraded conditions, but should also evaluate the functions that are expected through the application of the regulations and standards required by this code. This should be addressed and revised in the Critical Areas Report.

The Functional Habitat Assessment needs to consider that critical area buffers would be protected under any of the development scenarios and the buffers would no longer be mowed and managed, allowing for natural succession of vegetation to occur which over time which would eventually improve functions over existing conditions.

The buffer mitigation plans include a large enhancement area (140,503 SF, Plan Sheet W2.0). However, the Critical Areas Report recognizes that “while the quality of the habitat provided by the existing vegetation on the sloped areas is generally good, enhancements are very possible” (p. 41 CAR). Plan Sheet W1.0 characterizes existing vegetation conditions on the site and Sheet W2.0 provides buffer enhancement strategies based on the existing buffer conditions. It’s not clear what level or scale of enhancement is actually needed and/or proposed in Areas D, E and some of Area B, where the existing site conditions indicate functioning buffers with low levels of disturbance and invasive species coverage. The mitigation overview (Sheet W2.0) states invasive species would be grubbed and revegetated with native plant species. In Area D, it states that only the areas selectively grubbed would be revegetated with trees and shrubs. However, there’s no indication of the area of invasive coverage and enhancement proposed within Areas D, E and B. The ecological lift or habitat improvement in these areas is clearly different than with the enhancement of existing disturbed, degraded areas as indicated in Area A (only 4,239 SF of the total enhancement area). In areas with existing, functioning vegetation communities the proposed enhancement would provide limited functional improvements over existing conditions. Therefore, the overall amount/area of mitigation and the mitigation ratios are misleading. The mitigation should more accurately assess and describe appropriate mitigation in functioning buffer areas as compared to areas that are currently degraded and warrant full enhancement (i.e. Area A). Areas that will be fully enhanced (Area A), where invasive species will be grubbed by machines, should be enhanced at a planting density for trees, shrubs, groundcover consistent with the City’s *Critical Areas Handbook*.

The Mitigation Plan (Sheet W1.1) shows a buffer replacement area (3,487 SF) as part of the mitigation for direct impacts. However, it appears the stream buffer replacement area overlaps or is within the steep slope buffer in the north portion of the site. Buffer replacement, similar to buffer averaging, should provide additional buffer/protected area versus overlapping with buffer areas that are already protected. This information should be revised on the Mitigation Plan.

The northwest area of the site, across Stream 1, would be preserved and the area is located contiguous to existing natural areas/Coal Creek Park which adds to the preservation of the riparian area as a wildlife corridor. Although the plans and reports describe a “developable area” (23,475 SF) within the preserved area, accessing this area would require stream crossings and substantial critical area impacts. The plans/report should recognize this “developable area” is only marginally suitable for development.

Mitigation Performance Standards – Section 8.5

The performance standards reference enhancement/restoration of the “wetland buffer.” This should be revised to reference the stream buffer. Objective A is for the plant coverage in Areas A and C, which are

currently degraded, disturbed buffer areas that will be fully enhanced. The proposed plant coverage standard is 50% by the end of Year 5. This is a low coverage standard considering the areas will be fully enhanced at a planting density consistent with the *Critical Areas Handbook*. The woody plant coverage for these areas should be revised to 60% by Year 3 and 80% by Year 5. Objective B is for Areas B, D and E, for the enhancement areas with an existing tree canopy. The performance standards for these areas should be revised to more accurately assess the proposed enhancement strategy. Plant coverage is already provided by the existing tree canopy, so the performance standards should address interplanting of understory species and structural diversity measures.

Planting Details – Sheet W3.0 and Section 8.2.4

Sheet W3.0 includes a detail for a Terraced Plant Shelf (Detail 4), also described in Section 8.2.4 of the Critical Areas Report. The detail indicates importing topsoil to create a planting bench. However, shrub vegetation could be planted directly into the slope and native soil, it doesn't seem necessary to fill on the steep slope area which could erode from the slope area. The report section addresses creating nurse logs for seedlings. This isn't shown on the Terraced Plant Shelf & Bank Log detail.

Sheet W2.0 shows locations of downed logs as habitat features in the critical area buffers. A note states that all large woody debris or bank stabilization logs will be placed by machine. Access for machinery into the steep slope area could require removal and impact existing vegetation. Please address how these impacts will be minimized.

Structure setbacks

The code requires structure setbacks from critical area buffers to: 1) Minimize long-term impacts of development adjacent to critical areas and critical area buffers; and 2) Protect critical areas and critical area buffers from adverse impacts during construction. The proposal is to reduce the structure setback to a minimum width of 11 feet and the Critical Areas Report address the code criteria (LUC 20.25H.075.D.3) for reductions to structure setbacks (section 7.2 of Critical Areas Report). The structure setback is shown on plan sheet W0.0A. The proposed reduction to the structure setback area should be quantified and shown on the plan sheet to clarify the total area of proposed reductions to critical area buffers and structure setbacks.

One of the objectives of the structure setback is to protect the critical area buffers from construction impacts. Will an 11-foot structure setback be sufficient to protect existing vegetation in the buffer? Significant trees along the edge of the reduced buffer should be identified and provided adequate tree protection from grading impacts.

Stormwater Impacts

The proposed stormwater system would discharge into Coal Creek. It's understood that the stormwater outfall will be designed with a level spreader/dispersion trench to minimize erosion where discharged on the streambank. More details on the design are needed to demonstrate the outfall wouldn't result in streambank erosion. It's shown as a temporary utility construction impact on Sheet W1.1. If the discharge area will need to be accessed and maintained and cannot be fully restored and maintained with appropriate buffer vegetation, then it should be shown as a buffer impact like the trail construction.

The collection and concentration of stormwater runoff discharge into Coal Creek could affect existing flow patterns and prolong peak flows in Coal Creek. The Critical Areas Report and/or Storm Drainage Report should address the potential hydrologic and biological impacts on the creek.

The stormwater system is designed to maintain hydrology to the wetland and streams and Sheet E4 shows where roof runoff from 14 homes adjacent to the buffer area at the top of the slope will be dispersed to stream/wetland buffers. The geotechnical review should address if this could impact slope

DSD - 001595

stability. Dispersion from Units 10-17 is upslope of the proposed trail and potential impacts to the trail and trail use should be addressed.

Cultural Resources Assessment – Comments on the Cultural Resources Assessment (Tierra Archaeological Report, April 19, 2017) will be forthcoming.

Please submit the revisions requested above within 60 days from the date of this letter or by January 22, 2018. If you need any assistance regarding any of the information in this letter, you can reach me directly at (425) 452-5210 or at prosen@bellevuewa.gov.

Sincerely,



Peter Rosen

Senior Environmental Planner

CC: Heidi Bedwell, Environmental Planning Manager
File



January 19, 2018

Mr. Peter Rosen
Senior Environmental Planner
City of Bellevue
PO Box 90012
Bellevue, Washington 98009-9912

**Subject: Park Pointe PUD (16-143970-LK and 16-145946-LO)
PACE Project No. 15436**

Dear Peter:

PACE received your September 15, 2017 letter summarizing review of the revised application materials submitted to the City of Bellevue in May 2017. Your comments focused on the land use code PUD decision criteria, conservation design features and the bonus density provisions. This letter represents one element of our coordinated response to your review and should be reviewed in conjunction with revised plans. To streamline your review of this document, we restated each comment from your September 15 letter and follow with a formal response. The original comment and subsequent response use different fonts to enhance clarity.

LAND USE REVIEW COMMENTS

Reviewer: Peter Rosen, 425-452-5210, prosen@bellevuewa.gov

The following comments evaluate the proposed project's consistency with code sections for Planned Unit Developments under LUC Part 20.30D. The comments are primarily focused on those code criteria that the proposal is not fully consistent with or that have not been completely met and these comments are intended to direct revisions to the proposed plans. Some of the comments will also confirm the proposal's consistency with code criteria and requirements.

- 20.30D.150 - Planned Unit Development plan - Decision criteria
- 20.30D.160 - Planned Unit Development plan - Conservation feature and recreation space requirement
- 20.30D.165 - Planned Unit Development plan - Request for modification of zoning requirements
- 20.30D.167 - Planned Unit Development-Additional bonus density for large-parcel projects

20.30D.150- Planned Unit Development plan- Decision criteria

- A. *The Planned Unit Development is consistent with the Comprehensive Plan; and*
- 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. Net benefit may be demonstrated by meeting one or more of the following:*

Comment: Development Services finds the proposed PUD demonstrates a net benefit, meeting the following criteria in this code section:

1. *Placement, type or reduced bulk of structures, or*

2. *Interconnected usable open space, or*
5. *Conservation of natural features, or*

There are several decision criteria in this code section which specifically address the compatibility of the PUD proposal with existing land uses in the surrounding neighborhood, immediate vicinity and directly adjacent to the site. The comment/revision letter sent February 3, 2017 noted the proposal must further demonstrate compatibility with development in the immediate vicinity:

- c. Finally the proposal must demonstrate that 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. Please provide documentation about the immediate vicinity and describe how the proposal is compatible including size, scale, mass and architectural design of the proposed structures.

The following PUD decision criteria address compatibility:

- D. *The perimeter of Planned Unit Development is compatible with existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes but is not limited to size, scale, mass and architectural design of proposed structures; and*
- E. *Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by this code, LUC 20.20.520 and landscaping requirements applicable to specific districts contained in Chapter 20.25 LUC, and enhances the visual compatibility of the development with the surrounding neighborhood; and*
- 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; and*

Comments: The subject site abuts City-owned natural area/open space along the north, south, and west property boundaries. The development site includes stream and steep slope critical areas and buffers that abut the City open space areas. The on-site critical areas and buffers along the periphery of the site will be preserved and enhanced. Therefore, these edges/boundaries of the development will blend with and will be compatible with the existing natural, forested open space conditions along the site's north, south and west perimeters.

The general vicinity of the site and the surrounding neighborhoods are zoned for and developed with single family residential uses. The proposal is for single family residences and is therefore consistent with the existing and planned land uses in the vicinity and surrounding neighborhoods. However, the site location and site context is more semi-rural in appearance and the challenge for the proposed PUD is to maintain compatibility with this semi-rural character. The appearance and views of the PUD development from Lakemont Blvd is most critical to address compatibility with immediate vicinity and also for compatibility with the larger lot R-1 zoning directly across Lakemont Blvd.

To the east of the site, directly across Lakemont Blvd SE, are single-family residential properties zoned R-1, which is a low-density residential zone with a minimum lot size of 35,000 SF. The subject site is zoned R-3.5 which allows for denser residential development with minimum lot sizes of 10,000 SF. The PUD code is intended to cluster development more than with a traditional

development or subdivision, particularly to avoid critical area impacts. However, the appearance of the PUD development must consider the compatibility with the larger lot existing residential land uses abutting the site.

The proposed development will be primarily visible to the public and to surrounding/abutting properties from Lakemont Blvd SE. Therefore, the size, scale, mass and architectural design of the proposal as viewed from Lakemont Blvd SE is paramount to meeting the criteria for compatibility. The landscape frontage along Lakemont Blvd SE should provide adequate screening and softening of views of the development. The layout and architectural design of the building facades facing toward Lakemont Blvd should appear as single-family residential in scale and in the design details. Please note that the building design, both building footprints and architectural design, are reviewed and approved through the PUD process.

The layout of Units 31-35 along Lakemont Blvd exemplifies where the PUD proposal meets the compatibility criteria. These residences are buffered from Lakemont Blvd by a 25 to 40-foot-wide landscape frontage, which will effectively screen and soften views of the development. The footprints of the units are staggered so there isn't the appearance of a solid, massed building facade facing toward Lakemont Blvd. This is contrasted by Units 1 and 27, which are setback and separated from Lakemont Blvd by a minimal 7 to 10-foot-wide landscape frontage that's inadequate to screen or soften the appearance of the buildings. In addition, the long side of Unit 27 faces Lakemont Blvd and lacks architectural modulation and detail for compatibility with single family development. The row of Units 23-26 along Lakemont Blvd includes a 15 to 25-foot-wide landscape frontage, however the units not staggered and rather are positioned in a manner that would appear as a solid building wall/facade from Lakemont Blvd.

In order for the proposal to meet the PUD decision criteria for compatibility with the surrounding area and abutting lots, the site plan should be revised to widen the landscape frontage (where noted above) to effectively screen and soften the appearance of the development from Lakemont Blvd. The landscape plant selection and details of the landscape plan will be reviewed in greater detail once the unit placement is revised. Unit 27 should be skewed so the long side of the building facade is not fronting Lakemont Blvd. The row of Units 23-26 along the street frontage should be staggered and setback further to reduce the appearance of a continual building facade. The building facades facing Lakemont Blvd should provide architectural detail and interest to clearly appear as single-family residences.

PACE Response: Both the City and the project team share a mutual desire to achieve a community that is consistent with the land use code and fits into the context of the surrounding neighborhood. We made several changes to the development plan related to unit count, setback separation and orientation of homes. The impact is significant: The number of new single-family homes has been reduced by 12.5%, from 42 in our previous site plan to 35.

Compatibility: The applicant understands the expectation of the City as a directive to alter the site plan to provide contextual capability with the surrounding lower density (R-1) residential neighborhoods, particularly those properties on the east side of Lakemont Boulevard. We addressed this concern through the following site revisions:

Modulation: The eastern perimeter of the property has been relaxed by siting houses along Lakemont Boulevard at differing angles, and varying the setback to the street. The result creates a more modulated and organic residential edge pattern as illustrated on the companion drawings (see sheet P4).

Roadway Setback: The new site plan labels the distance between the proposed homes backing up against Lakemont Boulevard, and the edge of the traveled way where cars travel between 35 and 40 mph. The separation between the houses and the roadway has increased to as much as 100 feet away.

The underlying zoning of this property is R-3.5. The conventional single-family development imposed by this zone establishes a rear yard setbacks of 25 feet (LUC 20.20.010). The PUD proposal varies the setback to the right-of-way. The site plan indicates the minimum effective rear setback is 33 feet, and the maximum is 72 feet to the right-of-way.

The adjacent residential lots to the east are vacant and are zoned as R-1 zone which will allow the rear setback of homes at 25 feet from the public right-of-way, see LUC 20.20.010. Further reduction is allowed through the Conservation Subdivision Process. By comparison, setbacks proposed by the Park Pointe PUD are between two and three times that allowed on the adjacent property under current zoning.

Vertical Grades: The vertical separation between the homes and Lakemont Boulevard also minimizes the visual impact of the proposed dwellings. The lower floor levels of the houses are between 5 to 10 feet below the Lakemont Boulevard road surface. This reduces the apparent height of the new homes by a half to full story, thereby lessening visual impact. The on-site private roadway is proposed to sit within a 2-4 feet of the existing grade. Larger fills of 3-6 feet are required to make the “ramp” connection to Lakemont Boulevard. Homes will sit at or near the existing grade to further minimize the cut and fill of the proposed development.

Landscape: Extensive visual obscuring landscape planting will be installed and established between homes and the street. The non-uniform orientation of the homes along Lakemont will create a less rigid landscape edge and allow a greater range of plant material as well as more variation in landscape placement and location.

Along the southern, western and northern development edges, effort was made to improve the transition between developed landscape and critical area buffer. The new layout increases the critical area buffer by over 10,000 square feet. Dimensionally, the buffers and setback lines have moved generally at least 10 feet to as much as 20 feet. The buffer mitigation plan and critical areas report outlines changes in the planting that enhance the overall landscape transition.

The revisions to the PUD improve the proposal's aesthetic fit with the existing neighborhood and address your concerns with the project's compatibility with adjacent land uses. We feel that the changes made bring the proposal into compliance with the land use code.

20.30D.160 - Planned Unit Development plan - Conservation feature and recreation space req.

A. General.

Within a Planned Unit Development including residential uses:

1. *Through the conservation design features included in subsection B of this section, the proposal must earn square footage credit totaling at least 40 percent of the gross land area, which includes any critical area or critical area buffer; and*

Comment: The gross site area of the subject site is 472,685 SF and therefore 40% or 189,074 SF of square footage credit is required to qualify for a PUD. According to the Table 2 on Plan Sheet P3, the proposed conservation design features include placing and preserving critical areas/ buffers in a separate tract (177,485 SF) and a wildlife corridor (28,170 SF). The proposed wildlife corridor qualifies for conservation design feature credit because it's located in a developable area in the northwest portion of the site (Developable Area 2), which is contiguous to stream/steep slope critical areas and City-owned natural open space areas. The credit for the critical area tract (177,485 SF) and the wildlife corridor (28,170 SF) equates to 205,655 SF, thereby exceeding the minimum 189,074 SF of credit required. Comments on credit for the other proposed conservation design features are provided further below.

2. *At least 10 percent of the gross land area, which includes any critical area or critical area buffer, of the subject property must be retained or developed as common recreation space as defined by LUC 20.50.044; provided, however, that the requirement for recreation space may be waived if the total of critical area and critical area buffer equals at least 40 percent of the gross land area; and*

Comment: The gross land area of the site is 472,685 SF and the total area of critical areas/critical area buffers is 214,230 (Plan Sheet P2), which equates to 45% of the gross site area. Therefore, the requirement for common recreation space is waived, as requested. Table 2 on Sheet P3 should be revised to show the correct calculation. **Response:** Good comment. Given the revised site plan and a variety of changes to the proposed development plan the area numbers have been revised and updated.

B. Conservation Design Features

Plan Sheet P3 included Table 2 below to calculate conservation design features:

TABLE 2 PUD Conservation & Rec Space Requirements (LUC 20.300.160)			
	Conservation Design Feature	Sq. Ft.	Conservation Sq.Ftx Con
			Factor Factor
A	Critical Areas Placed in a Tract		1.0 177,485
	Forest Preservation (New Areas)		1.2 0
B	Wildlife Corridor	23,475	1.2 28,170
	Critical Area Buffer Expansion		1.2 0
	Soil and Tree preservation in Open Space		1.1 0
C	Stormwater Community LIO Tract		1.1 0
	Landscape/Grass Passive Rec Area	50,142	1.0 50,142
D	Pervious Paved Open Space	0	1.0 0
	Paved Open Space	3,145	1.0 3,145
Total Area Provided		258,942	
Percent of Gross Area (40% Min.) (20.30D.160.A.1)		Min. Req.	55% 40%
Minimum Common Rec Space Area (20.300.160.A.2), percentage(10%)		Critical Areas & buffers >40%, Requesting Requirement to be waived.	189,074
Minimum Non-Rec Space Area (20.30D.160.A.2), percentage (20%)			

Comment: As noted above, the proposal meets the minimum requirement for conservation design feature credit equal to 40% of the gross land area considering the critical areas/critical area buffer tract (177,485 SF) and the wildlife corridor (28,170 SF). The following comments address the additional conservation design features and credit proposed on Table 2 Sheet P3. **Response:** Agreed.

- *Landscaped or grass open space in separate tract for active or passive recreation - 50,142 SF of credit proposed on Table 2.*

Comment: The landscape/grass open space areas are not in separate tracts. Several of the areas shown are not suitable for active or passive recreation, including the median in Road A and the landscaped areas that don't include trails or recreation features behind Units 1-5, 14-17, 36-38, 23-26. In addition, the landscape/grass open spaces must have a minimum contiguous size of 2,500 SF for the credit to apply. Please revise Table 2 and Plan Sheet 3 accordingly. **Response:** The large grassy area (measures over 28,800 SF) between the homes and Lakemont Boulevard may be placed in a separate tract containing pedestrian trails. Therefore is in compliance with referenced Land Use Codes.

- *Impervious paved court yards and similar facilities that meet minimum definition of open space - 3,145 SF proposed on Table 2.*

Comment: The areas identified for impervious, paved open space credit are primarily shared parking courts between the residential units. The code definition of "open space" (LUC 20.50.038) states:

Open Space. *Land area unoccupied by buildings, traffic, circulation roads, or parking areas, including, but not limited to woodlands, fields, sidewalks, walkways, landscape areas, gardens, courtyards, or lawns.*

The proposed shared parking courts don't qualify for conservation design feature credit based on the code definition. In addition, a minimum size of 2,500 SF is required to earn credit and it appears that none of the identified areas meet the minimum size requirement. Please revise Table 2 and Plan Sheet 3 accordingly. **Response:** The spaces between units are wrongly interpreted as "shared parking courts" are provided as private Open Space areas for the exclusive use of each home. By definition of the cited code (LUC 20.50.038) these areas do comply as: sidewalks, walkways, landscape areas, gardens, courtyards, or lawns."

20.30D.165 - Planned Unit Development plan- Request for modification of zoning requirements.

A. Density and Floor Area Ratio.

1. *General. The applicant may request a bonus in the number of dwelling units permitted by the underlying land use district or the maximum FAR (see general dimensional requirements contained in LUC 20.20.010), and district-specific requirements contained in Chapter 20.25 LUC.*
2. *Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent over the base density for proposals complying with this subsection A.2. Base density shall be determined on sites with critical areas or critical area*

buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. The bonus allowed by this section may be approved only if:

- a. The design of the development offsets the impact of the increase in density; and*
- b. The increase in density is compatible with existing uses in the immediate vicinity of the subject property.*

Comment: The base density of the proposal, with critical areas/buffers factored per LUC 20.25H.045, is 30 dwelling units (Plan Sheet P2). Under this code section, 3 additional dwelling units (10% of 30-unit base density) may be approved. The proposal is eligible to receive the additional bonus density provided that the plan is revised to meet the previous comments in this letter regarding the compatibility of the proposal with existing uses in the immediate vicinity. **Response:** Agreed.

20.30D.165 - Planned Unit Development- Additional bonus density for large-parcel projects.

A. Purpose.

The City desires to offer incentives to property owners to develop multi-unit residential projects with site features and site designs that minimize impacts to critical area functions and values. Many of these techniques are new, and their effectiveness is uncertain. The City desires additional information about the impact of these design techniques and features, to determine the appropriate amount of density bonus and other incentives to offer for their use, and to determine what, if any, design features are required to offset the impact of the increased density. The projects allowed under this section are mechanisms to allow the City to gather such information prior to making additional density available to all projects.

B. Eligible Sites.

Projects will only be authorized on sites of five acres or more.

C. Applicable Procedure.

A project will be approved as part of the PUD approval for the underlying proposal.

D. Additional Bonus.

The City may authorize additional bonus density, up to 30 percent of the base density, for proposals including additional conservation design features above the amount required in LUC 20.30D.160.A. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. Bonus density shall be based on the square footage credit earned divided by the minimum lot size of the underlying land use district. Bonus density may be approved only if the proposal meets the criteria of LUC 20.30D.165.A.2.a and A.2.b. (Ord. 5682, 6-26-06, § 13)

Comments: This code section allows an additional density bonus for large parcels over 5 acres, a bonus up to 30% of the base density. The base density of the proposal is 30 dwelling units and therefore a maximum of 9 additional dwelling units may be authorized. Table 3 on Plan Sheet P3 proposes 7 (6.99)

additional dwelling units based on the conservation design feature credits earned above the minimum required for a PUD:

$258,942 \text{ SF credits (Table 2)} - 189,074 \text{ SF credits (PUD minimum, 40\% of gross site area)} = 69,868 \text{ SF credits} / 10,000 \text{ SF (minimum lot size of R 3.5)} = 6.99$

*Note: In no case would unit density be rounded up

Comments are provided previously in this letter about the calculation of the conservation design features on Table 2 Plan Sheet 3, and noted that a couple of the proposed features don't qualify for credit and the calculation will need to be revised. The result affects the calculation for the additional bonus density potentially earned.

However, based on the Purpose statement of this code section DSD is not recommending the additional bonus density. The Purpose statement emphasizes the use of new design techniques and features to minimize impacts to critical area functions and values and to offset the impacts of the increased density. It's intended for projects that clearly demonstrate innovative techniques that the City could evaluate and then apply to future projects or to inform future code standards. To qualify for the additional bonus density, the proposal would need to include measures that go beyond code requirements and traditional development approaches. Although the proposal includes substantial enhancement of critical area buffers, this level of enhancement is common mitigation needed to address the impacts of the proposed buffer reductions. The current proposal doesn't exceed standards or offer new innovative/alternative techniques to warrant the additional bonus density under this provision.

PACE Response: The review comments are unclear relative to the intent of the City land use code. Questions persist as to whether comments misinterpret a section of the code.

In particular, this letter which references LUC 20.30D.167.A (*Purpose*) supports denying additional bonus densities. We maintain that is an incorrect conclusion and believe that the second to last paragraph of your letter misinterprets the Code's Purpose statement to establish a basis for that denial. We respectfully request that you again revisit whether this proposal qualifies for at least some bonus density credits. Consider the following examples:

- The letter states that additional bonus densities are only available to projects "Emphasizing the use of new design techniques and features to minimize impacts to critical area functions and to offset the impacts of increased density." This misstates the code which recognizes a need to "Offer incentives to property owners to develop multi-unit residential projects with site features and site designs that minimize impacts to critical area functions and values." The code does not mandate new design techniques so much as provide incentives to minimize impacts to critical area functions – two very different things.
- The letter states that additional bonus density is "Intended for projects that clearly demonstrate innovative techniques that the City could evaluate and then apply to future projects, or to inform future code standards." The code does not mandate (or mention) the use of innovative techniques to qualify for additional bonus densities.
- Similarly, the letter states that "The current proposal doesn't exceed standards or offer innovative/alternative techniques to warrant the additional bonus densities under this provision." The Purpose statement does not say that a proposal must exceed standards or offer innovative/alternative techniques in order to obtain additional bonus densities.

In short, we don't believe that LUC 20.30D.167.A contains the rationale you cite for denying the additional bonus density. Additionally, we note that 20.30D.167.D states that

Bonus density shall be based on the square footage credit earned divided by the minimum lot size of the underlying land use district. Bonus density may be approved only if the proposal meets the criteria of LUC 20.30D.165.A.2.a and A.2.b."

This section establishes the basis for awarding additional units from available bonus densities but does not mention the purpose statement. Because the bonus densities play such a critical role in the final configuration of the project, we are respectfully asking that you revisit this conclusion as part of the review.

Additionally, we do not believe consideration of the bonus densities should be an "all or nothing" review. Currently, it appears the review approach applies the same threshold to granting bonus units whether one is pursuing one bonus unit or ten. Given the subjective nature of the land use code's criteria and purpose statement, a more subjective response appears appropriate.

Please note that the changes to the proposed buffer area impacted the conservation space areas and altered the bonus density calculations presented on plan sheet P3.

The revised proposal is seeking two additional units of the 12 that are theoretically available through the bonus density calculations. We feel that the site changes and the decision criteria outlined in 20.30D.150 and 20.30D.165 support the request for the two additional units.

Please submit the revisions requested above within 60 days from the date of this letter or by November 15, 2017. If no revision is received within 60 days the application may be canceled without further notice. If you need any assistance regarding any of the information in this letter, you can reach me directly at (425) 452-5210 or at prosen@bellevuewa.gov.

The re-submittal date was extended and modified by the City. Please refer to the November 2017 Comment Letter from your office. Therefore, it is our understanding comments are due by January 22, 2018.

Sincerely,

PACE Engineers, Inc.



Steve Calhoon, ASLA / RLA
Principal Planner



January 19, 2018

Mr. Peter Rosen
Senior Environmental Planner
City of Bellevue
PO Box 90012
Bellevue, Washington 98009-9912

Subject: *Park Pointe PUD (16-143970-LK and 16-145946-LO)*
PACE Project No. 15436

Dear Peter:

PACE received your November 22, 2017 letter summarizing review of the revised application materials submitted to the City of Bellevue in May 2017. Your comments focused on critical areas. Much of the comments related to the Critical Areas Report, Habitat Evaluation, and Detailed Conceptual Mitigation Plan – Talasaea Consultants has responded directly to that portion of your review with a separate letter. This letter addresses the stormwater section of your comment letter.

To streamline your review of this document, we restated each comment from your November 22, 2017 letter and follow with a formal response. The original comment and subsequent response use different fonts to enhance clarity.

Stormwater Impacts

The proposed stormwater system would discharge into Coal Creek. It's understood that the stormwater outfall will be designed with a level spreader/dispersion trench to minimize erosion where discharged on the streambank. More details on the design are needed to demonstrate the outfall wouldn't result in streambank erosion. It's shown as a temporary utility construction impact on Sheet W1.1. If the discharge area will need to be accessed and maintained and cannot be fully restored and maintained with appropriate buffer vegetation, then it should be shown as a buffer impact like the trail construction.

The collection and concentration of stormwater runoff discharge into Coal Creek could affect existing flow patterns and prolong peak flows in Coal Creek. The Critical Areas Report and/or Storm Drainage Report should address the potential hydrologic and biological impacts on the creek.

The stormwater system is designed to maintain hydrology to the wetland and streams and Sheet E4 shows where roof runoff from 14 homes adjacent to the buffer area at the top of the slope will be dispersed to stream/wetland buffers. The geotechnical review should address if this could impact slope stability. Dispersion from Units 10-17 is upslope of the proposed trail and potential impacts to the trail and trail use should be addressed.

PACE Response: The current design of the vault outfall utilizes a level spreader to disperse runoff is consistent with the City of Bellevue stormwater standards. Please recognize that the system design has not yet been evaluated for the modified site submitted with

this letter. The proposed plan reduces the number of dwelling units and associated impervious surfaces. As a result, stormwater impacts will be reduced as a result of the site modifications. This response should therefore be considered preliminary.

Stream Bank Erosion: The proposed level spreader will disperse runoff across a 50-foot wide area. In considering streambank erosion, we evaluated the peak runoff rate anticipated during a 100 year design storm. Distributing the resulting flow (0.50 cfs) across half the width of the level spreader (affording a factor of safety of 2.0) indicates the resulting runoff would travel at a velocity of 0.6 feet per second. The City's stormwater manual does not prescribe slope or bank protection measures for such low flow velocities. This preliminary assessment indicates the proposed layout is adequate and need not be modified.

Maintenance requirements for the outfall spreader can be conducted by hand. Because the proposed development will be maintained by a service contracted through the Homeowner's Association, maintenance is not expected to be disregarded. We would anticipate the facility may require more intensive maintenance (e.g. supplemental gravel) that would involve heavy equipment. However, this is not expected to occur more frequently than once every 20 or 25 years. That work and the associated buffer impacts would not be considered permanent.

Hydrologic Impacts: The proposed detention system is consistent with the flow control standards imposed by Bellevue's stormwater manual. The continuous simulation modeling used throughout Western Washington is designed to maintain the duration and frequency of specific storm events. The storm drainage report will be revised as part of Part 2 of this resubmittal to consider the impacts to Coal Creek.


Slope Stability: The roof areas identified for direct runoff dispersion were selected to replicate the existing runoff levels and maintain stream and wetland hydrology. Consequently, the rate of runoff over the hillside is not expected to increase. Level spreaders will disperse the flows and prevent point discharges. Absent increased flow rates or concentrated discharge points, the parameters impacting slope stability remain unchanged. Consequently, an analysis of slope stability is unnecessary.

The proposed trail, downslope of units 10-17, will be subject to runoff equal to current levels. We note that the trail is located in the buffer and is not intended to be an all-weather amenity. This is a soft-surface trail that offers a less-traditional experience. It's intended to expose residents to the undeveloped part of the property and provide regional trail access.

Let us know if you have questions.

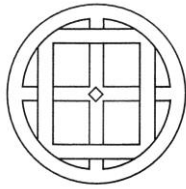
Sincerely,

PACE Engineers, Inc.



Toby Coenen, PE
Project Manager

cc: Alex Mason, Isola Homes
John Jackels, Isola Homes



TALASAEA
CONSULTANTS, INC.

Natural Resources Consulting | Environmental Planning & Design

19 January 2018

TAL-1543

Mr. Peter Rosen
Senior Environmental Planner
P.O. Box 90012
Bellevue, Washington, 98009-9012

REFERENCE: Park Pointe PUD - 16-145946-LO and 16-143970-LK
SUBJECT: Response to City Comments

Dear Peter:

We are providing a detailed response to your comments regarding our previous submittal (17 May 2017) for the Park Pointe PUD project, located on the 26700 block of Lakemont Boulevard in Bellevue, Washington. In order to ensure that we have accurately and completely addressed your concerns, we are providing the text of your comment letter verbatim. We have added the word "Comment" at the beginning of each of your comments as a visual clue. Our responses (Talasaea, PACE, Geotech Consultants, and TROW) are provided after each comment in **bold italic** text. We believe that the responses provided to your comments will satisfy your concerns regarding the project and its potential impact to adjacent critical areas.

City of Bellevue Comments Letter:

The Land Use Division of the Development Services Department has reviewed the revised application materials submitted for the Park Pointe PUD on May 17, 2017. The following comments are focused on critical areas after review of the *Critical Areas Report, Habitat Evaluation, and Detailed Conceptual Mitigation Plan* (Talasaea Consultants, May 17, 2017) and project plans. These comments must be addressed for review of the PUD to continue.

Comment - Mitigation Sequencing

Mitigation sequencing is required (LUC 20.25H.215) to demonstrate that all reasonable efforts have been examined to avoid and minimize critical area impacts. In general, the proposal meets the goals of mitigation sequencing. The proposed PUD clusters the development on 5 acres of the 12-acre site to avoid critical area impacts. The development area is largely confined to the existing pasture/lawn area on the east portion of site, which has lower habitat functions and values. The proposal avoids all direct impacts to wetlands/wetland buffers and to streams. The Critical Areas Report states the proposal limits impacts to 10.5% of the total on-site stream buffer area; although this is based on Sheet W1.1 which doesn't accurately show the extent of the Coal Creek buffer, so the percentage should be revised.

Applicant Response: The stream buffer was revised on the site plan near the proposed stormwater vault area, to reflect the Coal Creek setbacks rather than the nearby Stream 3 setbacks, as requested by the City. In addition, the site plan and critical area buffer design

was modified. After revisions, stream buffer reduction is now estimated to be 17,486 square feet, and for reference, steep slope buffer reduction is estimated to be 3,975 sf. A total of 21,461 sf of combined buffer area is proposed for reduction.

We recalculated the percentage of buffer reduction resulting from the updated proposed site plan. The percentage is still 10.5% of the total buffer area.

Comment - Mitigation Approach

There are portions of the critical area buffers that have been historically altered and degraded by frequent human disturbance, as shown on the Existing Conditions, Sheet W1.0. Per LUC 20.25H.230: *The critical areas report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part.* The minimum report requirements for a critical areas report are in LUC 20.25H.250.B.

Applicant Response: *We believe that our critical areas report satisfies all of the minimum report requirements identified in LUC 20.25H.250.B.*

The Critical Areas Report consistently compares the proposed enhancement of critical area functions to functions based on the existing site conditions. Per the code criteria, the measure is whether the proposed modifications would provide levels of protection and critical area functions/values that are equivalent to or better than would result from the application of the standard requirements, or comparing to the functions/values that would occur with the application of the standard buffers. See Critical Areas Report decision criteria – LUC 20.25H.255.A.1.

The report concludes there would be greater critical area functions under the proposed development scenario, with the enhancement of the reduced buffers. However, the analysis assumes the currently degraded buffer areas presently characterized with early successional vegetation would persist under a development scenario that adheres to the standard critical area buffers with no enhancement. This assumption doesn't consider that under any of the development scenarios that the buffer areas would be protected and would no longer be mowed, maintained and managed; thereby allowing for natural succession of vegetation to occur which over time which would eventually improve functions over existing conditions.

This should be addressed and revised in the Critical Areas Report.

Applicant Response: *We understand the City's comments concerning the evaluation of our buffer mitigation plan, specifically in that our methodology did not consider natural successional vegetation that would result with the cessation of mowing and other current sources of disturbance. We did not consider natural succession of vegetation within the protected buffer in our analysis of impacts for the following reason:*

Left to itself, natural successional vegetation within the buffer would very likely result in a monoculture of Himalayan blackberry, which is already present along the periphery of the undisturbed buffer with the disturbed buffer. Himalayan blackberry, once established, effectively prevents other more desirable vegetation from becoming established. Dense thickets of Himalayan blackberry inhibit the movement of animals between habitats and provides forage and shelter for non-native animal species, such as invasive European starlings and rats (Washington State Invasive Species Council). Himalayan blackberry (and evergreen blackberry) are noxious weeds by the Washington State Invasive Species Council and King County.

Additionally, we have noted that English ivy, another species on the noxious weed list, is present within the buffer area in the northeast corner of the property. English ivy effectively smothers all groundcover vegetation and strangles trees as they grow up trunks. We have observed ivy infestations within wetland and buffer areas that have contributed to the loss of forest canopy due to strangulation of trees and increasing the potential of blow down resulting from a significantly increased sail area present during winter storms. Management of English ivy is a major component of one of our mitigation plans due to the deleterious effects this species has on native forest vegetation.

We will provide a synopsis of this response as clarification in the next revision of our critical areas report, habitat evaluation, and detailed conceptual mitigation plan.

Comment - Critical Area Comments

Comment - Geotechnical Comments

The code includes several sections of performance standards and decision criteria that must be addressed to approve modifications to the steep slope top-of-slope buffer standards. The comment letter (February 3, 2017) listed the applicable code sections. The following geotechnical performance standards and decision criteria must be addressed:

LUC 20.25H.125 – Performance standards – Landslide hazards and steep slopes

LUC 20.25H.135-140 – Critical areas report – Additional provisions for landslide hazards and steep slopes

LUC 20.25H.145 - Critical areas report – Approval of modification

LUC 20.25H.250 – Critical areas report – Submittal requirements – this section is addressed in Talasaea’s Critical Areas Report, Geotech should review and supplement information if necessary.

LUC 20.25H.255 – Critical areas report – Decision Criteria - this section is addressed in Talasaea’s Critical Areas Report, Geotech should review and supplement information if necessary.

LUC 20.30P.140 – Critical areas land use permit - Decision criteria

The Geotechnical Engineering Study recommends a reduced steep slope buffer of 10 feet and an additional 10-foot building setback from the buffer. The revised Detailed Conceptual Mitigation Plan (W0.0A), which Olin Anderson from Talasaea Consultants provided in September, includes the steep slope buffer overlaid on the development plan. It appears that Units 5 and 6 and potentially Unit 14 don’t meet the geotechnical recommendation.

The steep slope area is also identified as a landslide hazard area, defined as *areas of slopes of 15 percent or more with more than 10 feet of rise, which also display any of the following characteristics:*

e. Areas with seeps indicating a shallow ground water table on or adjacent to the slope face. (LUC 20.25H.120.A1). The Supplemental Letter from the geotechnical consultant (Geotech Consultants, March 29, 2017) confirmed the groundwater seepage is outside the proposed development area and would not affect slope stability.

Tom McFarlane, Clearing & Grading Supervisor, provided comments on the geotechnical supplemental letter (March 29, 2017). Please respond to the following comments and requests for revisions:

1. The geotechnical engineer provided the results of slope stability analyses of slopes at 3 locations at the site. The published data included soil parameters for generalized soil conditions, cross-sections of post-development loading conditions, and factors of safety for static and seismic conditions (dynamic conditions included a horizontal seismic coefficient of 0.18g). The specific loading conditions for the proposed residences is not provided. However, we are assuming that appropriate loads were included in the computer model.
2. The narrative of the letter did not discuss the potential impacts of groundwater on the results of the analyses, or whether groundwater was included as a parameter in the analyses. At least one of the test pits shown in the cross sections (TP-19) was observed to have groundwater seepage during excavation. Please have the geotechnical engineer discuss the potential impacts of groundwater on existing (pre-development) and post-development site slope stability, and whether groundwater data was used in the computer model.
3. The geotechnical engineer indicates that the existing and post-development conditions have factors of safety greater than Bellevue's design factors; however, only the post development factors are provided in the letter. Please have the geotechnical engineer provide the results of the slope stability analyses for existing conditions, including cross-sections, groundwater effects, and resulting factors of safety.

Applicant Response: See comments from Geotech Consultants

Comment - Coal Mine Hazards

The Revised Coal Mine Hazard Assessment (Icicle Creek Engineers, October 5, 2016) provides results of a ground-proofing study and includes Figure 4 which identifies a higher and lower risk Coal Mine Subsidence (CMS) Zone 2. The report recommends that the stormwater vault can be sited within the lower risk CMS Zone 2, but no development should occur within the higher risk CMS Zone 2 (where the mine shaft is less than 100 feet below the ground surface). Please confirm the proposed site plan is consistent with identified boundaries of the higher risk CMS Zone 2 in Figure 4, and that no development including the stormwater vault, access Road E, or the sewer lift station would encroach into the higher risk CMS Zone 2.

Applicant Response: See comments from Icicle Creek Engineers

Comment - Stream buffer impacts

The Critical Area Report notes the proposal would reduce only 10.5 % of stream buffer area. This is based on Sheet W1.1. which didn't accurately show the extent of 100-foot Coal Creek stream buffer, which was later corrected on Sheet W0.0A. This information should be updated. The Critical Areas Report states that approximately 87% of the proposed buffer reduction area would be within lower quality habitat and the remaining 13% (2,410 SF) would be in higher quality habitat areas (Section 8.2.1). Please identify where the buffer reductions are proposed in the higher quality habitat areas and if these impacts can be further reduced.

Applicant Response: We have updated our mitigation and site development plans to accurately show the extent of the 100-ft Coal Creek stream buffer. These changes are shown on our updated plan sheets attached to our updated report.

We have also reviewed our assumptions on the quality of buffer in the vicinity of the proposed buffer impacts. Our assumption that there would be some impacts to "high

quality” buffer resulting from the proposed buffer reduction plan does not reflect actual conditions on the ground. The aforementioned area of “higher quality” buffer consists of a stand of young red alder trees with a dense understory of Himalayan blackberry where periodic mowing does not occur. This buffer area also contains the remains of an old automobile. In terms of value or quality, this area is qualitatively better than the majority of the buffer area being reduced. However, compared to the quality of buffer below the top-of-slope, it is still degraded.

We have since revised our assessment of relative buffer quality by creating four different area types. The area types are named Area A, Area B, Area C, and Area D. Buffer within Areas A and B are considered to be relatively high quality due to tree canopy coverage and a relative lack of non-native invasive species. These two areas will not be impacted or reduced as a result of the proposed site development. The total size of Areas A and B is approximately 40,805 sf. This represents approximately 32% of the total buffer area on the Site.

Areas C and D are considered to be disturbed. Area C is forested (young alder) with an understory dominated by Himalayan blackberry. Area D is not forested and disturbed through periodic mowing, human intrusions, and access by livestock. The total size of Areas C and D is approximately 86,300 sf. This represents approximately 67% of the total buffer area on the Site. Figure 1 (attached) helps illustrate the distribution of buffer quality within the area of buffer reduction.

Per the City code, stream buffers are measured from the top-of-bank, which protects the steep-sloped streambanks and exceeds where buffers are measured from the ordinary high water mark (OHWM) of the stream. However, there are some areas of the site plan where the buffer reductions would be relatively close to the OHWM of the streams, which could compromise stream buffer functions even with enhancement of the reduced buffer width. The site plan should be evaluated to increase the buffer width at these locations as noted below.

The Stream 2 buffer in the north part of the site would be reduced to approximately 30 feet from the top-of bank and 45 feet from the ordinary high water mark (OHWM). With an 11-foot structure setback from the reduced buffer, the proposed development would be only 56 feet from the stream OHWM. This stream buffer width could be increased with eliminating Unit 5, which also may not meet the geotechnical report recommendation for a 10-foot buffer/10-foot structure setback (see geotechnical comments).

The buffer of Stream 3 along the south part of the site would be reduced to 33 feet from the top-of-bank or 49 feet from the ordinary high water mark with an 11-foot structure setback, for a total distance of 60 feet from the stream.

Applicant Response: We have corrected our assessment of the area of buffer reduction using the correct buffer width for Coal Creek. The corrected assessment of buffer reduction area will be included in our next revision of the Critical Areas Report, Habitat Evaluation, and Detailed Conceptual Mitigation Plan.

Since the submission of our first mitigation plan, the layout of units on the site has been revised and the total area of buffer reduction adjacent to Streams 1 and 2 have been reduced. Unit 5 has been moved further to the south, which helps to shrink the proposed buffer reduction adjacent to Stream 2 and the steep slope area.

The current site development proposal represents what Isola and PACE engineers believe

provides the least impact to critical area buffers while still maintaining an economically-viable development. The areas where buffer reductions are proposed are currently highly degraded and managed as lawn or pasture. The mitigation plan (buffer enhancement planting) will help improve the quality of buffer between the proposed development and remaining buffer area. We believe that the enhancement plantings, along with the proposed enhanced stormwater treatment system, will provide greater buffer function to the critical areas onsite compared to existing conditions, or even a no-buffer enhancement scenario.

Comment - Wetlands

Wetland delineation - Critical Area Report includes only 2 data forms/sampling points (Appendix C), which are dated in August the driest time of the year. Where are these data points located on the site? Considering there are 3 wetlands identified on the site, are there more data points or information to validate the delineation of wetland boundaries? Without this information, we cannot confirm the wetland boundaries.

The geotechnical report identified seeps in the hillslope to the west of the existing residence and barn in the area of Wetland B. Saturated soils and wetland vegetation were also observed during a site visit, particularly near the road grade going past the shed downslope of the residence. The comment letter sent February 3, 2017 requested additional information to determine if the seeps are slope wetlands. The response to comments confirms the location of Wetland B, but doesn't confirm if there are additional slope wetlands in this area.

Applicant Response: *We will be providing additional wetland data forms for Wetlands A and B in our revised Critical Areas Report, Habitat Evaluation, and Detailed Conceptual Mitigation Plan. We were unable to collect data for Wetland AA during our most recent site assessment (December 2017). Wetland AA is located immediately adjacent to Stream 2 and within its OHWM. At the time of our December 2017 site work to collect additional wetland test plot data, Wetland AA was completely saturated and partially under water, so effective sampling of the wetland was not possible. The locations of the sampling points will be shown on our updated plan sheet W1.0.*

We reviewed the geotechnical report and agree that there is a mention of a seep in the southwestern portion of the property. The geotechnical report makes no mention of Wetland B. However, the description of the seep makes us believe that the seep described in the geotechnical report may be Wetland B.

Comment - Wetland rating comments - Wetland A:

Hydrologic Functions - D4 – The D4 multiplier isn't checked. The wetland drains to Stream 1, Stream 2 and Coal Creek which has downstream flooding problems. The description of the wetland in Section 4.2.1.1 notes the wetland contains ponding areas and D3.2 of the rating form notes a depth of storage of at least 0.5 feet to <2 ft. Based on this information, the wetland would appear to have the opportunity to provide flood storage or a reduction in water velocity to help downstream property and aquatic resources from flooding or excessive and/or erosive flows. The multiplier would add 6 points to the wetland rating. Please revise the rating or clarify the information.

Applicant Response: *We have changed the multiplier for Question D4 to 2 in our rating of Wetland A.*

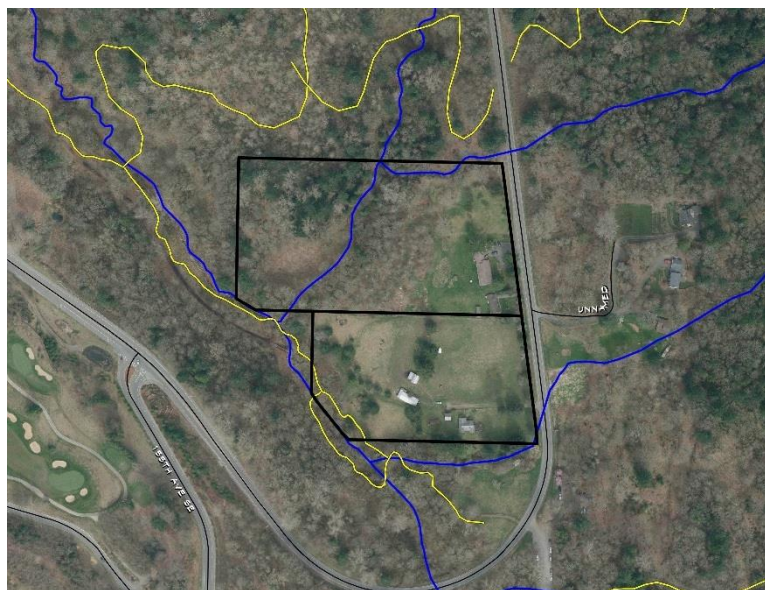
Comment - Habitat Functions - H2.1 Buffers – The rating form assigns 2 points based on *No paved areas (except paved trails or buildings within 25 m (80 ft.) of wetland > 95% circumference.*

Mr. Peter Rosen
19 January 2018
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It appears the wetland would meet the criteria of 50 m (170 ft.) of relatively undisturbed vegetated areas, rocky areas or open water for > 50% circumference. This would assign 3 points. Please clarify and provide additional information.

Applicant Response: We disagree with the proposed changes to Questions H2.1 and H2.2. The key term for both of these questions is “relatively undisturbed.” This is an issue on which we consulted Tom Hruby (formerly of Washington Department of Ecology) for a different project. Disturbance is defined in the 2004 Washington State Wetland Rating System for Western Washington (as revised in 2006). Page 80, Comment 81, Item 3 states that “[b]uffers that are regularly accessible to dogs, either from residential areas or from people walking their dog should be treated as disturbed [sic].” We know that the residents of the two parcels do have dogs that have free run of the mowed areas of the site. We also know that the area surrounding the site (north, west, and south) is City of Bellevue park property with several, well-used hiking trails (see Photo 1). These trails are used on a daily basis. We considered this information in our analysis of what constitutes a relatively undisturbed buffer. Based on the City of Bellevue’s GIS database on trails, we were able to discern that the minimum of 25 acres of “relatively undisturbed” habitat does not exist for any of the onsite wetlands.

Photo 1. Park Pointe Site with City of Bellevue GIS trails mapped (trails are illustrated as yellow lines).



Comment - Habitat Functions - H2.2 Corridors and Connections – Given the location of the wetland adjacent to the stream ravines and the protected natural area of Coal Creek Park, it appears that Wetland A would meet the criteria for H 2.2.2 – that it is *part of a relatively undisturbed and unbroken corridor (either riparian or upland) that is at least 50 ft. wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size.* This would assign 2 additional points. Please clarify and provide additional information.

Applicant Response: The scoring of Question H2.2 is linked back to how Question H2.1 was scored. Based on our analysis of City of Bellevue’s GIS trail system, we believe that there is no relatively undisturbed area that is at least 25 acres in size that is immediately connected to the site, regardless of the size of the vegetated corridor.

Comment - Habitat Functions – H2.3 Priority Habitats – The rating form checked 2 priority habitats for 3 points. The “Instream” and/or “Riparian” priority habitats should also be considered given the wetlands proximity to Stream 1, Stream 2 and Coal Creek. 3 or more priority habitats would assign 4 points on the rating form. Please clarify and provide additional information.

Comment - Habitat Functions – H 2.4 – The rating form checks that *there are 3 other wetlands within ½ mile, BUT the connections between them are disturbed.* The wetlands all appear to be located within the stream ravines with connections that are “relatively undisturbed.” This would assign 2 additional points. Please clarify and provide additional information.

Please provide additional information on the wetland rating questions above. Further review will be needed to verify the wetland rating and the required wetland buffer for Wetland A.

Applicant Response: *We have made the requested change to our ratings of the wetlands. The changes to Questions H2.3 and H2.4 do not change the rating of the wetlands or their required buffer widths.*

Comment - Local species of importance

The Critical Areas Report (section 4.2.3) includes a habitat evaluation of impacts on Species of Local Importance as required in LUC 20.25H.150. The report states 6 of the listed species have a low to very low likelihood of being present on the site. The *Bellevue Urban Wildlife Habitat* report (The Watershed Company, May 21, 2009) states that of all the species listed, there are only 10 species that can reasonably be expected within City of Bellevue limits (p. 22). Therefore, the site may provide habitat for 6 of the 10 local species of importance. Red-tailed hawks and Merlin are likely to use the existing open pasture area for forage, prey on small mammals. The open pasture is in the proposed development area. This report section should include that development and elimination of the open pasture would reduce the foraging habitat for these species.

Applicant Response: *We appreciate that the pasture represents potential habitat for red-tailed hawks and merlins. It should be noted that recent studies indicate both red-tailed hawks and merlins appear to benefit from urban environments that have created a prey base and foraging habitat that these raptors are uniquely adapted to exploit. The National Audubon Society states that merlin populations in the United States are stable to increasing. A study of the New York highway system indicates that red-tailed hawks benefit from the open spaces and managed vegetation alongside of roadways¹.*

The information presented above should not be construed as negating the impacts of development on the Park Pointe property on potential merlin and red-tailed hawk habitat. Therefore, we analyzed current aerial photographs to identify potential habitat within a ½ mile assessment area of the Site (Figure 1).

The total area within ½ mile of the Site is approximately 503 acres. Of that 503 acres, approximately 34.7 acres (7% of the total assessment area) represent open areas that may provide foraging habitat for merlin or red-tailed hawk. The Park Pointe property represents approximately 4.8 acres (0.95% of the assessment area) of the 34.7 acres identified as foraging habitat. While the potential loss of foraging habitat is less than one

¹ Minor and Minor, “Nesting of Red-Tailed Hawks and Great Horned Owls in a Central New York Urban/Suburban Area”; Speiser and Bosakowski, “Nest Site Preferences of Red-Tailed Hawks in the Highlands of Southeastern New York and Northern New Jersey.”

percent of the total assessment area, we are sensitive to the possibility that many such small losses could cumulatively lead to a significant loss of habitat for merlin and red-tailed hawk.

At this point in the narrative, it is important to keep in mind that populations of merlin and red-tailed hawks in the United States are seen as stable to increasing. This is despite the burgeoning US population and increases in urban landscape as cities expand and develop. Therefore, it can be concluded that development outright is not necessarily detrimental to these two raptors. The loss of “natural landscape habitat” appears to be offset by the ability of merlins and red-tailed hawks to adapt to the urban environment.

Comment - Functional Habitat Assessment

The Critical Areas Report includes a functional habitat assessment following the *Bellevue Urban Wildlife Habitat Functional Assessment Model* (The Watershed Company, May 21, 2009). It assesses habitat conditions for three scenarios: 1) existing site conditions; 2) post-construction, no buffer enhancement; and 3) post-construction with proposed development and buffer enhancement. The model assesses habitat at the landscape level (landscape parameters) and site/local level (local parameters). The assessment concludes with the following total scores:

- 1 Existing Conditions – 41
- 2 Post-construction/no enhancement – 40
- 3 Post-construction/ with buffer enhancement – 46

It should be noted that the landscape parameters scored the same under all scenarios, except that the development scenarios (2 and 3) result in 1 less point than existing conditions (Scenario 1) because of additional impervious surface area resulting from development of the site. Under Scenario 3, the stream and steep slope buffer would be reduced by 30,548 SF (Sheet W0.0A) resulting in a higher percentage of impervious surface area on the site than with no buffer reduction (Scenario 2). However, the range in the functional assessment is 20-50% impervious surface coverage and therefore development scenarios 2 and 3 fall within this same range. This doesn't capture the increase in impervious surface area coverage that would result with reducing buffers in Scenario 3.

The differences in the habitat assessment scores for the development scenarios 2 and 3 result from the local parameters. The following comments apply to the analysis:

Scenario 2 scores the same as existing conditions (Scenario 1) under the local parameters. This is because under Scenario 2, it's assumed “the existing buffers, in their degraded state of condition after multiple uses including agriculture, would be left unchanged” (Critical Area Report, Section 7.3.2). This assumption doesn't consider that the buffer areas would become protected areas and the current vegetation management (mowing, clearing) would cease, thereby allowing for natural vegetation succession to occur. The vegetation coverage (3.3) would increase over existing conditions due to natural succession without the continued maintenance in the buffer area. Invasive species coverage (3.6) would also be likely to decrease without continuing maintenance that creates openings and disturbance conditions that are conducive to invasive species. Similarly, vegetative vertical structural diversity (3.4), species richness (3.5) would all be likely to improve in Scenario 2 over the existing buffer conditions Scenario 1. In contrast, Scenario 3 assesses habitat conditions after establishment of the buffer enhancement, after the 5-year monitoring/maintenance period. So, the local parameters for vegetative cover, species richness and invasive coverage are projected based on successful establishment of the proposed buffer enhancement.

The difference in the habitat scores between the development scenarios (2 and 3) is 6 points, however this difference may be less if the functional assessment for Scenario 2 factors in the incremental habitat improvement with allowing natural vegetation succession. The functional assessment should be revised to consider this factor.

Applicant Response: As we stated in our response to the comment concerning “natural successional revegetation” as a buffer management option above, we contend that ceasing management (i.e., mowing) of the currently-degraded buffer would not result in improved buffer habitat. The most likely result of the no-enhancement option is that the currently degraded buffer areas would quickly be overgrown with non-native blackberries (or English ivy where present), which are already present along the interface of the disturbed and relatively undisturbed buffer. This has been our experience with mitigation monitoring over many years and through direct observation of urban areas that are left unmanaged. It has been our experience that unmanaged areas that are well forested containing a significant percentage of conifer species tend to have lower incidences of blackberry infestation. This type of vegetation community is not present on the site. Where tree vegetation is present within the disturbed buffer, it is comprised mostly of young red alder trees with an existing understory of blackberry. Our observations of areas heavily infested with blackberry indicate that once established, the blackberry effectively prevents the establishment of desirable native vegetation and often smothers existing desirable native species.

We understand the City’s concerns about how our analysis of the three different development scenarios affect habitat function. It should be noted that there is currently no methodology available to assess buffer functioning. In the absence of accepted methodology, we used best professional judgment and best available science to assess buffer habitat function. In the case of the Park Pointe project, we utilized and adapted the “Bellevue Urban Wildlife Habitat Literature Review”² to provide an analysis of relative buffer habitat function. We also factored into our analysis the green technologies and onsite infiltration of clean rooftop runoff as an offset to the effective impervious surfaces.

It is our contention that our assessment of habitat function for the three scenarios is essentially correct. The no-management option would not result in a naturally-vegetated buffer area with improved habitat value. Finally, we note that the no-maintenance or no-enhancement scenario is not a viable option since Bellevue’s land use code requires that the area between the buffer and setbacks be enhanced as a prerequisite of buffer reduction. Since the economic success of this development proposal requires that buffers and setbacks be reduced, the project must provide enhancement plantings as mitigation.

Comment - Mitigation

As discussed above under Mitigation Approach, the Critical Areas Report consistently compares the proposed enhancement of critical area functions to functions based on the existing site conditions. The comparison should be whether the proposed modifications would provide levels of protection and critical area functions/values that are equivalent to or better than would result from the application of the standard buffers. The proposal can take into account the currently degraded conditions, but should also evaluate the functions that are expected through the

² The Watershed Company, “Bellevue Urban Wildlife Habitat Literature Review.” 21 May 2009.

application of the regulations and standards required by this code. This should be addressed and revised in the Critical Areas Report.

The Functional Habitat Assessment needs to consider that critical area buffers would be protected under any of the development scenarios and the buffers would no longer be mowed and managed, allowing for natural succession of vegetation to occur which over time which would eventually improve functions over existing conditions.

The buffer mitigation plans include a large enhancement area (140,503 SF, Plan Sheet W2.0). However, the Critical Areas Report recognizes that “while the quality of the habitat provided by the existing vegetation on the sloped areas is generally good, enhancements are very possible” (p. 41 CAR). Plan Sheet W1.0 characterizes existing vegetation conditions on the site and Sheet W2.0 provides buffer enhancement strategies based on the existing buffer conditions. It’s not clear what level or scale of enhancement is actually needed and/or proposed in Areas D, E and some of Area B, where the existing site conditions indicate functioning buffers with low levels of disturbance and invasive species coverage. The mitigation overview (Sheet W2.0) states invasive species would be grubbed and revegetated with native plant species. In Area D, it states that only the areas selectively grubbed would be revegetated with trees and shrubs. However, there’s no indication of the area of invasive coverage and enhancement proposed within Areas D, E and B. The ecological lift or habitat improvement in these areas is clearly different than with the enhancement of existing disturbed, degraded areas as indicated in Area A (only 4,239 SF of the total enhancement area). In areas with existing, functioning vegetation communities the proposed enhancement would provide limited functional improvements over existing conditions. Therefore, the overall amount/area of mitigation and the mitigation ratios are misleading. The mitigation should more accurately assess and describe appropriate mitigation in functioning buffer areas as compared to areas that are currently degraded and warrant full enhancement (i.e. Area A). Areas that will be fully enhanced (Area A), where invasive species will be grubbed by machines, should be enhanced at a planting density for trees, shrubs, groundcover consistent with the City’s *Critical Areas Handbook*.

The Mitigation Plan (Sheet W1.1) shows a buffer replacement area (3,487 SF) as part of the mitigation for direct impacts. However, it appears the stream buffer replacement area overlaps or is within the steep slope buffer in the north portion of the site. Buffer replacement, similar to buffer averaging, should provide additional buffer/protected area versus overlapping with buffer areas that are already protected. This information should be revised on the Mitigation Plan.

The northwest area of the site, across Stream 1, would be preserved and the area is located contiguous to existing natural areas/Coal Creek Park which adds to the preservation of the riparian area as a wildlife corridor. Although the plans and reports describe a “developable area” (23,475 SF) within the preserved area, accessing this area would require stream crossings and substantial critical area impacts. The plans/report should recognize this “developable area” is only marginally suitable for development.

Comment - Mitigation Performance Standards – Section 8.5

The performance standards reference enhancement/restoration of the “wetland buffer.” This should be revised to reference the stream buffer. Objective A is for the plant coverage in Areas A and C, which are currently degraded, disturbed buffer areas that will be fully enhanced. The proposed plant coverage standard is 50% by the end of Year 5. This is a low coverage standard considering the areas will be fully enhanced at a planting density consistent with the *Critical Areas Handbook*. The woody plant coverage for these areas should be revised to 60% by Year 3 and 80% by Year 5. Objective B is for Areas B, D and E, for the enhancement areas with an

existing tree canopy. The performance standards for these areas should be revised to more accurately assess the proposed enhancement strategy. Plant coverage is already provided by the existing tree canopy, so the performance standards should address interplanting of understory species and structural diversity measures.

Applicant Response: The Critical Areas Report was corrected to refer to stream buffer instead of wetland buffer in Section 8.5 – Performance standards. We have also increased the density of woody plant coverage for Objective A as requested by the City of Bellevue.

The performance standard B2 does consider the existing tree canopy. The performance standard specifically considers the percent aerial coverage by “installed native vegetation.” This language specifically excludes coverage by existing native vegetation as part of the performance standard. We understand the City’s comment concerning structural diversity. The structural diversity of an environment directly affects habitat availability for many wildlife species. However, we do not see that measuring structural diversity within the buffer enhancement area will provide any meaningful metrics within the five-year monitoring period. We are proposing to affect a change in the structure of a forest that may not present a significantly measurable result for many years. We are confident that as the enhancement plantings mature, significant structural diversity will follow. The plantings, themselves, will provide some uplift in structural diversity. However, given the precision of available tools for measuring structural diversity, we do not want to create a performance standard so high that it cannot realistically be achieved in five years, nor one so low that the results would be meaningless.

Comment - Planting Details – Sheet W3.0 and Section 8.2.4

Sheet W3.0 includes a detail for a Terraced Plant Shelf (Detail 4), also described in Section 8.2.4 of the Critical Areas Report. The detail indicates importing topsoil to create a planting bench. However, shrub vegetation could be planted directly into the slope and native soil, it doesn't seem necessary to fill on the steep slope area which could erode from the slope area. The report section addresses creating nurse logs for seedlings. This isn't shown on the Terraced Plant Shelf & Bank Log detail.

Sheet W2.0 shows locations of downed logs as habitat features in the critical area buffers. A note states that all large woody debris or bank stabilization logs will be placed by machine. Access for machinery into the steep slope area could require removal and impact existing vegetation. Please address how these impacts will be minimized.

Applicant Response: In review of the Terraced Plant Shelf, we agree that a simpler approach can be utilized if smaller plant material were used. The detail of the terraced plant shelf was removed. Sheet W3.0, Detail 4 represents a Slope Planting detail to direct this work.

A “Planting Pocket Detail” was prepared to illustrate how nurse logs and stumps are created, and was inserted on to W3.0 as Detail 3. The logs that were shown on the steep slopes were the terraced log features. It was intended that they would be located within reach of an excavator working from top of slope where buffer conditions were less than ideal at the onset of mitigation. However, with this submittal, all of the terraced log features have been removed from plan Sheet W2.0 per the discussion above. Any large woody debris located near the top of bank was also relocated slightly further away from the critical areas.

Comment - Structure setbacks

The code requires structure setbacks from critical area buffers to: 1) Minimize long-term impacts of development adjacent to critical areas and critical area buffers; and 2) Protect critical areas and critical area buffers from adverse impacts during construction. The proposal is to reduce the structure setback to a minimum width of 11 feet and the Critical Areas Report address the code criteria (LUC 20.25H.075.D.3) for reductions to structure setbacks (section 7.2 of Critical Areas Report). The structure setback is shown on plan sheet W0.0A. The proposed reduction to the structure setback area should be quantified and shown on the plan sheet to clarify the total area of proposed reductions to critical area buffers and structure setbacks.

One of the objectives of the structure setback is to protect the critical area buffers from construction impacts. Will an 11-foot structure setback be sufficient to protect existing vegetation in the buffer? Significant trees along the edge of the reduced buffer should be identified and provided adequate tree protection from grading impacts.

Applicant Response: Our understanding of the critical area structure setback is that it is a linear offset value in the code and should not be considered an area of habitat in and of itself. The setback area is more a function of providing access around structures for maintenance purposes. On plan Sheet W1.1, the existing area of developable structure setback (i.e., above standard steep slope buffers) was noted as 20,903 sf and the area of the proposed 12' setback was noted as 16,248 sf. The change in the net setback area is also described in this sheet, as 4,655 sf. Please note that in each of the submittals provided for this project, the structure setback was designed to provide enough access for a vehicle to enter the space. The initial site designed called for a structure setback of 10 feet. The structure setback has been increased to 11 feet in the previous submittal. In this submittal, the space has increased to 12 feet. We believe that this setback distance will suffice to replace 15-foot and 10-foot setbacks.

Because activities designated within reduced portion of the setback are generally low-intensity (residential patios, portions of structures, and landscaping, not parking lots, etc.), we can surmise that the reduced setback will not adversely affect water quality. The setback is also consistent with at least the minimum required distance for slope stability per the project's geotechnical report and supplemental letter.

No unique environments to species of local importance are lost by the change in the setback distance. Discussion of species is located elsewhere in the critical areas report. The proposed enhancement plan will provide improved habitat value to wildlife species that are present in the vicinity of the Park Pointe property.

The proposed reduced setback width of 12 feet is sufficient for small vehicle access around a unit. It also provides access for ladders and temporary placement of materials. If necessary, man lifts or scaffolding can be used in the space to access higher portions of structures. Beyond the functional argument of the proposed setback, there is justification in the Bellevue Land Use Code. Residential area side yard setbacks may be as narrow as 5 feet in LUC Chart 20.20.010. Per Note (17) of this chart, "If the setback abuts a street right-of-way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified." This implies that the necessary functional access along a side of a structure adjacent to a designated space of a certain utility function is 10 feet. We believe that the proposed 12-foot structure setback meets the guidance provided by Note (17) of LUC Chart 20.20.010.

Enhancement planting required between the reduced structure setback and critical area buffer is incorporated in the mitigation plan. With this and the other items described

Mr. Peter Rosen
19 January 2018
Page 14 of 14

above, it is our contention that the provisions of LUC 20.25H.075.D.3 will be satisfactorily met.

Comment - Stormwater Impacts

The proposed stormwater system would discharge into Coal Creek. It's understood that the stormwater outfall will be designed with a level spreader/dispersion trench to minimize erosion where discharged on the streambank. More details on the design are needed to demonstrate the outfall wouldn't result in streambank erosion. It's shown as a temporary utility construction impact on Sheet W1.1. If the discharge area will need to be accessed and maintained and cannot be fully restored and maintained with appropriate buffer vegetation, then it should be shown as a buffer impact like the trail construction.

The collection and concentration of stormwater runoff discharge into Coal Creek could affect existing flow patterns and prolong peak flows in Coal Creek. The Critical Areas Report and/or Storm Drainage Report should address the potential hydrologic and biological impacts on the creek.

The stormwater system is designed to maintain hydrology to the wetland and streams and Sheet E4 shows where roof runoff from 14 homes adjacent to the buffer area at the top of the slope will be dispersed to stream/wetland buffers. The geotechnical review should address if this could impact slope stability. Dispersion from Units 10-17 is upslope of the proposed trail and potential impacts to the trail and trail use should be addressed.

Applicant Response: See comments from PACE and Geotech Consulting

Comment - Cultural Resources Assessment – Comments on the Cultural Resources Assessment (Tierra Archaeological Report, April 19, 2017) will be forthcoming.

Applicant Response: See comments provided by TROW.....

We trust that this information will be sufficient to allow you to finish your review and permitting of the Park Pointe PUD project. If you have any questions or require more information, please contact Olin Anderson, Bill Shiels or David R. Teesdale.

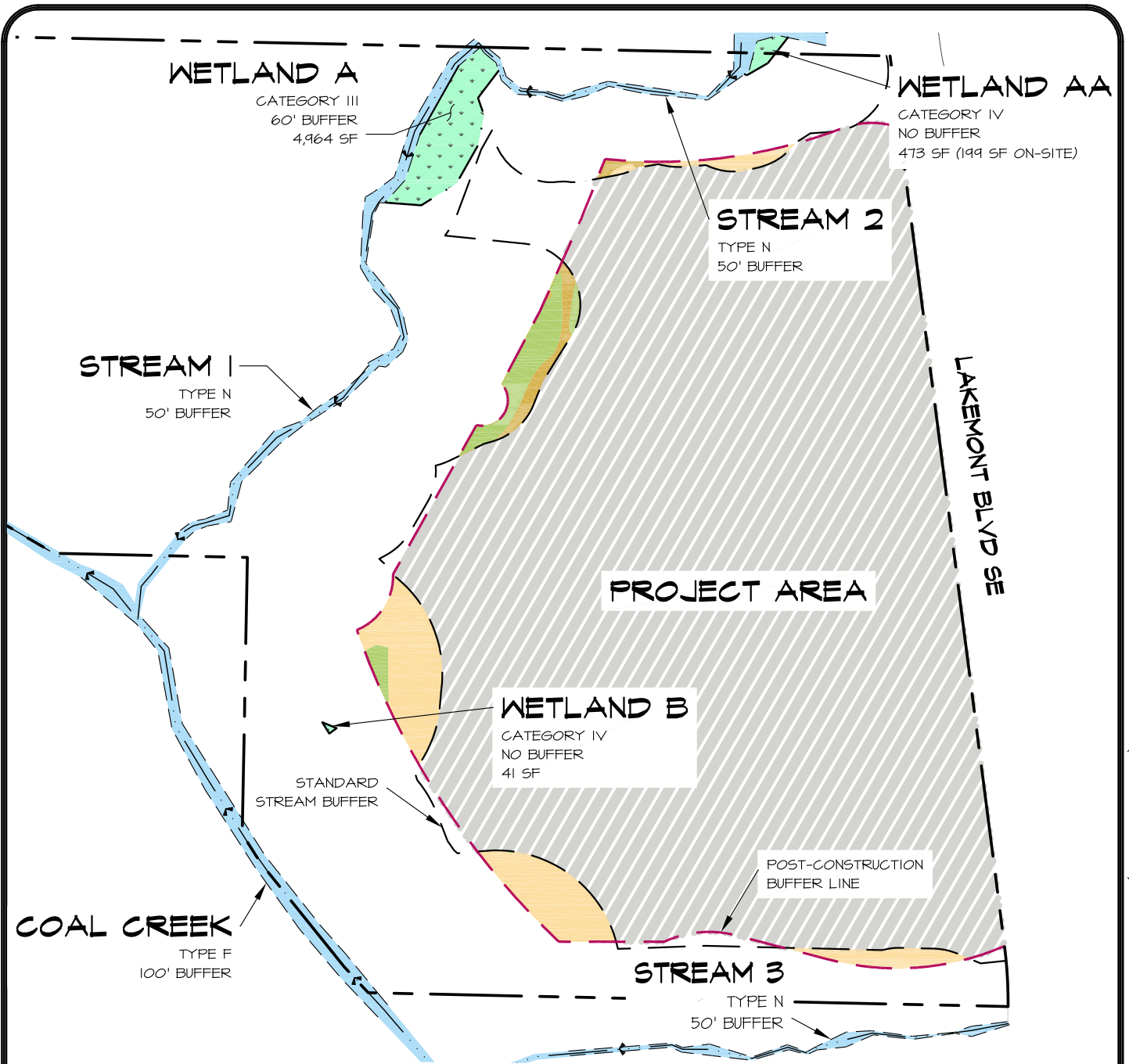
Sincerely,

TALASAEA CONSULTANTS, INC.

David R. Teesdale, PWS
Senior Wetland Ecologist.

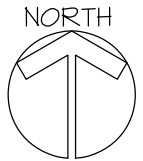
Attachments: Figure 1 – Existing Habitat Conditions in Stream Buffer Reductions
Figure 2 – Pasture Grasses in ½ mile Vicinity

Cc: PACE Engineers
Geotech Consultants
Icicle Creek Engineers
Trow



EXISTING SITE CONDITIONS LEGEND

- DISTURBED EARLY SUCCESSIONAL FOREST WITH NON-NATIVE OR INVASIVE UNDERSTORY
- OPENINGS WITHIN EARLY SUCCESSIONAL FOREST DEGRADED BY FREQUENT HUMAN DISTURBANCE
- FREQUENTLY MAINTAINED NON-NATIVE LAWN OR PASTURE GRASSES

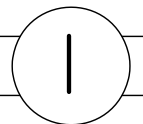



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15020 Bear Creek Road Northeast
Woodinville, Washington 98077
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FIGURE #1
EXISTING HABITAT CONDITIONS IN STREAM
BUFFER REDUCTIONS

CITY OF BELLEVUE RESPONSE LETTER
PARK POINTE PUD
BELLEVUE, WASHINGTON

DESIGN OA	DRAWN KM	PROJECT 1543
SCALE AS SHOWN		
DATE 1-18-2018		
REVISED		

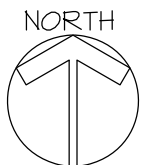




REFERENCE: KING COUNTY IMAP ([HTTPS://GISMAPS.KINGCOUNTY.GOV/IMAP/](https://gismaps.kingcounty.gov/imap/))
 AERIAL IMAGE DATE: 2015

LEGEND

	PASTURE GRASSES WITHIN 1/2 MILE OF PROPERTY	34.7 AC
	PASTURE GRASSES WITHIN PROPERTY BOUNDARY	4.8 AC



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FIGURE #2

PASTURE GRASSES IN 1/2 MILE VICINITY

CITY OF BELLEVUE RESPONSE LETTER
 PARK POINTE PUD
 BELLEVUE, WA

DESIGN	DRAWN	PROJECT
	KM	1543
SCALE		
NTS		
DATE		
01-09-2018		
REVISED		
01-19-2018		

2



City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

September 15, 2017

Alex Mason
15181 First Ave S. Suite 301
Seattle, Washington, 98134

RE: 16-143970-LK and 16-145946-LO Park Pointe PUD

Alex:

The Land Use Division of the Development Services Department has reviewed the revised application for the Park Pointe PUD. The following comments are focused on the land use code PUD decision criteria, conservation design features and the bonus density provisions. Our objective is to provide clear guidance on issues that affect the site plan. These comments must be addressed for review to continue.

We will also follow-up shortly with comments on the Critical Areas Report and Utilities review is also preparing comments. Please note that there may also be further refinement of the unit layout needed based on other reviewer comments and additional comments regarding critical area impacts and mitigation.

LAND USE REVIEW COMMENTS

Reviewer: Peter Rosen, 425-452-5210, prosen@bellevuewa.gov

The following comments evaluate the proposed project's consistency with code sections for Planned Unit Developments under LUC Part 20.30D. The comments are primarily focused on those code criteria that the proposal is not fully consistent with or that have not been completely met and these comments are intended to direct revisions to the proposed plans. Some of the comments will also confirm the proposal's consistency with code criteria and requirements.

20.30D.150 - Planned Unit Development plan – Decision criteria

20.30D.160 – Planned Unit Development plan - Conservation feature and recreation space requirement

20.30D.165 – Planned Unit Development plan – Request for modification of zoning requirements

20.30D.167 – Planned Unit Development – Additional bonus density for large-parcel projects

20.30D.150 - Planned Unit Development plan – Decision criteria

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

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. Net benefit may be demonstrated by meeting one or more of the following:

Comment: Development Services finds the proposed PUD demonstrates a net benefit, meeting the following criteria in this code section:

1. *Placement, type or reduced bulk of structures, or*
2. *Interconnected usable open space, or*
5. *Conservation of natural features, or*

There are several decision criteria in this code section which specifically address the *compatibility* of the PUD proposal with existing land uses in the surrounding neighborhood, immediate vicinity and directly adjacent to the site. The comment/revision letter sent February 3, 2017 noted the proposal must further demonstrate compatibility with development in the immediate vicinity:

- c. Finally the proposal must demonstrate that 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. Please provide documentation about the immediate vicinity and describe how the proposal is compatible including size, scale, mass and architectural design of the proposed structures.

The following PUD decision criteria address *compatibility*:

- D. *The perimeter of Planned Unit Development is compatible with existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes but is not limited to size, scale, mass and architectural design of proposed structures; and*
- E. *Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by this code, LUC 20.20.520 and landscaping requirements applicable to specific districts contained in Chapter 20.25 LUC, and enhances the visual compatibility of the development with the surrounding neighborhood; and*
- 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; and*

Comments: The subject site abuts City-owned natural area/open space along the north, south, and west property boundaries. The development site includes stream and steep slope critical areas and buffers that abut the City open space areas. The on-site critical areas and buffers along the periphery of the site will be preserved and enhanced. Therefore, these edges/boundaries of the development will blend with and will be compatible with the existing natural, forested open space conditions along the site's north, south and west perimeters.

The general vicinity of the site and the surrounding neighborhoods are zoned for and developed with single family residential uses. The proposal is for single family residences and is therefore consistent with the existing and planned land uses in the vicinity and surrounding neighborhoods. However, the site location and site context is more semi-rural in appearance and the challenge for the proposed PUD is to maintain compatibility with this semi-rural character. The appearance and views of the PUD development from Lakemont Blvd is most critical to address compatibility with immediate vicinity and also for compatibility with the larger lot R-1 zoning directly across Lakemont Blvd.

To the east of the site, directly across Lakemont Blvd SE, are single-family residential properties zoned R-1, which is a low-density residential zone with a minimum lot size of 35,000 SF. The subject site is zoned R-3.5 which allows for more dense residential development with minimum lot sizes of 10,000 SF. The PUD code is intended to cluster development more than with a traditional development or subdivision, particularly to avoid critical area impacts. However, the appearance of the PUD development must consider the compatibility with the larger lot existing residential land uses abutting the site.

The proposed development will be primarily visible to the public and to surrounding/abutting properties from Lakemont Blvd SE. Therefore, the size, scale, mass and architectural design of the proposal as viewed from Lakemont Blvd SE is paramount to meeting the criteria for compatibility. The landscape frontage along Lakemont Blvd SE should provide adequate screening and softening of views of the development. The layout and architectural design of the building facades facing toward Lakemont Blvd should appear as single-family residential in scale and in the design details. Please note that the building design, both building footprints and architectural design, are reviewed and approved through the PUD process.

The layout of Units 31-35 along Lakemont Blvd exemplifies where the PUD proposal meets the compatibility criteria. These residences are buffered from Lakemont Blvd by a 25-40 foot wide landscape frontage, which will effectively screen and soften views of the development. The footprints of the units are staggered so there isn't the appearance of a solid, massed building façade facing toward Lakemont Blvd. This is contrasted by Units 1 and 27, which are setback and separated from Lakemont Blvd by a minimal 7-10 foot wide landscape frontage that's inadequate to screen or soften the appearance of the buildings. In addition, the long side of Unit 27 faces Lakemont Blvd and lacks architectural modulation and detail for compatibility with single family development. The row of Units 23-26 along Lakemont Blvd includes a 15-25 foot wide landscape frontage, however the units not staggered and rather are positioned in a manner that would appear as a solid building wall/facade from Lakemont Blvd.

In order for the proposal to meet the PUD decision criteria for compatibility with the surrounding area and abutting lots, the site plan should be revised to widen the landscape frontage (where noted above) to effectively screen and soften the appearance of the development from Lakemont Blvd. The landscape plant selection and details of the landscape plan will be reviewed in greater detail once the unit placement is revised. Unit 27 should be skewed so the long side of the building façade is not fronting Lakemont Blvd. The row of Units 23-26 along the street frontage should be staggered and setback further to reduce the appearance of a continual building façade. The building facades facing Lakemont Blvd should provide architectural detail and interest to clearly appear as single family residences.

20.30D.160 – Planned Unit Development plan - Conservation feature and recreation space requirement

A. General.

Within a Planned Unit Development including residential uses:

1. *Through the conservation design features included in subsection B of this section, the proposal must earn square footage credit totaling at least 40 percent of the gross land area, which includes any critical area or critical area buffer; and*

Comment: The gross site area of the subject site is 472,685 SF and therefore 40% or 189,074 SF of square footage credit is required to qualify for a PUD. According to the Table 2 on Plan Sheet P3, the proposed conservation design features include placing and preserving critical areas/buffers in a separate tract (177,485 SF) and a wildlife corridor (28,170 SF). The proposed wildlife corridor qualifies for conservation design feature credit because it's located in a developable area in the northwest portion of the site (Developable Area 2), which is contiguous to stream/steep slope critical areas and City-owned natural open space areas. The credit for the critical area tract (177,485 SF) and the wildlife corridor (28,170 SF) equates to 205,655 SF, thereby exceeding the minimum 189,074 SF of credit required. Comments on credit for the other proposed conservation design features are provided further below.

2. *At least 10 percent of the gross land area, which includes any critical area or critical area buffer, of the subject property must be retained or developed as common recreation space as defined by LUC 20.50.044; provided, however, that the requirement for recreation space may be waived if the total of critical area and critical area buffer equals at least 40 percent of the gross land area; and*

Comment: The gross land area of the site is 472,685 SF and the total area of critical areas/critical area buffers is 214,230 (Plan Sheet P2), which equates to 45% of the gross site area. Therefore, the requirement for common recreation space is waived, as requested. Table 2 on Sheet P3 should be revised to show the correct calculation.

B. Conservation Design Features

Plan Sheet P3 included Table 2 below to calculate conservation design features:

	Conservation Design Feature	Sq. Ft.	Conservation Factor	Sq.Ft x Con Factor
A	Critical Areas Placed in a Tract	177,485	1.0	177,485
	Forest Preservation (New Areas)		1.2	0
B	Wildlife Corridor	23,475	1.2	28,170
	Critical Area Buffer Expansion		1.2	0
	Soil and Tree preservation in Open Space		1.1	0
	Stormwater Community LID Tract		1.1	0
C	Landscape/Grass Passive Rec Area	50,142	1.0	50,142
	Pervious Paved Open Space	0	1.0	0
D	Paved Open Space	3,145	1.0	3,145
	Total Area Provided			258,942
	Percent of Gross Area (40% Min.) (20.30D.160.A.1)			55%
			Min. Req.	40%
	Minimum Common Rec Space Area (20.30D.160.A.2), percentage(10%)			189,074
	Minimum Non-Rec Space Area (20.30D.160.A.2), percentage (20%)		Critical Areas & Buffers >40%, Requesting Requirement to be waived.	

Comment: As noted above, the proposal meets the minimum requirement for conservation design feature credit equal to 40% of the gross land area considering the critical areas/critical area buffer tract (177,485 SF) and the wildlife corridor (28,170 SF). The following comments address the additional conservation design features and credit proposed on Table 2 Sheet P3:

- *Landscaped or grass open space in separate tract for active or passive recreation – 50,142 SF of credit proposed on Table 2.*

Comment: The landscape/grass open space areas are not in separate tracts. Several of the areas shown are not suitable for active or passive recreation, including the median in Road A and the landscaped areas that don't include trails or recreation features behind Units 1-5, 14-17, 36-38, 23-26. In addition, the landscape/grass open spaces must have a minimum contiguous size of 2,500 SF for the credit to apply. Please revise Table 2 and Plan Sheet 3 accordingly.

- *Impervious paved court yards and similar facilities that meet minimum definition of open space - 3,145 SF proposed on Table 2.*

Comment: The areas identified for impervious, paved open space credit are primarily shared parking courts between the residential units. The code definition of "open space" (LUC 20.50.038) states:

Open Space. *Land area unoccupied by buildings, traffic, circulation roads, or parking areas, including, but not limited to woodlands, fields, sidewalks, walkways, landscape areas, gardens, courtyards, or lawns.*

The proposed shared parking courts don't qualify for conservation design feature credit based on the code definition. In addition, a minimum size of 2,500 SF is required to earn credit and it appears that none of the identified areas meet the minimum size requirement. Please revise Table 2 and Plan Sheet 3 accordingly.

20.30D.165 – Planned Unit Development plan – Request for modification of zoning requirements.

A. Density and Floor Area Ratio.

1. *General. The applicant may request a bonus in the number of dwelling units permitted by the underlying land use district or the maximum FAR (see general dimensional requirements contained in LUC [20.20.010](#)), and district-specific requirements contained in Chapter [20.25](#) LUC.*

2. *Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent over the base density for proposals complying with this subsection A.2. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC [20.25H.045](#). Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. The bonus allowed by this section may be approved only if:*

- a. The design of the development offsets the impact of the increase in density; and*

b. *The increase in density is compatible with existing uses in the immediate vicinity of the subject property.*

Comment: The base density of the proposal, with critical areas/buffers factored per LUC 20.25H.045, is 30 dwelling units (Plan Sheet P2). Under this code section, 3 additional dwelling units (10% of 30 unit base density) may be approved. The proposal is eligible to receive the additional bonus density provided that the plan is revised to meet the previous comments in this letter regarding the compatibility of the proposal with existing uses in the immediate vicinity.

20.30D.165 – Planned Unit Development – Additional bonus density for large-parcel projects.

A. Purpose.

The City desires to offer incentives to property owners to develop multi-unit residential projects with site features and site designs that minimize impacts to critical area functions and values. Many of these techniques are new, and their effectiveness is uncertain. The City desires additional information about the impact of these design techniques and features, to determine the appropriate amount of density bonus and other incentives to offer for their use, and to determine what, if any, design features are required to offset the impact of the increased density. The projects allowed under this section are mechanisms to allow the City to gather such information prior to making additional density available to all projects.

B. Eligible Sites.

Projects will only be authorized on sites of five acres or more.

C. Applicable Procedure.

A project will be approved as part of the PUD approval for the underlying proposal.

D. Additional Bonus.

The City may authorize additional bonus density, up to 30 percent of the base density, for proposals including additional conservation design features above the amount required in LUC 20.30D.160.A. Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045. Base density on all other sites shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. Bonus density shall be based on the square footage credit earned divided by the minimum lot size of the underlying land use district. Bonus density may be approved only if the proposal meets the criteria of LUC 20.30D.165.A.2.a and A.2.b. (Ord. 5682, 6-26-06, § 13)

Comments: This code section allows an additional density bonus for large parcels over 5 acres, a bonus up to 30% of the base density. The base density of the proposal is 30 dwelling units and therefore a maximum of 9 additional dwelling units may be authorized. Table 3 on Plan Sheet P3

proposes 7 (6.99) additional dwelling units based on the conservation design feature credits earned above the minimum required for a PUD:

258,942 SF credits (Table 2) – 189,074 SF credits (PUD minimum, 40% of gross site area) = 69,868 SF credits / 10,000 SF (minimum lot size of R 3.5) = 6.99

*Note: In no case would unit density be rounded up

Comments are provided previously in this letter about the calculation of the conservation design features on Table 2 Plan Sheet 3, and noted that a couple of the proposed features don't qualify for credit and the calculation will need to be revised. The result affects the calculation for the additional bonus density potentially earned.

However, based on the Purpose statement of this code section DSD is not recommending the additional bonus density. The Purpose statement emphasizes the use of new design techniques and features to minimize impacts to critical area functions and values and to offset the impacts of the increased density. It's intended for projects that clearly demonstrate innovative techniques that the City could evaluate and then apply to future projects or to inform future code standards. To qualify for the additional bonus density, the proposal would need to include measures that go beyond code requirements and traditional development approaches. Although the proposal includes substantial enhancement of critical area buffers, this level of enhancement is common mitigation needed to address the impacts of the proposed buffer reductions. The current proposal doesn't exceed standards or offer new innovative/alternative techniques to warrant the additional bonus density under this provision.

Please submit the revisions requested above within 60 days from the date of this letter or by November 15, 2017. If no revision is received within 60 days the application may be canceled without further notice. If you need any assistance regarding any of the information in this letter, you can reach me directly at (425) 452-5210 or at prosen@bellevuewa.gov.

Sincerely,



Peter Rosen
Senior Environmental Planner

CC: Heidi Bedwell, Environmental Planning Manager
File



City of Bellevue
Post Office Box 90012 Bellevue, Washington 98009 9012

APPLICANT'S RESPONSE LETTER

Applicant comments are provided in "***Bold Italics***"

This document submitted May 17, 2017

February 3, 2017

Alex Mason
15181 First Ave S. Suite 301
Seattle, Washington, 98134

RE: 16-143970-LK and 16-145946-LO Park Pointe PUD

Alex:

Development Services staff has finished review of the application for the above property. We have attempted to provide you with as complete a revision letter as possible with the objective of providing clear guidance to assist you in complying with the appropriate city codes and standards prior to a staff recommendation and public hearing. However, due to the scope of comments it should be anticipated that additional comments will be provided as the project is revised. The following comments must be addressed for review to continue.

LAND USE REVIEW COMMENTS

Reviewer: Heidi M. Bedwell, 425-452-4862, hbedwell@bellevuewa.gov

- 1. Public Comment:** The City has received a significant amount of comment on the subject proposal. Comments received have been submitted to the applicant. Please provide a response to substantive comments or provide revised designs that address public concern and input. The staff recommendation must include a response to the public comment therefore addressing these concerns before a recommendation is prepared and a hearing is held is important in meeting the city's expectations for

Response: The applicant has prepared a detailed response to comments, summary document, organized by topic. Please refer to the submitted document.

One of the common themes expressed in public comment was the desire for the city to acquire the site for park and open space use. The city understands that as the developer of the project you are interested in exploring the potential for a portion of the site (the required open space and critical areas) to be dedicated to the city. Discussions separate from this development proposal may occur with the city's parks department.

Response: Separate discussion are underway.

2. Critical Areas

The site contains several critical areas that influence where development may happen on the site. In order to confirm density and to establish appropriate buffers, the critical areas on the site must be accurately identified and delineated. Inconsistencies appear between information presented on sheets P1-P5 and the W1.0 Existing Conditions plan prepared by Talasaea Consultants Inc. Please remedy these discrepancies in future submittals.

Response: *The Existing Conditions Map has been updated, the discrepancies have been remedied.*

General Comments: The Critical Areas Report appears to focus solely on the area to the east of Stream one and this area is referred to as "the primary focus of this study." Additional field work and site characterization must be done of the area to the west of stream 1 to ensure additional critical areas are not found in this location. During staff's site visit it was clear that this area contained additional steep slopes and possible wetlands on the western side of Stream 1. Please have biologist provide evidence of site reconnaissance and site evaluation in this area.

Response: *Additional field work was completed by the applicant's consultant, Talasaea Consultants. An additional site visit to the area west of Stream 1 occurred on March 3, 2017. Generally this area features steep slopes, mine tailings, forest, blackberry, but no wetlands. Please refer to the updated Critical Areas Report (CAR) dated; May 12, 2017, for more detail.*

Streams: The City of Bellevue has mapped Coal Creek as a fish bearing stream. It is noted that the area downstream from the subject site does have a natural barrier for fish however Bellevue city code does recognize resident fish populations that may be present in stream reaches which are not accessible from downstream fish populations and the potential for fish habitat. Information regarding this stream reach is necessary to determine the stream typing. Note WAC 222-16-030:

(B) Stream segments having a defined channel of 2 feet or greater within the bankfull width in Western Washington; or 3 feet or greater within the bankfull width in Eastern Washington, and having a gradient greater than 16 percent and less than or equal to 20 percent, and having greater than 50 acres in contributing basin size in Western Washington or greater than 175 acres contributing basin size in Eastern Washington, based on hydrographic boundaries;

Additional information regarding the stream channel and gradient is necessary to determine typing and applicable buffers. A formal stream typing should be conducted and included as part of the critical areas report.

Response: *Confluence Environmental evaluated Coal Creek and provided a typing of "F" using the method contained in WAC 222-16-031(3). Stream buffers and building setback lines were adjusted to reflect the typing on the plans.*

Wetlands: Although there appears to be minor errors regarding the rating form answers, the typing of the wetlands identified on the site appear to be accurate and the buffers are depicted correctly.

The Existing Conditions map and sheet P2 vary in their location of Wetland B. Wetland B appears to be an emergent slope wetland and during a site visit the slope appeared

saturated with flowing water. Additional discussion about this slope wetland is necessary to determine if the area has been accurately characterized. If the area is not a regulated wetland, then the slope may be defined as a land slide hazard. See discussion below from the Clearing and Grading reviewer regarding additional study.

Response: The location of Wetland B on the Talasaea Plans has been corrected. The characterization of the wetland was expanded in the CA report by further describing it and noting that it is unregulated per the code. Potential geotechnical hazards issues are addressed in a supplemental letter to the Geotech Consultants report, dated March 29, 2017. In this letter, the areas of seepage near wetland B were stated to not effect slope.

The code requires a structure setback from stream and wetland buffers. These areas should be fully depicted on the existing conditions plans (sheet P2).

Response: The structure setback is illustrated on the critical areas existing conditions plans. The setback is 15 feet from the Class III wetland buffer, 15 feet from the Type N streams, and 20 feet from the Type F stream.

Steep Slopes-West side of stream: Sheet P2 which purports to depict the extent of critical areas and associated buffers however this does not accurately depict steep slope buffer from the offsite steep slopes. Additionally, data points used to create the topographic map are required in order to determine if survey standards for the city of Bellevue have been met and whether or not extrapolation from data points is appropriate.

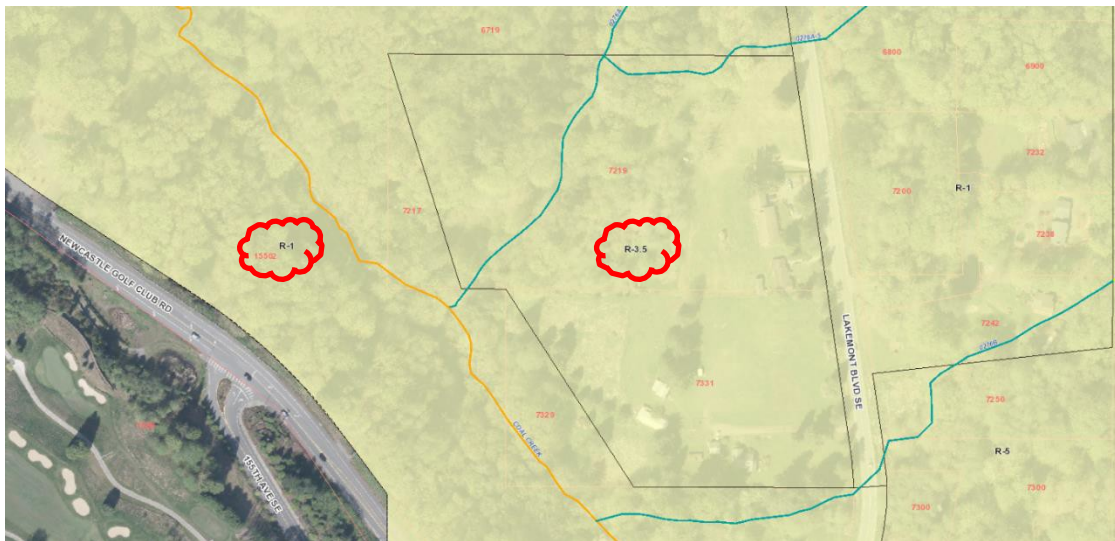
Response: The project surveyor has completed additional field survey, located west of the stream. The mapping has now been updated. Please refer to survey mapping.

Wildlife Habitat Assessment: Where impacts to wildlife habitat cannot be avoided or minimized, the assessment should be used to identify appropriate mitigation and construction techniques to address wildlife needs. The site contains significant wildlife habitat and wildlife usage. Additional discussion in the critical areas report must address both construction and development impacts will be addressed.

Response: Additional discussion has been added to the critical areas report addressing both construction and development impacts to wildlife habitat. Please refer to Chapters 7, 8 and 9 of the Critical Areas Report.

Density: During the course of the review of the proposal, it was discovered that a portion of the subject site was shown in error as city of Bellevue Park in the city's GIS viewer. This area appear to resemble the areas that contain a covenant limiting development and providing for public access. In addition, the site contains two zoning designation, R-1 and R-3.5. The R-1 is applicable to the covenant restricted areas. The submitted density calculation must be revised to reflect the split zoning on the property (as shown in images below).

Response: This confusion is unfortunate, and leads to lack of clarity when reviewing the GIS files and County Tax Assessors records. We believe the intentions of the City was not to split parcel by zoning. PACE has recalculated the density yield per each zone designation and provided the details on the PUD Plans (P2 and P3).



Buffer Modification

Averaging - Buffer averaging standards have not been met. The standards require that at no point is the critical area buffer width less than 75 percent of the required buffer dimension. The proposal includes buffers less than the allowed 37.5-foot buffer. Modification to a buffer width as proposed may only be considered through a critical areas report (see discussion below).

Please remove any discussion of buffer averaging from the revised critical area report unless this standard can be met.

Response: Most references to buffer averaging have been removed from the report. A short section summarizing the code on buffer averaging was retained for comparison to the actual methods being implemented in this project.

Critical Areas Report- The process to modify a prescriptive requirement of the City's Critical Areas provision is through the preparation of a critical areas report. The critical areas report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part. The scope and complexity of information required in a critical areas report will vary, depending on the scope and complexity and magnitude of impact on critical areas and critical area buffers associated with the proposed development. Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. Where the proposal involves restoration of degraded conditions in exchange for a reduction in regulated critical area buffer on a site, the critical areas report must demonstrate a net increase in certain critical area functions.

Response: The updated Critical Areas Report now contains additional description of the requested modifications to provide improved protection and critical area functions. The proposal is focused on the improvement of the site via the removal of invasive and mitigation with planting of more appropriate vegetation. Therefore, the critical area report now demonstrates a net increase in critical areas functions. Please refer to Chapter 9 of the Critical Areas Report.

The Report must also include a response to the following performance standards and decision criteria:

- 20.25H.100 Wetland Performance Standards
- 20.25H.125 Landslide Hazards and steep Slope Performance Standards
- 20.25H.135-140 Additional Provisions- Landslide Hazards and Steep Slopes
- 20.25H.145 Critical Areas Report Approval of Modification
- 20.25H.250 Critical Areas Report Submittal Requirements
- 20.25H.255 Decision Criteria for Critical Areas Report 20.30P Critical Areas Land Use Permit Decision Criteria

Response: The updated Critical Areas Report prepared by Talasaea and geotechnical assessment, prepared by Geotech Consultants report, dated March 29, 2017. Each report now addresses the performance standards listed above.

In general the critical areas report fails to demonstrate a net increase in critical areas functions. The stormwater approach is not effective in demonstrating that critical areas functions will be protected and enhanced. It is estimated that as many as 85 significant trees will be removed as part of the project. In addition to the area of buffer impacted and reduced, this level of tree removal can have a negative effect on critical area function especially wildlife habitat and stormwater. Temporal loss of function is the greatest impact from the removal of mature vegetation. The CAR should address how this impact will be mitigated and how long-term protection of vegetation (particularly trees) will be accomplished.

Response: As indicated, the critical areas report now demonstrates a net increase in critical areas functions. Please refer to Chapter 9 of the Critical Areas Report.

The stormwater management approach provides the highest and best solutions for the area impacted by the development. The runoff will be collected, conveyed, retained and released as cleaned and treated stormwater.

The project is not required to replace the function of every tree currently on site. Significant trees are not addressed in the critical area code, which this report is responding too. The short term loss impact of undervalued trees (cottonwoods and alders) as well as aged, damaged, and non-maintained trees is off-set by future mitigation / replacement of more suitable healthy trees by the development. The development proposal will remove approximately 70 trees and replant approximately 700 new trees. The CAR now addresses the long-term protection of vegetation. Please refer to the CAR, the Landscape Plan, the Mitigation Plan and the Arborist updated report for additional details.

Any proposed buffer modifications should also consider appropriate structure setback dimensions. Structure setbacks provide protection for the buffer and allow adequate maintenance space around structures. A discussion of how the proposed structure setbacks are adequate to protect buffer function is necessary to determine if a buffer or structure setback modification is appropriate.

Response: Protective buffers at the top of the slope and toe of slope are required by code for the safety of the development. The applicant has modified the site plan to provide an improved development proposal related to structure setback. The current proposal advocates for a minimum structure setback of 10 feet from the critical areas buffer. The minimum structural setback of 10 feet allows for a full-size vehicle, man lift, or scaffolding to be used as needed for maintenance of buildings. When possible, a greater width is provided. In addition, the site landscaping will feature native plants adding to the buffer function by providing habitat for birds and insects within the site development. Please refer to the Critical Areas Report for additional discussion of this topic.

3. ENVIRONMENTAL CHECKLIST

Incomplete information was provided in the project description and as part of the environmental checklist in order to assess the full scope of potential environmental impacts. Additional information must be provided that describes the offsite impacts for utility extension focusing particularly on stream crossings and wetland impacts.

Response: Additional Text has been added to SEPA Checklist as well as other changes to bring the document to current.

A report addressing potential historical and cultural resources potentially present on the site must also be prepared. The site contains structures that are greater than 50 years old and therefore may be eligible for listing as a historical structure. Consider how the historical use of the site and vicinity can be incorporated into the proposed project. Additionally, consultation with tribal interests who may have knowledge about site use by native tribes will be appropriate to assess potential impacts to cultural resources if they exist on the site.

Response: Tierra Right of Way Services, Ltd. (Tierra), was contracted by ISOLA Homes to conduct a cultural resources assessment for the proposed construction of 40 single-family detached. Three cultural resources assessments have been conducted within 1.6 km (1.0 mile) of the project area. One archaeological site

(45KI00758) and ten Historic Property Inventory (HPI) forms have been documented and submitted to the Washington State Department of Archaeology and Historic Preservation (DAHP) within 1.6 km (1.0 mile) of the project area. Tierra's cultural resources assessment consisted of background review, field investigation, and production of this report. Background review determined the project area to be located in an area with a high probability for historic properties. Field investigation included visual reconnaissance, pedestrian survey, and subsurface testing. Four historic era archaeological sites were recorded, one historic era archaeological isolate, and six historic property forms were completed during this project. Two of the sites located contained archaeological resources that are potentially eligible for local historical registers or the National Register of Historic Places (NRHP); the eligibility of these components is dependent on the DAHP's view regarding the eligibility of the larger surrounding complexes (e.g., a historic mine and towns). Please refer to the detailed report.

4. PUD Development Standards and Criteria:

A Planned Unit Development is a mechanism by which the City may permit a variety in type, design, and arrangement of structures; and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. A Planned Unit Development allows for innovations and special features in site development, including the location of structures, conservation of natural land features, protection of critical areas and critical area buffers, and the use of low impact development techniques, conservation of energy, and efficient utilization of open space.

In order for the City to grant approval the PUD plan must meet the application decision criteria of LUC 20.30D.150. Staff has concerns that you have not provided sufficient justification to meet all of the decision criteria. Specifically please address the following: 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. The design, as proposed, resembles a standard plat that has critical areas. Like traditional development, the homes are oriented along a single primary access road (of particular concern are lots 1-17). The development create a series of homes whose fronts are dominated by driveways and two car garages. The design does not vary the street orientation or create a unique community.

Response: The Park Pointe PUD brings a unique opportunity to the City of Bellevue to set aside about 5 acres (50%) of the property as permanent Open Space. The property is surrounded on three sides by parklands. The development proposal seeks to contain development on the flatter land adjacent to Lakemont Boulevard. Other portions of the useable property are developable, across the ravine and stream, located to the west, will remain as undeveloped. No development occurs in the critical areas. The site has been an active working farm for more than 60 years. The farmer used the land extensively for grazing as well as mowing for hay and alfalfa crops. Several sheds and farm buildings have been built to complement the farm operation. The buildings contained mechanics shops for maintenance and repair of equipment, and barns for storage. The site, including the slopes to the stream, have been mowed and used for disposal for unwanted mechanical equipment.

PUDs have long been appreciated for allowing developers and cities to deviate from standard zoning and development regulations on large properties in exchange for site-specific open space conservation, innovative site design, and other design treatments and critical area enhancements.

Within this amazing public park setting backdrop, the PUD is carefully placed, with many attributes including smaller lot sizes with smaller homes, thereby offering more affordable family housing for Bellevue. Homes will be built using green construction that delivers energy conservation and long term stewardship. In addition, the site design has been interwoven into the larger context with a focus on the pedestrian experience, a sharp contrast to the typical approach that lends itself to vehicular prominence. The PUD provides multiple nodes dispersed throughout where pedestrian interaction is encouraged. This property of plateaus, hills and slopes naturally creates important protective buffers to the streams; however, the buffers have been harshly degraded from decades of use. The proposal will remove the invasive plant materials and rusted mechanical equipment, and replace with planting attractive for wildlife. These measures will help restore the slopes to highly desirable long term habitat areas. The development area greatly reduces the blacktop world of suburbia by the use of reduced street section, shortened driveways and pervious pavers in the clustered courts and alley roadway sections. Additionally, internal building setbacks are maintained at minimums to successfully cluster the home sites. Proven and accepted LID techniques have become standard practice and are now incorporated extensively into this single-family development. The PUD plan successfully creates unique relationships for the housing and open space. The open space nicely interfaces with the housing options of alley homes, clustered homes – with 4 homes in a node and paired homes – sharing a driveway curb cut. The thoughtful architectural design eliminates the presence of garage doors dominating the street corridor. The result is a site plan that does create clusters and sub-set cottage neighborhoods with multiple connections to the property's open space and pedestrian amenities while successfully reducing the perceived bulk and scale of the project.

City of Bellevue PUD Criteria

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. Net benefit to the City may be demonstrated by one or more of the following:

- 1. Placement, type or reduced bulk of structures - **The proposal has organized the cottage housing in a variety of site plan configurations. The PUD plan successfully creates unique relationships for the housing and open space interface with alley homes, motor courts with four homes in a cluster and homes paired – sharing a driveway curb cut. The result is a site plan that does create clusters and sub-set cottage neighborhoods with multiple contact points to the property's open space amenities. This proposal eliminates the presence of garage doors dominating the street corridor.***
- 2. Interconnected usable open space - **An integral priority of the proposal is to have an interconnected open space system within the neighborhood for the benefit of our homeowners and connective trails through the Native Open space for the public to continue to enjoy the historic trail system.***
- 3. Recreation facilities - **The proposal offers a variety of neighborhood play areas and publically accessible trail corridors.***

4. Other public facilities - ***The proposal facilitates publically accessible trail corridors.***
 5. Conservation of natural features - ***Conservation of natural features of the site is maintained and enhanced by the extensive contribution of improvements to the degraded natural environment. This development advocates for the removal of unwanted and abandoned farm equipment scattered across the site, removal of invasive plants and restoration of 2.75 acres of critical areas as well as the creation of new wildlife habitat across the entire site.***
 6. Conservation of critical areas and critical area buffers beyond that required under Part 20.25H LUC, or - ***Given the large size of the site where the critical area buffers are required to be 50 feet, however the actual provided buffer separation is of the 75 to 150+ feet.***
 7. Aesthetic features and harmonious design - ***The landscape planting treatment across the protected critical areas and the development area is scheduled to be treated as one plant community, causing a "blur" of the edges of development to buffers.***
 8. Energy efficient site design or building features - ***Isola will build homes utilizing energy conservation features and construction methods to conserve energy.***
 9. Use of low impact development techniques - ***LID features are utilized on the site as best suited to the conditions of the site, within the development as you see the proposal provides for extensive use of rain-gardens and bio treatment swales to clean the impurities from the paved areas.***
- a. Significant grading is also proposed at the rear of lots 14-17 which would result in a proposed rockery height of 8 feet. This degree of grading does not conform to the general design principles to limit the modification of existing topography or to preserve existing soils and vegetation.

Response: The grading and large retaining wall referenced above have been removed and redesigned. The impact is no longer present. The homes and associated small retaining wall (less than 30 inches tall) now conform to the existing topography.

A demonstration of the net benefit of the design than that would result from traditional development has not been provided. Although LID techniques have been suggested, the drainage report and engineering details do not show that infiltration can be accomplished on this site. The features as designed function more as landscaping features and should be optimized so as to provide an aesthetic amenity rather than a quasi- LID feature.

Response: A Traditional Development would allow for large lots and large homes.

The following table compares and contrast the PUD Merits vs the Traditional Development:

Feature	PUD	Traditional
Site Plan	Organic	Grid and Cookie-cutter
Street Sections	Smaller	50% larger
Development Footprint	Clustered and smaller	Sprawling and larger
Impervious Surfaces	Less, reduced detention req	More, greater more runoff and larger detention
Lot Size	Smaller	Larger
Setbacks	Smaller	Larger
Ownership	Air Space Condos	Fee Simple Lots
Grading, Cut & Fill	Blended and Transitional	Aggressive, with walls and building pads
Parking	2.25/Du	4.5/DU
Lot Pattern	Lot Variations	Large Lot / Large Homes
Natural Environment	Protected and Enhanced	Protected per the Code

A greater explanation of how the home design harmonizes with the environment is necessary to make the claim the proposal provides aesthetic features and harmonious design.

Response: The architectural design for the homes has to create more step units (side to side and front to back) and lower the profile. The grading associated with the homes and small retaining walls (often less than 30 inches tall) now conform to the existing topography.

- b. Landscaping within and along the perimeter of the Planned Unit Development need to be superior, and enhance the visual compatibility of the development with the surrounding neighborhood. Landscaping has not been prescribed throughout the development. Please provide a revised landscaping plan or additional justification to demonstrate compliance with this criterion. Also consider how future owners will use the rear of their properties and how this area is or is not integrated with the surrounding critical areas. Because the site is surrounded by natural areas, the landscaping on both the main frontage and within the development should reflect this setting. The use of native vegetation, clustering of open space, and significant buffer space along the Lakemont Boulevard will help to harmonize the design with its surroundings.

Response: The landscaping within and along the perimeter of the Planned Unit Development continues to exceed code requirements and is far superior to what would be required of a standard subdivision in the R3.5 zone.

Directly behind the sidewalk fronting Lakemont Blvd. a native planting area has been provided varying in width from 9 feet to 41 feet, separating the outdoor use space for the adjacent units from the busy Lakemont Blvd. corridor. Three existing ponderosa pine trees and one Sitka spruce tree has been retained and

incorporated into the frontage landscape. Along the northern and southern perimeters of the property as well as the western (interior) perimeter of the development, existing native vegetation will be maintained and enhanced as part of the buffer enhancement plans provided by Talasaea. The project has added native landscape transition areas behind units 1-4 on the north side of the development and behind units 14-17 on the south side, to help blend the natural vegetation beyond the NGPA fencing into the backyards for these units.

A central pathway has been added running east-west through the development giving easy access to the natural area and the coal creek regional trail system. This pathway is accompanied by a native planting corridor providing additional natural landscape to the center of the community.

Careful attention is offered to enhance the landscape along the main corridor and at the designated park spaces. Where parallel guest parking has been provided planting strips with street trees has been added to provide moderate screening between the units and the parked vehicles. A wide median is now shown at a small segment of Road A to provide visual interest along the corridor. Each park space incorporates landscape to screen adjacent units while still providing space for passive recreation.

The preliminary landscape plan now illustrates how the native planting encompasses the development with those areas clearly noted. Site sections have been provided to demonstrate the relationship between the perimeter road corridor, the native planting landscape, building massing, interior use areas, down to the stream buffers.

- c. Finally the proposal must demonstrate that 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. Please provide documentation about the immediate vicinity and describe how the proposal is compatible including size, scale, mass and architectural design of the proposed structures.

Response: The development proposal area is surrounded on three sides by park land. On each of these boundaries the site contains environmentally sensitive areas and buffers. Therefore, the site development provides natural buffers to mitigate and naturally integrate the site into the context of the park setting.

Bonus Density - The PUD provisions permit additional bonus density of up to 10% of the base density. As noted above, the base density must be revised to reflect the split zoning. A determination of whether additional density can be granted cannot be made until the plans are modified to address the concerns noted above including a demonstration of how the development offsets the impact of the increased density. It would appear that you have designed a project at a density that requires the modification of critical area buffers rather than clustering development to reduce these impacts.

Response: The density calculation has been revised based on the modified critical areas - specifically Coal Creek the Type F stream. The applicant request consideration of the bonus density based on the provision of reduced development footprint. The proposal does not seek to utilize the non-constrained

land westerly across the creek that would provide up to 10% more home sites. Additionally, the PUD advocates enhancement and restoration of the critical area buffers that have historically been the victim of disregard and abuse.

Additional Bonus Density for Large-parcel Projects - The project proposes to take advantage of the provisions in LUC 20.30D.167. The purpose of this section is as follows:

The City desires to offer incentives to property owners to develop multi-unit residential projects with site features and site designs that minimize impacts to critical area functions and values. Many of these techniques are new, and their effectiveness is uncertain. The City desires additional information about the impact of these design techniques and features, to determine the appropriate amount of density bonus and other incentives to offer for their use, and to determine what, if any, design features are required to offset the impact of the increased density. The projects allowed under this section are mechanisms to allow the City to gather such information prior to making additional density available to all projects.

Response: The Applicant has significantly revised the development proposal striving to comply with the offered incentives. The PUD Application now provides substantial restoration of the degraded natural areas; please review the updated Critical Areas Report and Plans. Additionally, the development proposal has redesigned the Stormwater management system as most suitable for this specific site, given its limited ability to infiltrate stormwater. The development area landscape has been re-designed in collaboration with the natural areas landscape mitigation and planting plan, now resulting in a harmonious comprehensive landscape approach to restore the entire site as attractive habitat for wildlife.

The application suggests that the use of LID as part of the design would demonstrate support for additional bonus density per this provision. However, as noted above and in the Utilities Department comments, the LID as proposed does not infiltrate into the soil. The techniques proposed are not new or unique that would justify the granting of additional density. In fact, LID is required where feasible, per city code with the adoption of updated stormwater regulations. The intent of the subject code provision was to recognize innovative design techniques that when deployed would minimize impacts to critical areas functions and values and act as a demonstration project so the city could evaluate the techniques benefits and applicability to future code standards. The project as designed does not demonstrate an exceptional level of innovation warranting the increased density. The City continues to be committed to and open to exploring alternative techniques when it can be demonstrated that the approaches minimize impacts to critical area functions and values.

Response: The Park Pointe PUD brings a unique opportunity to the City of Bellevue to set aside about 5 acres (50%) of the property as permanent Open Space. The property is surrounded on 3 sides by parklands. The development proposal seeks to contain development on the flatter land adjacent to Lakemont Boulevard. Other portions of the useable property are developable, across ravine and stream, to the west remain undeveloped. No development occurs in the critical areas. The site has been an active working farm for more than 60 years. The farmer used the land extensively for grazing as well as mowing for hay and alfalfa crops. Several sheds and farm buildings have been built to complement

the farm operation. The buildings contained mechanics shops for maintenance and repair of equipment, and barns for storage. The site, including the slopes to the stream, have been mowed and used for disposal for unwanted mechanical equipment.

PUDs have long been appreciated for allowing developers and cities to deviate from standard zoning and development regulations on large properties in exchange for site-specific open space conservation, innovative site design, and other design treatments and critical area enhancements.

Within this amazing public park setting backdrop, the PUD is carefully placed, with many attributes including smaller lot sizes with smaller homes, thereby offering more affordable family housing for Bellevue. Homes will be built using green construction that delivers energy conservation and long term stewardship. In addition, the site design has been interwoven into the larger context with a focus on the pedestrian experience a sharp contrast to the typical approach that lends itself to vehicular prominence. The PUD provide multiple nodes dispersed throughout where pedestrian interaction is encouraged. This property of plateaus, hills and slopes naturally creates important protective buffers to the streams; however, the buffers have been harshly degraded from decades of use. The proposal will remove the invasive plant materials and rusted mechanical equipment, and replaced with planting attractive for wildlife. These measures will help restore the slopes to highly desirable long term habitat areas. The development area greatly reduces the blacktop world of suburbia by the use of reduced street section, shortened driveways and pervious pavers in the clustered courts and alley roadway sections. Additionally, internal building setbacks are maintained at minimums to successfully cluster the home sites. Proven and accepted LID techniques have become standard practice and are now incorporated extensively into this single-family development. The PUD plan successfully creates unique relationships for the housing and open space. The open space nicely interfaces with the housing options of alley homes, clustered homes - with 4 homes in a node and paired homes – sharing a driveway curb cut. The thoughtful architectural design eliminates the presence of garage doors dominating the street corridor. The result is a site plan that does create clusters and sub-set cottage neighborhoods with multiple connections to the property's open space and pedestrian amenities while successfully reducing the perceived bulk and scale of the project.

CLEARING AND GRADING REVIEW CONDITIONS OF APPROVAL

Reviewer: Tom McFarlane, 425-425-6825, tmcfarlane@bellevuewa.gov

I have reviewed the geotechnical engineering study that was provided by the geotechnical engineer for this project (Geotechnical Engineering Study, Proposed Housing Development, 7219 and 7331 Lakemont Blvd SE, Bellevue, Washington; by Geotech Consultants, Inc., dated January 19, 2016), and the coal mine hazard assessment by the project geologist/engineer (Revised Report, Geological Engineering Services, Proposed Park Pointe Property Development, Coal Mine Hazard Assessment and Ground Proofing Program, Swanson Property, King County Parcel No. 262405- 9019, 7331 Lakemont Blvd SE.

Bellevue, Washington; by Icicle Creek Engineers, Inc., dated October 5, 2016). Based on my review, I have the following comments and requests for revisions:

1. The geotechnical engineer recommends that the steep slope top-of-slope buffer of 50 feet be reduced to 10 feet with a 10-foot structure setback from the edge of the modified buffer. The project plans show the modified buffer and setback on the north and west sides of the proposed development, impacting the locations of units 2 through 14 and units 21 through 23 (i.e. those units are proposed to be constructed within 50 feet of the top of the steep slopes).

I request additional information regarding the potential for slope instability at the site, using conditions before and after construction of the proposed project. Specifically, I request that the geotechnical engineer provide slope stability analyses of the slopes on the northern and western sides of the development where modifications to the slope, slope buffers, or slope setbacks are being requested.

Response: Please refer to supplemental letter to the Geotech Consultants report, dated March 29, 2017.

Using field and laboratory test results, the engineer must perform limit equilibrium analyses or other approved analyses of all significant critical slip surfaces associated with the slopes where modifications are being requested. The program must include both static and dynamic stability analysis of the current site conditions, and post-construction site conditions. Approved analyses may be conducted by a computer program if the methodology and assumptions are clearly delineated and the name, version number, and solution methodology of the program are clearly presented in the report. For pseudo-static seismic analyses, the acceleration factor must be, at a minimum, that based on a peak ground acceleration that has a 10 percent of probability of exceedance in 50 years (i.e., a 475-year or greater return period). Alternatively, a site-specific seismic study can be conducted to determine an appropriate maximum horizontal acceleration. All analysis results must include cross-sections of the slope(s), the locations of the cross-sections shown on a site plan, and the calculated critical slip surfaces.

For a limit equilibrium analysis, design factors for safety of slopes will be no less than the following:

	Temporary Slope	Permanent Slope	
		<u>Low Threat Upon Failure¹</u>	<u>High Threat Upon Failure²</u>
Static	1.25	1.40	1.50
Dynamic	1.05	1.10	1.15

The analysis should consider the impacts of groundwater in the modeling of soil strength and density parameters, and in other ways considered appropriate by the engineer. A conservative wet season analysis should be used for permanent slopes and those temporary slopes which will be conducted anytime between October 1 and May 31.

Alternative analyses may be proposed by the Geotechnical Engineer and accepted by the City, if they are based upon accepted and published methodologies which evaluate

static and dynamic loading cases, and the consequences of the type of slope failure under consideration. Other design requirements remain the same.

Response: Please refer to supplemental letter to the Geotech Consultants report, dated March 29, 2017.

2. The geotechnical engineering study indicates that the engineer observed flowing water emerging just south of a shed in the southwest portion of the site. The study does not show the location of the emerging water (seeps) and does not provide further comment on the seeps.

Bellevue land use code section 20.25H.120.A.1 designates as a landslide hazard area any areas of slopes of 15 percent or more with seeps on or adjacent to the slope face.

I request that the project geotechnical engineer show the location(s) of the seep(s) on the site plan and provide comments about the seep(s), whether they are indicative of a landslide hazard area, and how they might affect the proposed development.

Response: Please refer to supplemental letter to the Geotech Consultants report, dated March 29, 2017.

¹Permanent slopes termed "Low Threat Upon Failure" are those slopes whose failure will not impact buildings or other structures inhabited by humans.

²Permanent slopes termed "High Threat Upon Failure" are those slopes whose failure will impact or have a reasonable engineering probability of impacting buildings or other structures inhabited by humans.

UTILITIES REVIEW CONDITIONS OF APPROVAL

Reviewer: Chris Brookes, 425-425-6825, cbrookes@bellevuewa.gov

General Comments

1. Water Pressure Reducing Station needs to be built to COB Standards.

Response: Understood – plans depict preliminary layout intended to convey general design constraints (i.e. size, location).

2. The water distribution system will need to add a lower pressure zone.

Response: Achieved through PRV station.

3. Sewer Pump Station needs to be built to COB Standards.

Response: Bellevue's 2017 Sanitary Sewer Engineering Standards "Do not include design of special facilities, such as Pump Stations or Sewage Lift Stations. These special facilities require unique design requirements and will be subject to individual review by the Utility." The layout depicted on the plans is preliminary and a complete design will be provided with the final engineering. The plans include photographs of a prior PACE design for a similar community to convey the overall scale of the facility, but do not depict specific design layout of the proposed facility.

4. Sewer Pump Station needs to be built on a dedicated lot.
Response: PACE could find nothing within Bellevue's Standards to support this requirement. Creating a lot or tract for the lift station would require processing the PUD as a formal subdivision and fundamentally alter the current proposal. Because this request presents a fundamental change in project direction and is not dictated by code, we request its withdrawal.
5. Sewer (gravity) main running through the detention vault is not acceptable.
Response: Alignment corrected.
6. Sewer (force) main running through/under/above detention vault is not acceptable.
Response: Alignment corrected.
7. The detention vault sited above a Critical Mine Hazard Area is problematic.
Response: The mine hazard report included with the initial application explicitly addresses vault construction over the area and finds the location is acceptable. Please contact PACE if, after consideration of the report, concerns persist.
8. Off-site frontage improvements along Lakemont Blvd. SE need to be included in the Storm Drainage Report analysis.
Response: Corrections made
9. Need to provide 8" sewer stubs to the properties along the east side of Lakemont Blvd. SE for future development. Latecomer agreement.
Response: A single stub from the southern roadway is provided. A stub into the north road intersection is NOT provided due to its higher elevation (development on the east side of Lakemont Boulevard would require a pump station to discharge to this location).
10. Need to extend water and sewer to the extreme.
Response: Water main extends to nearly to the end of the property. We note that further extension would require replacement of a 24-inch culvert conveying Stream 3, and relocation of primary overhead power lines in order to extend service outside of the City's service boundary.
Gravity sewer is not extended to the south end of the site because the proposed pipe would be at or above the existing ground elevation.
11. Need to add fire hydrants on Lakemont Blvd SE along the east side opposite each entrance to the PUD.
Response: Hydrants added.
12. Need the engineer to verify if 8" water main size might be adequate between the tees at the entrances to the PUD.
Response: A looped 8-inch pipe is adequate to deliver the 1,500 gpm required fire flow. Plans are corrected accordingly.
13. Designs need to address water wellhead protection in relation to any potential infiltration and the Coal Mine Critical Area. Check DOH requirements and address specifically in the SDR.
Response: The SDR is intended to summarize the design of the project's drainage system. We have therefore responded to this concern in the comment response matrix included with the resubmittal documents.

14. Proposed point discharge into Coal Creek across COB Parks property is not acceptable. Storm outfall must be on the project property. COB Parks will not permit a private pipe to be constructed on Parks property. Site presently sheet flows. MR #4 requires the project Preserve Natural Drainage Systems and Outfalls.

Response: *The discharge point has been altered and is now confined to the project site. The location's consistency with MR #4 is discussed in the revised SDR.*

VI. Technical Review

Storm Drainage

All minimum requirements apply to new impervious surfaces and converted pervious surfaces based on the Figure 2.2 of the 2016 COB SSWES. The project qualifies as new development under the February 2005 Department of Ecology Stormwater Management Manual for Western Washington. The project triggers MR6 and proposes to use Contech StormFilters downstream of the detention vault for Runoff Treatment. The project triggers MR7 and proposes to use a detention vault with flow control. The Preliminary SDR states the site is underlain by soils with low permeability and high groundwater. However; the project proposes to use pervious pavements and bioretention. Neither of these features meet the LID Duration Design Criteria per the SDR modeling. The SDR indicates the Criteria as "FAIL". This seems to indicate that these two features do not qualify as Tier 2 BMP's. The project drains south and then west to Lake Washington through the Coal Creek Drainage Basin. The site currently sheet flows into Coal Creek through native vegetation. The proposed point discharge into Coal Creek on COB Parks property is problematic.

Response: *The comment outlines three specific concerns that are each addressed individually:*

- **City Concern:** *Use of pervious pavement and bio-retention in area with low permeability soils to achieve MR5 (on-site stormwater management).*

Bellevue's Storm and Surface Water Engineering Standards allow the proposed BMPs in areas of low soil permeability. The Purpose of the permeable pavement is not to infiltrate all runoff – an appropriate goal if using infiltration to meet MR7 – but rather to retain some rainfall on site and slow overall runoff rates before being conveyed to the detention facility. It should be noted that the site changes significantly altered the on-site stormwater management strategy employed on this project.

- **City Concern:** *Hydrology modeling indicating the LID Duration Design Criteria fails.*

Ecology's 2017 stormwater regulations allow a choice between meeting either the LID Duration Design Criteria for flow control, or the on-site stormwater management standard. The current version of the software (MGS Flood) used on this project produces an answer for LID Duration Design Criteria compliance whether this approach is used or not. Because we are pursuing on-site stormwater management, the software output will continue to point out that the detention system does not meet the LID Duration Design Criteria.

- **City Concern:** *Discharge Point location characterized as problematic.*

Location altered. Specific discussion of the outfall and drainage patterns are considered in the revised SDR.

Water

The project is supplied from the Cougar Mountain 1000 pressure zone. The project will require construction of a Pressure Reducing Valve Station uphill from the proposed project.

Response: See response to General Comment 1 above.

Sewer

The project proposes gravity sewer mains draining to a new sewer pump station. The pump station will discharge uphill along Lakemont Blvd SE to the gravity system at an existing manhole in the intersection with Forest Drive SE.

Response: No apparent response required to comment. Please advise if specific concerns persist.

VII. PRELIMINARY DESIGN, UTILITY CODES AND ENGINEERING STANDARDS

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for sewer, water and storm drainage. The individual side sewer connections will be reviewed and permitted under a separate UA side sewer permits. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application. Public and private easements will be required for water mains, water and side sewer services across adjoining properties and will be required to be shown on the face of the short plat with appropriate language.

TRANSPORTATION REVIEW COMMENTS

Reviewer: Ryan Miller, 425-452-7915, rkmillier@bellevuewa.gov

1. Sheet E1

a. Access at Lakemont Boulevard

- i. The two proposed driveway approaches onto Lakemont are too narrow, the minimum driveway width off of an arterial is 30-feet. However, due to the number of single family residents a road approach may better serve the private sub-division and help accommodate garbage, delivery, and fire vehicles. The applicant and their civil engineer may contact me to discuss dimensions for the road approach radii, width, and taper rate into the proposed 22-foot PUD pavement section.

Response: PACE altered the driveways, replacing with conventional curb returns. Reviewer may contact the engineer if Autoturn truck movements are required to demonstrate roadway's ability to convey truck traffic.

A wider road approach may cause parking to be removed at the south entrance off Lakemont Blvd. Additional parking may be added along the open space, Lot 18, 19, and 20 for additional parking and to make up for any removed spaces.

Response: On-street parking supply reduced level remains acceptable to applicant.

In additional to a private street signage, please propose an additional method to demarcate the private road from the public road Lakemont. One option is to continue the 6-foot wide concrete sidewalk across the road approach and a second method may be a planter separating the movements into and out of the sub-division, as shown in Standard Plan Dev-2.

Response: Concrete sidewalks are carried through the intersections.

- ii. All design parameters, such as intersection sight distance onto Lakemont, shall be based on the current 40-MPH design speed for Lakemont Blvd.

Response: Noted.

b. Road A

- i. Install a sidewalk along the frontage of Lots 1, 2, and 3 to prevent pedestrian conflicts at the road approach and vertical curve location.

Response: Noted.

- ii. Planter strips are preferred where there is sufficient width to accommodate them along Road A, especially at the location of the road approaches onto Lakemont.

Response: Planter Strips are established behind the sidewalks rather than between the walkway and curb. The intent is to maximize separation between houses and sidewalks given the project's minimal front yards.

- iii. Revise the road profile so the two vertical curves on Road A meet the minimum sight distance for a 25-mph design speed (Located at PT STA 60+39.30 and PT STA 51+00.00).

Response: Profile corrected.

c. Road B

- i. Continue a 6' sidewalk along one side of Road B, preferable the east side to serve Lots 31, 32, 33, 34, and 35.

Response: Road B is intended to act as a woonerf with shared pedestrian and vehicle use. No sidewalks are provided.

d. Road F

- i. Verify that the radius of the one way can accommodate a pumper fire engine.

Response: The road layout has been altered and concern addressed.

e. Road D and E

- i. Continue a 6' wide sidewalk along one side of the road.

Response: Like Road B, C and D are intended to act as a woonerf without a sidewalk.

f. Road G

- i. This road should extend an adequate length to accommodate cars backing out of the driveway of Lot #4.

Response: The road layout has been altered, Road G no longer exists.

g. Sheet E1 General Comments

- i. Provide additional details for ADA ramps at internal road intersections. One such example is the conflict between pedestrians and on street parking at the intersection of Road A and Road D.

Response: Specific City of Bellevue ramp details are referenced for clarity.

- ii. Provide the location and type of mailbox facility(s). A letter from the post master is not required at this time but will be required prior to the approval of clear and grade drawings.

Response: Two cluster mailboxes are shown.

- iii. Driveways shall provide a minimum length of 20-feet. Where this cannot be accommodated further discussion will need to occur with land use to determine is a shorter driveway of 2'-4' may be allowed.

1. Where 2'-4' driveways are used, some type/method of colored/textured material will be needed to demarcate the driveway from the road. The City is open to a proposal by the applicant on how to achieve contrast between the driveways and road in these cases.

Response: Driveways will be constructed using conventional concrete. We anticipate this providing an adequate visual separation from the adjacent asphalt or concrete pavers. Applicant is willing to consider driveway textures, patterns or colors if necessary to differentiate from adjacent roadways.

- iv. Sidewalks in the PUD shall have a minimum width of 6-feet.

Response: We are respectfully requesting 5-foot-wide interior sidewalks be allowed. A central element of the PUD design is careful consideration of design alternatives that appropriately reduce impacts while maintaining equal function. Our request adheres to that principal.

- v. Where there are dead end roads end of road markers are needed to warn motorists.

Response: Markers (signs, bollards or barricades) will be depicted on the final engineering plans.

2. Sheet E3

a. Section 7 Lakemont Boulevard SE

- i. Revise the planter strip to be a minimum 4' width for the length of the frontage.
- ii. The sidewalk width along an arterial is a minimum of 8' but the City may be open to allowing a deviation to a 6' wide sidewalk. The additional 2-foot width would then be added to create a buffered bike lane along the frontage.

1. Provide additional details on the pavement tapers for the bike lane at the north and south of the PUD. There was previous discussion that with the water and sewer main connection of being able to extend the bike lane further to the north. If this is still possible please provide these additional details.
- iii. Revise the sidewalk width to be 6-feet clear, measured from the front edge of the sidewalk to the face of railing.

Response: The Lakemont Boulevard typical section was revised to adhere to the section listed above. We opted for the 6-foot walk and bike lane buffer. The topography adjacent to the west edge of the roadway prevents reasonable extension of the bike lane. The utility plan showed utility construction within or adjacent to the traveled way. Moving utilities beyond the edge of the south-bound lane would require retaining walls and guardrail reconstruction where the roadway crosses existing drainage courses. Extending the bike lane north of the site would face similar challenges.

- iv. A wall concept design shall be submitted.

Response: Consistent with the above, the road section now features a cast-in-place concrete retaining wall at the west edge of the 6-foot sidewalk. Three feet of right-of-way was dedicated to keep the wall from occupying private property. We did not specify the easement width, it will be established by the width of the wall's footing and requires structural.

1. The wall shall be located within right of way.

Response: Three feet of right-of-way was dedicated to keep the wall from occupying private property.

2. A minimum 5' easement will need to be provided on the back side of the wall for inspections, maintenance, and future replacement.

Response: We did not specify the easement width; it will be established by the width of the wall's footing and requires structural engineering.

3. The wall height shall be the minimum necessary to accommodate the required public road section.

Response: Every attempt was made to reduce wall height without proposing excessive earth fills and slopes or unusual site grades.

4. Provide wall top and toe heights

Response: Information on Site Plan B.

5. You may provide one or several wall types for review.
6. The wall type may not use fabric/geogrid or other tie-back method into the right of way due to the location of existing and future utilities.
7. The concept must include a detail of the pedestrian rail.

8. Installation. The applicant may use a pedestrian rail from Bellevue's standard plans or propose an equivalent railing. Aluminum railings will not be approved.
9. A 3rd party structural review may be required prior to approval of the wall construction.

Response: A simple cast-in-place wall will be used. For the purposes of providing a preliminary design, we have indicated compliance with WSDOT structural design standards. A structural engineer will modify the standard plans as needed or provide a unique design sensitive to project-specific constraints, subject to third-party review. Railing will adhere to City standard detail drawing.

Reviewer asked to request additional information if the revised plans do not address concerns. See comment below regarding timing of resubmittal.

3. General Comments

- a. Just south of the PUD is a trail crossing across Lakemont where an RRFB will be required as part of the PUD mitigation.

Response: Beacon added to plans together with crosswalk striping.

- b. The street light plan is still being reviewed. Additional street or ped scale lighting may be required at the several locations where the sidewalk meanders away from the public road.

Response: Noted – no comments received as of May 17, 2017.

- c. As these are to be private roads the fire reviewer will condition fire-lane and no parking signage/markings.

- d. Wait until comments have been received from each department prior to resubmitting.

- i. Submit an updated plan set that addresses Transportation's comments.
- ii. Submit additional sheets as needed for the RRFB.
- iii. Submit a TIA with trip generation. (This can wait until land used approves of the number of lots and site layout)
- iv. Submit a Wall Concept Design. (This can wait until land used approves of the number of lots and site layout)
- v. Submit an updated street light plan as needed. (Still being reviewed, comments will be provided in the next several weeks)

Response: The resubmittal package includes updated plans that respond to Transportation comments, information on the RRFB, and traffic information. Land Use may provide comments that again alter the wall design. Consequently, this resubmittal excludes a detailed wall design. The typical section listed and the general responses contained herein should help Transportation review. Intolight did revise the street light design to be consistent with the latest site layout.

FIRE REVIEW CONDITIONS OF APPROVAL

Reviewer: Derek Landis, 425-452-4112, dlandis@bellevuewa.gov

1. Please provide a fire lane marking layout. The Fire Lane shall be marked and signed in accordance with IFC 503.3. (Below is the City of Bellevue Amended 2015 IFC Section) See Public information Handout F-11
http://www.bellevuewa.gov/pdf/Fire/F-11_FireCurbSigns.pdf

Bellevue Amended 2015 IFC 503.3 Marking. Where required by the fire code official fire apparatus access roads shall be marked as follows:

A. FIRE LANE - NO PARKING Signs shall be mounted a minimum of 7' from bottom of the sign to the street or sidewalk. Signs must be a type "R8-31" or equivalent reflective sign no less than 12" x 18" in size, with a white background and the wording "No Parking Fire Lane" in red letters. When in a straight line of sight, these signs shall be no further than one hundred fifty feet (150') apart. This distance may be reduced when curves, corners, or other adverse sighting conditions restrict the line of sight.

Response: Signs locations shown on revised plans. Location can be altered during final design.

B. Designated Fire Department Access Roads (Fire Lanes) shall be also be painted red. This shall include both the vertical and horizontal portions of the curb. Minimum three-inch (3") white lettering which shall read: NO PARKING- FIRE LANE, shall be placed every fifty feet (50') or portion thereof on the vertical portion of the curb. The entire curb length shall be painted. If there are rolled curbs or no curbs, stenciling shall be placed on pavement.

Exception: Variations to Fire Lanes markings may be approved when in the opinion of the Fire Code Official the proposed signage and markings achieve the same outcome. The Fire Chief retains the right to revoke the variations for cause.

Response: PACE may elect to pursue alternatives to painting un-curbed streets (e.g. Roads B, D or E) where parking is prohibited. Application of toxic paints over permeable pavement ill-advised.

2. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capability (BCCA IFC 503.2.3). Please provide a statement that the pervious roads can handle fire department loading. See Public information Handout B-
 1. <http://www.bellevuewa.gov/pdf/Development%20Services/B-1VehicleLoading.pdf>

Applicant's Response Letter
16-143970-LK and 16-145946-LO Park Pointe PUD

Please submit the revisions requested above within 60 days from the date of this letter or by Monday April 4, 2017. If no revision is received within 60 days the application may be canceled without further notice. If you need any assistance regarding any of the information captured in this letter, please the reviewer noted. You can reach me directly at (425) 452-4862 or at hbedwell@bellevuewa.gov.

Sincerely,



Heidi M. Bedwell
Environmental Planning Manager, Land Use Division

En: Critical Areas Guidance



City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

February 3, 2017

Alex Mason
15181 First Ave S. Suite 301
Seattle, Washington, 98134

RE: 16-143970-LK and 16-145946-LO Park Pointe PUD

Alex:

Development Services staff has finished review of the application for the above property. We have attempted to provide you with as complete a revision letter as possible with the objective of providing clear guidance to assist you in complying with the appropriate city codes and standards prior to a staff recommendation and public hearing. However, due to the scope of comments it should be anticipated that additional comments will be provided as the project is revised. The following comments must be addressed for review to continue.

LAND USE REVIEW COMMENTS

Reviewer: Heidi M. Bedwell, 425-452-4862, hbedwell@bellevuewa.gov

1. Public Comment: The City has received a significant amount of comment on the subject proposal. Comments received have been submitted to the applicant. Please provide a response to substantive comments or provide revised designs that address public concern and input. The staff recommendation must include a response to the public comment therefore addressing these concerns before a recommendation is prepared and a hearing is held is important in meeting the city's expectations for

One of the common themes expressed in public comment was the desire for the city to acquire the site for park and open space use. The city understands that as the developer of the project you are interested in exploring the potential for a portion of the site (the required open space and critical areas) to be dedicated to the city. Discussions separate from this development proposal may occur with the city's parks department.

2. Critical Areas

The site contains several critical areas that influence where development may happen on the site. In order to confirm density and to establish appropriate buffers, the critical areas on the site must be accurately identified and delineated. Inconsistencies appear between information presented on sheets P1-P5 and the W1.0 Existing Conditions plan prepared by Talasaea Consultants Inc. Please remedy these discrepancies in future submittals.

General Comments: The Critical Areas Report appears to focus solely on the area to the east of Stream one and this area is referred to as "the primary focus of this study." Additional field work and site characterization must be done of the area to the west of stream 1 to ensure additional critical areas are not found in this location. During staff's site visit it was clear that this

area contained additional steep slopes and possible wetlands on the western side of Stream 1. Please have biologist provide evidence of site reconnaissance and site evaluation in this area.

Streams: The City of Bellevue has mapped Coal Creek as a fish bearing stream. It is noted that the area downstream from the subject site does have a natural barrier for fish however Bellevue city code does recognize resident fish populations that may be present in stream reaches which are not accessible from downstream fish populations and the potential for fish habitat. Information regarding this stream reach is necessary to determine the stream typing. Note WAC 222-16-030:

(B) Stream segments having a defined channel of 2 feet or greater within the bankfull width in Western Washington; or 3 feet or greater within the bankfull width in Eastern Washington, and having a gradient greater than 16 percent and less than or equal to 20 percent, and having greater than 50 acres in contributing basin size in Western Washington or greater than 175 acres contributing basin size in Eastern Washington, based on hydrographic boundaries;

Additional information regarding the stream channel and gradient is necessary to determine typing and applicable buffers. A formal stream typing should be conducted and included as part of the critical areas report.

Wetlands: Although there appears to be minor errors regarding the rating form answers, the typing of the wetlands identified on the site appear to be accurate and the buffers are depicted correctly.

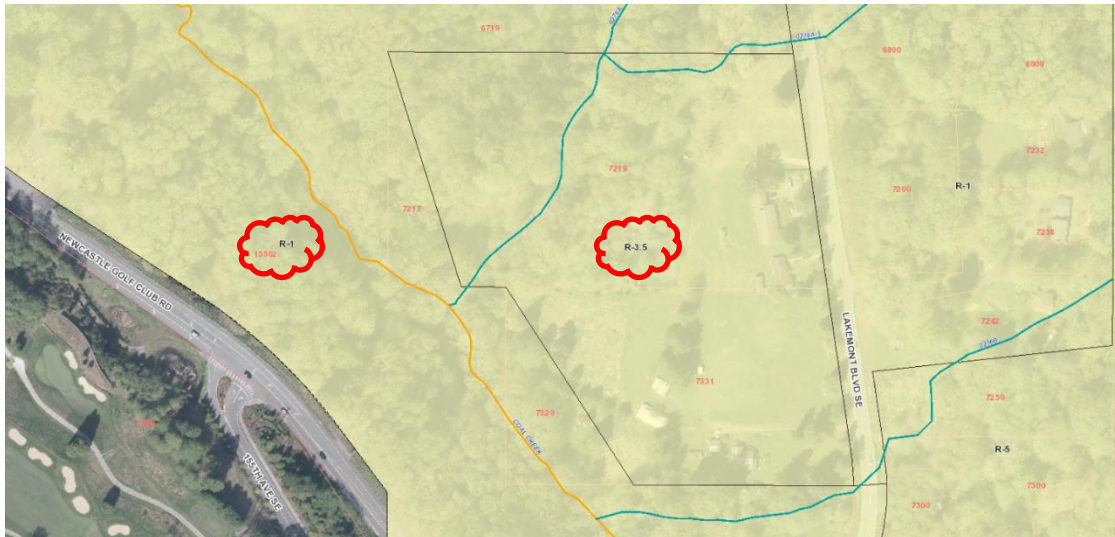
The Existing Conditions map and sheet P2 vary in their location of Wetland B. Wetland B appears to be an emergent slope wetland and during a site visit the slope appeared saturated with flowing water. Additional discussion about this slope wetland is necessary to determine if the area has been accurately characterized. If the area is not a regulated wetland, then the slope may be defined as a land slide hazard. See discussion below from the Clearing and Grading reviewer regarding additional study.

The code requires a structure setback from stream and wetland buffers. These areas should be fully depicted on the existing conditions plans (sheet P2).

Steep Slopes-West side of stream: Sheet P2 which purports to depict the extent of critical areas and associated buffers however this does not accurately depict steep slope buffer from the offsite steep slopes. Additionally, data points used to create the topographic map are required in order to determine if survey standards for the city of Bellevue have been met and whether or not extrapolation from data points is appropriate.

Wildlife Habitat Assessment: Where impacts to wildlife habitat cannot be avoided or minimized, the assessment should be used to identify appropriate mitigation and construction techniques to address wildlife needs. The site contains significant wildlife habitat and wildlife usage. Additional discussion in the critical areas report must address both construction and development impacts will be addressed.

Density- During the course of the review of the proposal, it was discovered that a portion of the subject site was shown in error as city of Bellevue Park in the city's GIS viewer. This area appear to resemble the areas that contain a covenant limiting development and providing for public access. In addition, the site contains two zoning designation, R-1 and R-3.5. The R-1 is applicable to the covenant restricted areas. The submitted density calculation must be revised to reflect the split zoning on the property (as shown in images below).



Buffer Modification

Averaging- Buffer averaging standards have not been met. The standards require that at no point is the critical area buffer width less than 75 percent of the required buffer dimension. The proposal includes buffers less than the allowed 37.5-foot buffer. Modification to a buffer width as proposed may only be considered through a critical areas report (see discussion below). Please remove any discussion of buffer averaging from the revised critical area report unless this standard can be met.

Critical Areas Report- The process to modify a prescriptive requirement of the City's Critical Areas provision is through the preparation of a critical areas report. The critical areas report is intended to provide flexibility for sites where the expected critical area functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part. The scope and complexity of information required in a critical areas report will vary, depending on the scope and complexity and magnitude of impact on critical areas and critical area buffers associated with the proposed development. Generally, the critical areas report

must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. Where the proposal involves restoration of degraded conditions in exchange for a reduction in regulated critical area buffer on a site, the critical areas report must demonstrate a net increase in certain critical area functions.

The Report must also include a response to the following performance standards and decision criteria:

- 20.25H.100 Wetland Performance Standards
- 20.25H.125 Landslide Hazards and steep Slope Performance Standards
- 20.25H.135-140 Additional Provisions- Landslide Hazards and Steep Slopes
- 20.25H.145 Critical Areas Report Approval of Modification
- 20.25H.250 Critical Areas Report Submittal Requirements
- 20.25H.255 Decision Criteria for Critical Areas Report
- 20.30P Critical Areas Land Use Permit Decision Criteria

In general the critical areas report fails to demonstrate a net increase in critical areas functions. The stormwater approach is not effective in demonstrating that critical areas functions will be protected and enhanced. It is estimated that as many as 85 significant trees will be removed as part of the project. In addition to the area of buffer impacted and reduced, this level of tree removal can have a negative effect on critical area function especially wildlife habitat and stormwater. Temporal loss of function is the greatest impact from the removal of mature vegetation. The CAR should address how this impact will be mitigated and how long-term protection of vegetation (particularly trees) will be accomplished.

Any proposed buffer modifications should also consider appropriate structure setback dimensions. Structure setbacks provide protection for the buffer and allow adequate maintenance space around structures. A discussion of how the proposed structure setbacks are adequate to protect buffer function is necessary to determine if a buffer or structure setback modification is appropriate.

The site contains geologic hazard steep slopes which require a protective buffer of 50 feet. A proposal to modify this setback should not only take into account the stability of the slope but also other critical area functions provided in the slope area such as wildlife habitat, and other hydrologic or biochemical functions occurring with the presence of native vegetation. Note that the area in the vicinity of Wetland B does appear to be a hillside seep and therefore should be evaluated as a potential landslide hazard by a geotechnical engineer.

3. ENVIRONMENTAL CHECKLIST

Incomplete information was provided in the project description and as part of the environmental checklist in order to assess the full scope of potential environmental impacts. Additional information must be provided that describes the offsite impacts for utility extension focusing particularly on stream crossings and wetland impacts.

A report addressing potential historical and cultural resources potentially present on the site must also be prepared. The site contains structures that are greater than 50 years old and therefore may be eligible for listing as a historical structure. Consider how the historical use of the site and vicinity can be incorporated into the proposed project. Additionally, consultation with tribal interests who may have knowledge about site use by native tribes will be appropriate to assess potential impacts to cultural resources if they exist on the site.

4. PUD Development Standards and Criteria:

DSD - 001658

A Planned Unit Development is a mechanism by which the City may permit a variety in type, design, and arrangement of structures; and enable the coordination of project characteristics with features of a particular site in a manner consistent with the public health, safety and welfare. A Planned Unit Development allows for innovations and special features in site development, including the location of structures, conservation of natural land features, protection of critical areas and critical area buffers, the use of low impact development techniques, conservation of energy, and efficient utilization of open space.

In order for the City to grant approval the PUD plan must meet the application decision criteria of LUC 20.30D.150. Staff has concerns that you have not provided sufficient justification to meet all of the decision criteria. Specifically please address the following:

- a. 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. The design, as proposed, resembles a standard plat that has critical areas. Like traditional development, the homes are oriented along a single primary access road (of particular concern are lots 1-17). The development create a series of homes whose fronts are dominated by driveways and two car garages. The design does not vary the street orientation or create a unique community.

Significant grading is also proposed at the rear of lots 14-17 which would result in a proposed rockery height of 8-feet. This degree of grading does not conform to the general design principles to limit the modification of existing topography or to preserve existing soils and vegetation.

A demonstration of the net benefit of the design than that would result from traditional development has not been provided. Although LID techniques have been suggested, the drainage report and engineering details do not show that infiltration can be accomplished on this site. The features as designed function more as landscaping features and should be optimized so as to provide an aesthetic amenity rather than a quasi- LID feature.

A greater explanation of how the home design harmonizes with the environment is necessary to make the claim the proposal provides aesthetic features and harmonious design.

- b. Landscaping within and along the perimeter of the Planned Unit Development need to be superior, and enhance the visual compatibility of the development with the surrounding neighborhood. Landscaping has not been prescribed throughout the development. Please provide a revised landscaping plan or additional justification to demonstrate compliance with this criterion. Also consider how future owners will use the rear of their properties and how this area is or is not integrated with the surrounding critical areas. Because the site is surrounded by natural areas, the landscaping on both the main frontage and within the development should reflect this setting. The use of native vegetation, clustering of open space, and significant buffer space along the Lakemont Boulevard will help to harmonize the design with its surroundings.

- c. Finally the proposal must demonstrate that 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. Please provide documentation about the immediate vicinity and describe how the proposal is compatible including size, scale, mass and architectural design of the proposed structures.

Bonus Density- The PUD provisions permit additional bonus density of up to 10% of the base density. As noted above, the base density must be revised to reflect the split zoning. A determination of whether additional density can be granted cannot be made until the plans are modified to address the concerns noted above including a demonstration of how the development offsets the impact of the increased density. It would appear that you have designed a project at a density that requires the modification of critical area buffers rather than clustering development to reduce these impacts.

Additional Bonus Density for Large-parcel Projects- The project proposes to take advantage of the provisions in LUC 20.30D.167. The purpose of this section is as follows:

The City desires to offer incentives to property owners to develop multi-unit residential projects with site features and site designs that minimize impacts to critical area functions and values. Many of these techniques are new, and their effectiveness is uncertain. The City desires additional information about the impact of these design techniques and features, to determine the appropriate amount of density bonus and other incentives to offer for their use, and to determine what, if any, design features are required to offset the impact of the increased density. The projects allowed under this section are mechanisms to allow the City to gather such information prior to making additional density available to all projects.

The application suggests that the use of LID as part of the design would demonstrate support for additional bonus density per this provision. However, as noted above and in the Utilities Department comments, the LID as proposed does not infiltrate into the soil. The techniques proposed are not new or unique that would justify the granting of additional density. In fact, LID is required where feasible, per city code with the adoption of updated stormwater regulations. The intent of the subject code provision was to recognize innovative design techniques that when deployed would minimize impacts to critical areas functions and values and act as a demonstration project so the city could evaluate the techniques benefits and applicability to future code standards. The project as designed does not demonstrate an exceptional level of innovation warranting the increased density. The City continues to be committed to and open to exploring alternative techniques when it can be demonstrated that the approaches minimize impacts to critical area functions and values.

CLEARING AND GRADING REVIEW CONDITIONS OF APPROVAL

Reviewer: Tom McFarlane, 425-425-6825, tmcfarlane@bellevuewa.gov

I have reviewed the geotechnical engineering study that was provided by the geotechnical engineer for this project (Geotechnical Engineering Study, Proposed Housing Development, 7219 and 7331 Lakemont Blvd SE, Bellevue, Washington; by Geotech Consultants, Inc., dated January 19, 2016), and the coal mine hazard assessment by the project geologist/engineer (Revised Report,

Geological Engineering Services, Proposed Park Pointe Property Development, Coal Mine Hazard Assessment and Ground Proofing Program, Swanson Property, King County Parcel No. 262405-9019, 7331 Lakemont Blvd SE, Bellevue, Washington; by Icicle Creek Engineers, Inc., dated October 5, 2016). Based on my review, I have the following comments and requests for revisions:

1. The geotechnical engineer recommends that the steep slope top-of-slope buffer of 50 feet be reduced to 10 feet with a 10-foot structure setback from the edge of the modified buffer. The project plans show the modified buffer and setback on the north and west sides of the proposed development, impacting the locations of units 2 through 14 and units 21 through 23 (i.e. those units are proposed to be constructed within 50 feet of the top of the steep slopes).

I request additional information regarding the potential for slope instability at the site, using conditions before and after construction of the proposed project. Specifically, I request that the geotechnical engineer provide slope stability analyses of the slopes on the northern and western sides of the development where modifications to the slope, slope buffers, or slope setbacks are being requested.

Using field and laboratory test results, the engineer must perform limit equilibrium analyses or other approved analyses of all significant critical slip surfaces associated with the slopes where modifications are being requested. The program must include both static and dynamic stability analysis of the current site conditions, and post-construction site conditions. Approved analyses may be conducted by a computer program if the methodology and assumptions are clearly delineated and the name, version number, and solution methodology of the program are clearly presented in the report. For pseudo-static seismic analyses, the acceleration factor must be, at a minimum, that based on a peak ground acceleration that has a 10 percent of probability of exceedance in 50 years (i.e. a 475-year or greater return period). Alternatively, a site-specific seismic study can be conducted to determine an appropriate maximum horizontal acceleration. All analysis results must include cross-sections of the slope(s), the locations of the cross-sections shown on a site plan, and the calculated critical slip surfaces.

For a limit equilibrium analysis, design factors for safety of slopes will be no less than the following:

	Temporary Slope	Permanent Slope	
		Low Threat <u>Upon Failure¹</u>	High Threat <u>Upon Failure²</u>
Static	1.25	1.40	1.50
Dynamic	1.05	1.10	1.15

The analysis should consider the impacts of groundwater in the modeling of soil strength and density parameters, and in other ways considered appropriate by the engineer. A conservative wet season analysis should be used for permanent slopes and those temporary slopes which will be conducted anytime between October 1 and May 31.

Alternative analyses may be proposed by the Geotechnical Engineer and accepted by the City, if they are based upon accepted and published methodologies which evaluate static and dynamic loading cases, and the consequences of the type of slope failure under consideration. Other design requirements remain the same.

2. The geotechnical engineering study indicates that the engineer observed flowing water emerging just south of a shed in the southwest portion of the site. The study does not show the location of the emerging water (seeps) and does not provide further comment on the seeps.

DSD - 001661

Bellevue land use code section 20.25H.120.A.1 designates as a landslide hazard area any areas of slopes of 15 percent or more with seeps on or adjacent to the slope face.

I request that the project geotechnical engineer show the location(s) of the seep(s) on the site plan and provide comments about the seep(s), whether they are indicative of a landslide hazard area, and how they might affect the proposed development.

¹Permanent slopes termed "Low Threat Upon Failure" are those slopes whose failure will not impact buildings or other structures inhabited by humans.

²Permanent slopes termed "High Threat Upon Failure" are those slopes whose failure will impact or have a reasonable engineering probability of impacting buildings or other structures inhabited by humans.

UTILITIES REVIEW CONDITIONS OF APPROVAL

Reviewer: Chris Brookes, 425-425-6825, cbrookes@bellevuewa.gov

General Comments

1. Water Pressure Reducing Station needs to be built to COB Standards.
2. The water distribution system will need to add a lower pressure zone.
3. Sewer Pump Station needs to be built to COB Standards.
4. Sewer Pump Station needs to be built on a dedicated lot.
5. Sewer (gravity) main running through the detention vault is not acceptable.
6. Sewer (force) main running through/under/above detention vault is not acceptable.
7. The detention vault sited above a Critical Mine Hazard Area is problematic.
8. Off-site frontage improvements along Lakemont Blvd. SE need to be included in the Storm Drainage Report analysis.
9. Need to provide 8" sewer stubs to the properties along the east side of Lakemont Blvd. SE for future development. Latecomer agreement.
10. Need to extend water and sewer to the extreme.
11. Need to add fire hydrants on Lakemont Blvd SE along the east side opposite each entrance to the PUD.
12. Need the engineer to verify if 8" water main size might be adequate between the tees at the entrances to the PUD.
13. Designs need to address water wellhead protection in relation to any potential infiltration and the Coal Mine Critical Area. Check DOH requirements and address specifically in the SDR.
14. Proposed point discharge into Coal Creek across COB Parks property is not acceptable. Storm outfall must be on the project property. COB Parks will not permit a private pipe to be constructed on Parks property. Site presently sheet flows. MR #4 requires the project Preserve Natural Drainage Systems and Outfalls.

VI. Technical Review

Storm Drainage

All minimum requirements apply to new impervious surfaces and converted pervious surfaces based on the Figure 2.2 of the 2016 COB SSWES. The project qualifies as new development under the February 2005 Department of Ecology Stormwater Management Manual for Western

Washington. The project triggers MR6 and proposes to use Contech StormFilters downstream of the detention vault for Runoff Treatment. The project triggers MR7 and proposes to use a detention vault with flow control. The Preliminary SDR states the site is underlain by soils with low permeability and high groundwater. However; the project proposes to use pervious pavements and bioretention. Neither of these features meet the LID Duration Design Criteria per the SDR modeling. The SDR indicates the Criteria as **“FAIL”**. This seems to indicate that these two features do not qualify as Tier 2 BMP’s. The project drains south and then west to Lake Washington through the Coal Creek Drainage Basin. The site currently sheet flows into Coal Creek through native vegetation. The proposed point discharge into Coal Creek on COB Parks property is problematic.

Water

The project is supplied from the Cougar Mountain 1000 pressure zone. The project will require construction of a Pressure Reducing Valve Station uphill from the proposed project.

Sewer

The project proposes gravity sewer mains draining to a new sewer pump station. The pump station will discharge uphill along Lakemont Blvd SE to the gravity system at an existing manhole in the intersection with Forest Drive SE.

VII. PRELIMINARY DESIGN, UTILITY CODES AND ENGINEERING STANDARDS

Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design for sewer, water and storm drainage. The individual side sewer connections will be reviewed and permitted under a separate UA side sewer permits. Submittal of the Utility Extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application. Public and private easements will be required for water mains, water and side sewer services across adjoining properties and will be required to be shown on the face of the short plat with appropriate language.

TRANSPORTATION REVIEW COMMENTS

Reviewer: Ryan Miller, 425-452-7915, rkMiller@bellevuewa.gov

1. Sheet E1

a. Access at Lakemont Boulevard

- i. The two proposed driveway approaches onto Lakemont are too narrow, the minimum driveway width off of an arterial is 30-feet. However, due to the number of single family residents a road approach may better serve the private sub-division and help accommodate garbage, delivery, and fire vehicles. The applicant and their civil engineer may contact me to discuss dimensions for the road approach radii, width, and taper rate into the proposed 22-foot PUD pavement section.

A wider road approach may cause parking to be removed at the south entrance off Lakemont Blvd. Additional parking may be added along the open space, Lot 18, 19, and 20 for additional parking and to make up for any removed spaces.

In addition to a private street signage, please propose an additional method to demarcate the private road from the public road Lakemont. One option is to continue the 6-foot wide concrete sidewalk across the road approach and a second method may be a planter separating the movements into and out of the sub-division, as shown in Standard Plan Dev-2.

DSD - 001663

- ii. All design parameters, such as intersection sight distance onto Lakemont, shall be based on the current 40-MPH design speed for Lakemont Blvd.
 - b. Road A
 - i. Install a sidewalk along the frontage of Lots 1, 2, and 3 to prevent pedestrian conflicts at the road approach and vertical curve location.
 - ii. Planter strips are preferred where there is sufficient width to accommodate them along Road A, especially at the location of the road approaches onto Lakemont.
 - iii. Revise the road profile so the two vertical curves on Road A meet the minimum sight distance for a 25-mph design speed (Located at PT STA 60+39.30 and PT STA 51+00.00).
 - c. Road B
 - i. Continue a 6' sidewalk along one side of Road B, preferable the east side to serve Lots 31, 32, 33, 34, and 35.
 - d. Road F
 - i. Verify that the radius of the one way can accommodate a pumper fire engine.
 - e. Road D and E
 - i. Continue a 6' wide sidewalk along one side of the road.
 - f. Road G
 - i. This road should extend an adequate length to accommodate cars backing out of the driveway of Lot #4.
 - g. Sheet E1 General Comments
 - i. Provide additional details for ADA ramps at internal road intersections. One such example is the conflict between pedestrians and on street parking at the intersection of Road A and Road D.
 - ii. Provide the location and type of mailbox facility(s). A letter from the post master is not required at this time but will be required prior to the approval of clear and grade drawings.
 - iii. Driveways shall provide a minimum length of 20-feet. Where this cannot be accommodated further discussion will need to occur with land use to determine is a shorter driveway of 2'-4' may be allowed.
 - 1. Where 2'-4' driveways are used, some type/method of colored/textured material will be needed to demarcate the driveway from the road. The City is open to a proposal by the applicant on how to achieve contrast between the driveways and road in these cases.
 - iv. Sidewalks in the PUD shall have a minimum width of 6-feet.
 - v. Where there are dead end roads end of road markers are needed to warn motorists.
- 2. Sheet E3
 - a. Section 7 Lakemont Boulevard SE
 - i. Revise the planter strip to be a minimum 4' width for the length of the frontage.
 - ii. The sidewalk width along an arterial is a minimum of 8' but the City may be open to allowing a deviation to a 6' wide sidewalk. The additional 2-foot width would then be added to create a buffered bike lane along the frontage.
 - 1. Provide additional details on the pavement tapers for the bike lane at the north and south of the PUD. There was previous discussion that with the water and sewer main connection of being able to extend the bike lane further to the north. If this is still possible please provide these additional details.
 - iii. Revise the sidewalk width to be 6-feet clear, measured from the front edge of the sidewalk to the face of railing.

- iv. A wall concept design shall be submitted.
 1. The wall shall be located within right of way.
 2. A minimum 5' easement will need to be provided on the back side of the wall for inspections, maintenance, and future replacement.
 3. The wall height shall be the minimum necessary to accommodate the required public road section.
 4. Provide wall top and toe heights
 5. You may provide one or several wall types for review.
 6. The wall type may not use fabric/geogrid or other tie-back method into the right of way due to the location of existing and future utilities.
 7. The concept must include a detail of the pedestrian rail installation. The applicant may use a pedestrian rail from Bellevue's standard plans or propose an equivalent railing. Aluminum railings will not be approved.
 8. A 3rd party structural review may be required prior to approval of the wall construction.

3. General Comments

- a. Just south of the PUD is a trail crossing across Lakemont where an RRFB will be required as part of the PUD mitigation.
- b. The street light plan is still being reviewed. Additional street or ped scale lighting may be required at the several locations where the sidewalk meanders away from the public road.
- c. As these are to be private roads the fire reviewer will condition fire-lane and no parking signage/markings.
- d. Wait until comments have been received from each department prior to resubmitting.
 - i. Submit an updated plan set that addresses Transportation's comments.
 - ii. Submit additional sheets as needed for the RRFB.
 - iii. Submit a TIA with trip generation. (This can wait until land used approves of the number of lots and site layout)
 - iv. Submit a Wall Concept Design. (This can wait until land used approves of the number of lots and site layout)
 - v. Submit an updated street light plan as needed. (Still being reviewed, comments will be provided in the next several weeks)

FIRE REVIEW CONDITIONS OF APPROVAL

Reviewer: Derek Landis, 425-452-4112, dlandis@bellevuewa.gov

1. Please provide a fire lane marking layout. The Fire Lane shall be marked and signed in accordance with IFC 503.3. (Below is the City of Bellevue Amended 2015 IFC Section) See Public information Handout F-11 http://www.bellevuewa.gov/pdf/Fire/F-11_FireCurbSigns.pdf

Bellevue Amended 2015 IFC 503.3 Marking. Where required by the fire code official fire apparatus access roads shall be marked as follows:

A. FIRE LANE - NO PARKING Signs shall be mounted a minimum of 7' from bottom of the sign to the street or sidewalk. Signs must be a type "R8-31" or equivalent reflective sign no less than 12" x 18" in size, with a white background and the wording "No Parking Fire Lane" in red letters. When in a straight line of sight, these signs shall be no further than one hundred fifty feet (150') apart. This distance may

DSD - 001665

be reduced when curves, corners, or other adverse sighting conditions restrict the line of sight.

B. Designated Fire Department Access Roads (Fire Lanes) shall be also be painted red. This shall include both the vertical and horizontal portions of the curb. Minimum three-inch (3") white lettering which shall read: NO PARKING- FIRE LANE, shall be placed every fifty feet (50') or portion thereof on the vertical portion of the curb. The entire curb length shall be painted. If there are rolled curbs or no curbs, stenciling shall be placed on pavement.

Exception: Variations to Fire Lanes markings may be approved when in the opinion of the Fire Code Official the proposed signage and markings achieve the same outcome. The Fire Chief retains the right to revoke the variations for cause.

2. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capability (BCCA IFC 503.2.3). Please provide a statement that the pervious roads can handle fire department loading. See Public information Handout B-
 1. http://www.bellevuewa.gov/pdf/Development%20Services/B-1_VehicleLoading.pdf

Please submit the revisions requested above within 60 days from the date of this letter or by Monday April 4, 2017. If no revision is received within 60 days the application may be canceled without further notice. If you need any assistance regarding any of the information captured in this letter, please the reviewer noted. You can reach me directly at (425) 452-4862 or at hbedwell@bellevuewa.gov.

Sincerely,

Heidi M. Bedwell
Environmental Planning Manager, Land Use Division

En: Critical Areas Guidance

Standard
<p><u>20.25H.125 Performance standards – Landslide hazards and steep slopes.</u> In addition to generally applicable performance standards set forth in LUC 20.25H.055 and 20.25H.065, development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.</p>
A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;
B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;
C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;
D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;
E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;
F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;
G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;
H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;
I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and
J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210

Standard
<p><u>20.25H.145 Critical areas report – Approval of modification.</u> Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:</p>
A. Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;
B. Will not adversely impact other critical areas;
C. Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;
D. Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

E. The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;
F. Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and
G. The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.

Standard
<u>20.25H.250 Critical areas report – Submittal requirements.</u>
A. Specific Proposal Required. A critical areas report must be submitted as part of an application for a specific development proposal. In addition to the requirements of this section, additional information may be required for the permit applicable to the development proposal.
B. Minimum Report Requirements. The critical areas report shall be prepared by a qualified professional and shall at minimum include the content identified in this section. The Director may waive any of the report requirements where, in the Director’s discretion, the information is not necessary to assess the impacts of the proposal and the level of protection of critical area function and value accomplished. At a minimum, the report shall contain the following:
1. Identification and classification of all critical areas and critical area buffers on the site;
2. Identification and characterization of all critical areas and critical area buffers on those properties immediately adjacent to the site;
3. Identification of each regulation or standard of this code proposed to be modified;
3. A habitat assessment consistent with the requirements of LUC 20.25H.165 ;
4. An assessment of the probable cumulative impacts to critical areas resulting from development of the site and the proposed development;
5. An analysis of the level of protection of critical area functions and values provided by the regulations or standards of this code, compared with the level of protection provided by the proposal. The analysis shall include:
a. A discussion of the functions and values currently provided by the critical area and critical area buffer on the site and their relative importance to the ecosystem in which they exist;
b. A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through application of the regulations and standards of this Code over the anticipated life of the proposed development; and
c. A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through the modifications and performance standards included in the proposal over the anticipated life of the proposed development;
6. A discussion of the performance standards applicable to the critical area and proposed activity pursuant to LUC 20.25H.160 , and recommendation for additional or modified performance standards, if any;
7. A discussion of the mitigation requirements applicable to the proposal pursuant to LUC 20.25H.210 , and a recommendation for additional or modified mitigation, if any; and
8. Any additional information required for the specific critical area as specified in the sections of this part addressing that critical area.
C. Additional Report Submittal Requirements.
1. Unless otherwise provided, a critical areas report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations or previously prepared for and applicable to the development proposal site, as approved by the Director.
2. Where a project requires a critical areas report and a mitigation or restoration plan, the mitigation or restoration plan may be included with the critical areas report, and may be considered in determining compliance with the applicable decision criteria, except as set forth in subsection C.4 of this section.

3. The applicant may consult with the Director prior to or during preparation of the critical areas report to obtain approval of modifications to the required contents of the report where, in the judgment of a qualified professional, more or less information is required to adequately address the potential critical area impacts and required mitigation.

4. Proposals to obtain reductions in regulated critical area buffers below the buffers required by this part shall include the following information in addition to the minimum critical areas report contents described in subsection B of this section. The restoration proposed to improve existing function included in the proposal must be separate from any impact mitigation proposal:

- a. The specific restoration actions proposed and the specific regulated buffer dimensions proposed.
- b. The functions that will be enhanced by the restoration actions, addressing at minimum habitat, hydrology, water quality and (where applicable) stream process functions.
- c. Functions that will be provided outside of the reduced regulated buffer dimension proposed by the project, if any (for example, stormwater quality and quantity controls or low impact development features).
- d. The relative importance of the enhanced functions to the ecosystem in which they exist.
- e. A description of the net gain in functions by the restoration actions in the reduced regulated buffer area and the proposal, compared to the functions that would be preserved under standard buffer provisions of the CAO without restoration.

Standard

Decision Criteria – Proposals to Reduce Regulated Critical Area Buffer.
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The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:
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- | |
|---|
| 1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions; |
| 2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist; |
| 3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer; |
| 4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts; |
| 5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and |
| 6. The resulting development is compatible with other uses and development in the same land use district. |

Pittman, Reilly

From: karen paul <kepaul4@gmail.com>
Sent: Wednesday, January 11, 2023 4:11 PM
To: Pittman, Reilly; Rosen, Peter
Subject: Isola development permits

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Re: Isola permits 16-143970-LK
16-145946-LO
16-121109-LL

I wish to state my opposition to the Isola development of the Mel Swanson property on Lakemont Blvd in south Bellevue. This land should be preserved as public open space for the continued use and enjoyment by hikers, trail runners, and other outdoors enthusiasts, as well as to protect and preserve the wildlife corridor to the adjacent Cougar Mountain park. The development of more high density housing in this areas will adversely effect both humans and wildlife living in the area by destroying habitat and increasing traffic volumes in the area.

Please consider the impacts involved before approving permitting for this development.

Sincerely,

Karen Paul
kepaul4@gmail.com

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Sunday, January 8, 2023 8:30 PM
To: Pittman, Reilly; Rosen, Peter
Cc: Claudia M. Newman Henry; Stead, Elizabeth
Subject: Re: Stream Study & Water Type for Isola proposed development

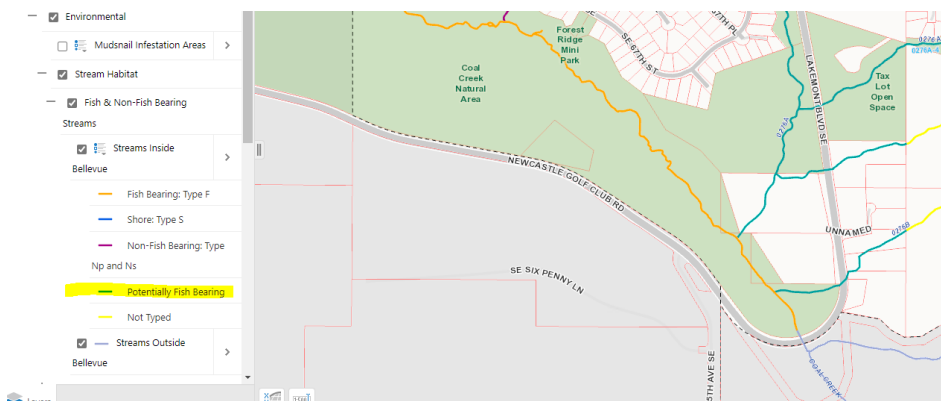
[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Reilly and Peter,

Re: Permit Nos. 16-143970, 16-145946-LO, 19-121109-LL

I would welcome an opportunity to present the findings of the Coal Creek streamflow study, sent as an attachment to my email on December 29, 2022. This study was completed only three weeks ago because of the extraordinarily long dry season in fall 2022. Nevertheless, we worked hard to pull the results together for your review, because we believe it is important to truly understand the environmental impacts of the proposed Park Pointe PUD to Coal Creek.

I have discussed Save Coal Creek's findings with Bellevue Utilities Department staff in the Engineering Division, who provided maps indicating the Washington Department of Natural Resources identifies the Water Type of Isola's Stream 1 (tributary 0276A of Coal Creek) as "unknown." The staff person also pointed out that Bellevue's interim designation for this stream is "potentially fish-bearing" (see map snip below) and that until an electrofishing study is done to determine whether there is a population of resident fish such as cutthroat trout, this stream's Water Type as N or F remains undetermined.



I also consulted with a WDFW fish biologist who noted that, while there is clearly a physical fish migration barrier separating 0276A from the mainstem (the 6 meter high waterfall), the agency considers water sourcing and quality to be of great importance to downstream ecosystems. As we have noted in the Streamflow Study for Coal Creek Tributary 0276A, there is a significant period of time in late summer-early fall during which 0276A's flow is the ONLY flow from Cougar Mountain to mainstem Coal Creek.

The results of the streamflow study have important implications for Isola's Park Pointe PUD development plan layout. If Stream 1 is appropriately designated as Type F, then its buffer needs to be 100 ft wide, not 50 ft.

DSD - 001671

Looking informally at Isola's plans, such a 100-ft buffer would overlap with parts of homes #5, 7, 9 and 11, requiring these homes to be moved east or removed entirely. Equally important, Isola's Civil Plans show that a number of trees within that 100-ft buffer are slated for removal. The trees to be removed include # 16, 17, 26, 27, 28, (30? unreadable number), 40, 57, 56, 49, 50, 48, 47. (Please see file "Park Pointe PUD Civil Plans Signed PE 2020 11 30.pdf," page 18 of 22.)

Given the importance of trees for stream protection and to help achieve Bellevue's Tree Canopy Goals, removing these 13 trees would be unfortunate and damaging to the health of Coal Creek and its salmon.

I look forward to an opportunity to discuss these findings with you.

Best regards,

Sally Lawrence
chair, Steering Committee, savecoalcreek.org
(425) 351-6881

On Thu, Dec 29, 2022 at 11:51 AM Sally Lawrence <s24lawrence@gmail.com> wrote:

Re: Permit Nos. 16-143970, 16-145946-LO, 19-121109-LL

Please make sure the attached document is entered into the Public Record for the Isola development proposal.

Save Coal Creek volunteers have conducted a stream study from June to December 2022, to assess the importance of "Stream 1" (aka Coal Creek Tributary 0276A) in providing perennial flow when the Main Stem Coal Creek goes dry. Our data, in the form of paper records and photographs of presence/absence of streamflow at culverts, is available on request.

Based on this study, we conclude that Stream 1 should be designated Water Type F (100 ft buffer), not Water Type N (50 ft buffer), because this stream provides the ONLY flow to a substantial segment of Coal Creek during a time that is critical to coho juveniles and chinook adult salmon.

We ask that Development Services review this information and require appropriate changes to the Isola development plan in order to observe 100-ft buffers for Stream 1.

Best regards,
Sally Lawrence
Chair, Steering Committee for SaveCoalCreek.org
425-351-6881

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Thursday, December 29, 2022 11:51 AM
To: Pittman, Reilly; Rosen, Peter
Cc: Claudia M. Newman Henry
Subject: Stream Study & Water Type for Isola proposed development
Attachments: StreamflowStudyCoalCreekDec29.pdf

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Re: Permit Nos. 16-143970, 16-145946-LO, 19-121109-LL

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Save Coal Creek volunteers have conducted a stream study from June to December 2022, to assess the importance of "Stream 1" (aka Coal Creek Tributary 0276A) in providing perennial flow when the Main Stem Coal Creek goes dry. Our data, in the form of paper records and photographs of presence/absence of streamflow at culverts, is available on request.

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We ask that Development Services review this information and require appropriate changes to the Isola development plan in order to observe 100-ft buffers for Stream 1.

Best regards,
Sally Lawrence
Chair, Steering Committee for SaveCoalCreek.org
425-351-6881

DSD - 001673

Coal Creek Tributary 0276a Flow Observations -- Summer & Fall 2022

Executive Summary

In summer & fall 2022, volunteers made observations of streamflow in the upper Coal Creek watershed. The purpose was to sort out which sources of Coal Creek that flow through culverts under Lakemont Boulevard SE are perennial and which go dry during late summer. The results indicate that Tributary 0276a is perennial while the mainstem under the highway went dry.

Spawning salmon have been observed upstream as far as (and perhaps go farther than) the Primrose Loop of the Coal Creek Trail, about 1 mile below the 0276a waterfall to Coal Creek. Because 0276a is the ONLY flow for at least ¼ mi of Coal Creek during the late summer dry period when both juvenile coho and adult chinook salmon may be present, this Tributary should be assigned Water Type F as allowed under Bellevue Municipal Code BMC 20.25H.075(B)(2). The buffer width for Water Type F is 100 ft. **The proposed Isola Homes development along Lakemont Boulevard should be required to observe a 100 ft buffer for 0276a (aka Stream 1) rather than the 50 ft buffer that is proposed.**

DSD - 001674

Coal Creek Tributary 0276a

Flow Observations

Summer & Fall 2022

Main stem channel
looking upstream

Objectives

- Identify perennial-flowing tributaries vs seasonally-dry ones
- Assess importance of 0276a to Coal Creek's water quality and fish

Outcomes

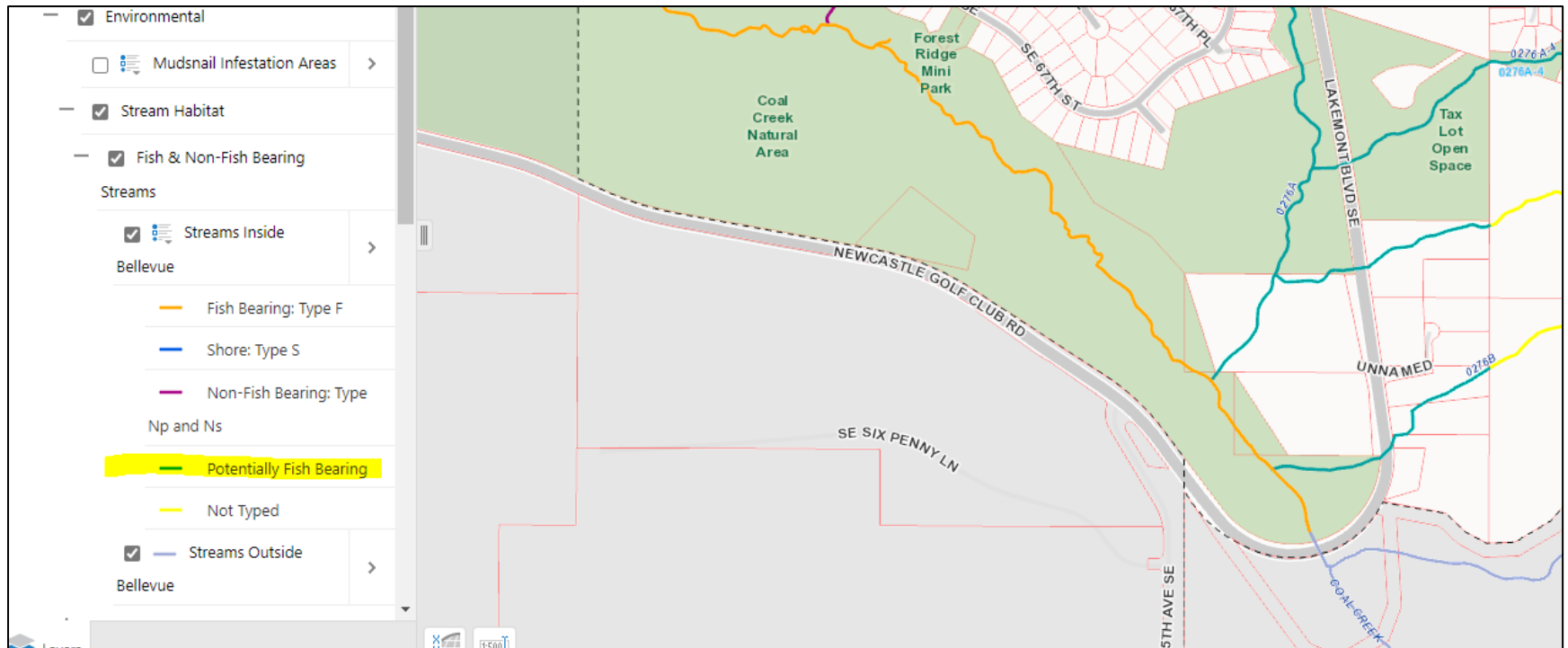
- 0276a confirmed as perennial. Coal Creek mainstem upstream of confluence with 0276a was seasonally-dry
- Propose Water Type F for 0276a. This would require wider, 100-foot buffer for Stream 1 (0276a) for proposed Isola development



October 25, 2022: Tributary 0276a waterfall (left) continues flowing while mainstem Coal Creek channel (right, looking upstream toward Lakemont Boulevard) has been dry for 3 months.

DSD - 001675

City of Bellevue water type designation for 0276a



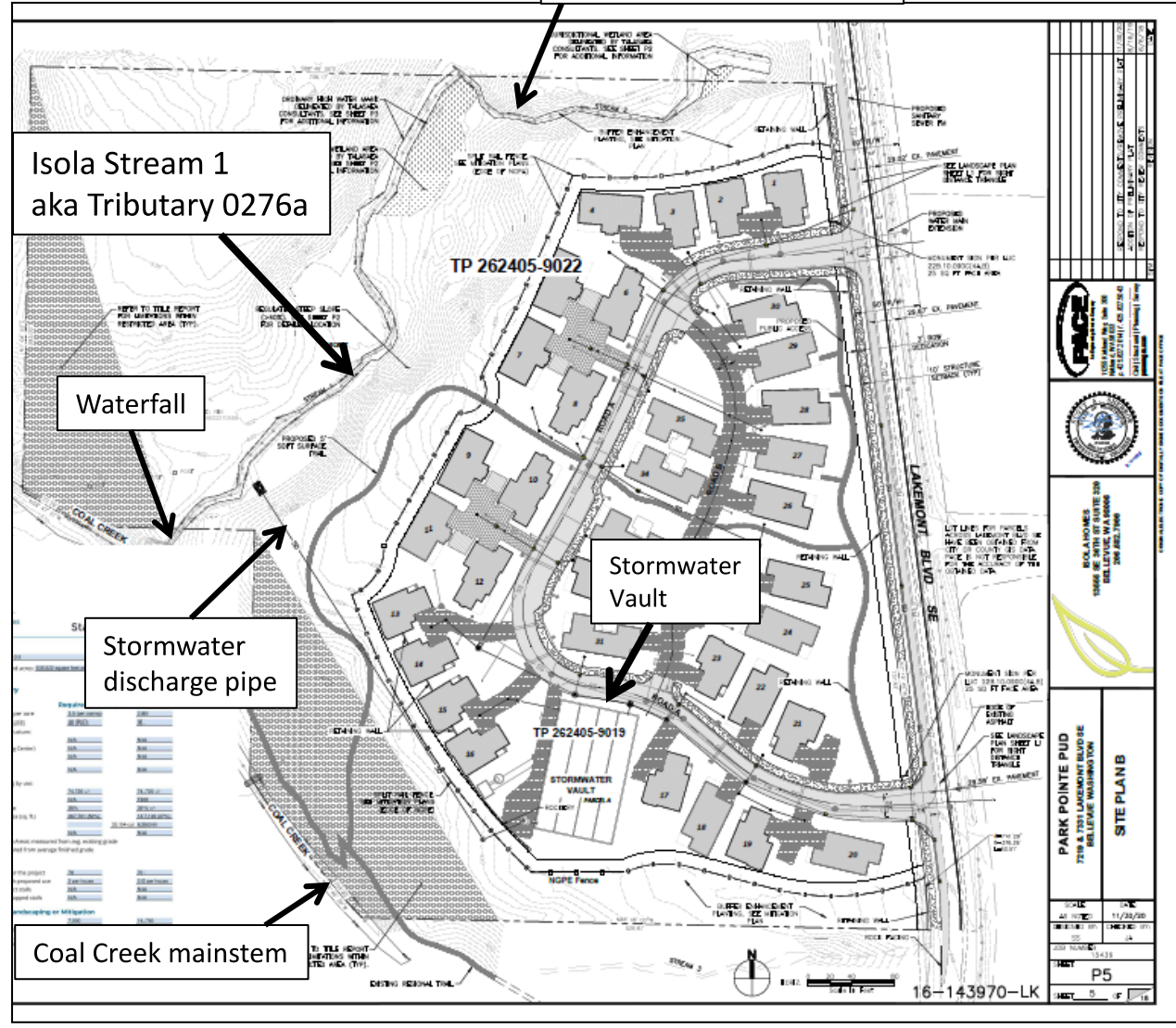
Np - potentially fish bearing (which means that it meets the criteria for a fish bearing stream, but a resident fish population has not been identified/verified). **The city should require Isola to conduct surveys to determine whether resident fish are present.**

DSD - 001676

Isola Stream 2
aka 1st LB Trib of 0276a

Isola Development Plan & Water Typing

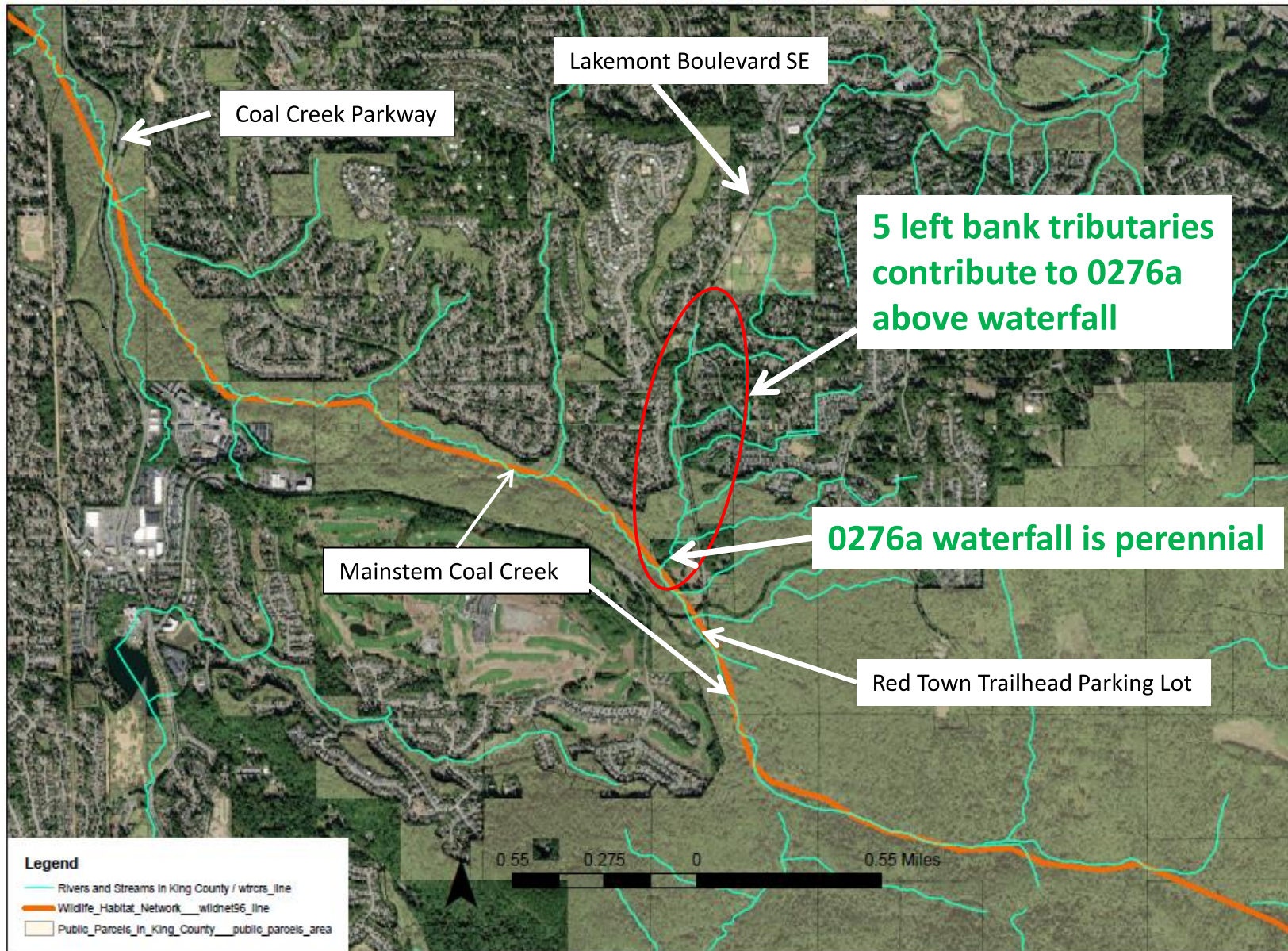
- 35 homes adjacent to Lakemont Boulevard SE
- Property does not touch Coal Creek mainstem
- 0276a runs SW through Isola property. Waterfall confluence with mainstem is to the SW, off property, however Isola would discharge filtered stormwater to embankment above 0276a.
- Isola designates 0276a (aka Stream 1) as "Type N" requiring 50-ft buffers
- Isola correctly designates mainstem Coal Creek as Type F, meaning fish-bearing or upstream of fish habitat, requiring 100-ft buffers.



DSD - 001677

0276a tributary of Coal Creek

Wildlife Corridor, King County Streams and Public Ownership at Coal Creek/Lakemont Junction



DSD - 001678

Save Coal Creek volunteer observations of streamflow

Time period: June 15 to Dec 15, 2022

Geographic focus:

- Tributary 0276a and its 5 side tributaries (8 sites)
- 3 Mainstem Coal Creek locations, both upstream & downstream of Lakemont Boulevard SE
- 2 additional side tributaries to mainstem

Frequency of observations: 14 dates between June and December

Data recorded at each site: Presence or absence of flow is noted with accompanying cell phone photo. Some stream temperatures measured.



June 15, 2022. Mainstem culvert under Lakemont Boulevard SE, see Map No. 13, next slide. Streamflow at all sites (except Map No. 4, next slide) was high after the cold, rainy spring.

Observation Sites

DSD - 001679

0276a

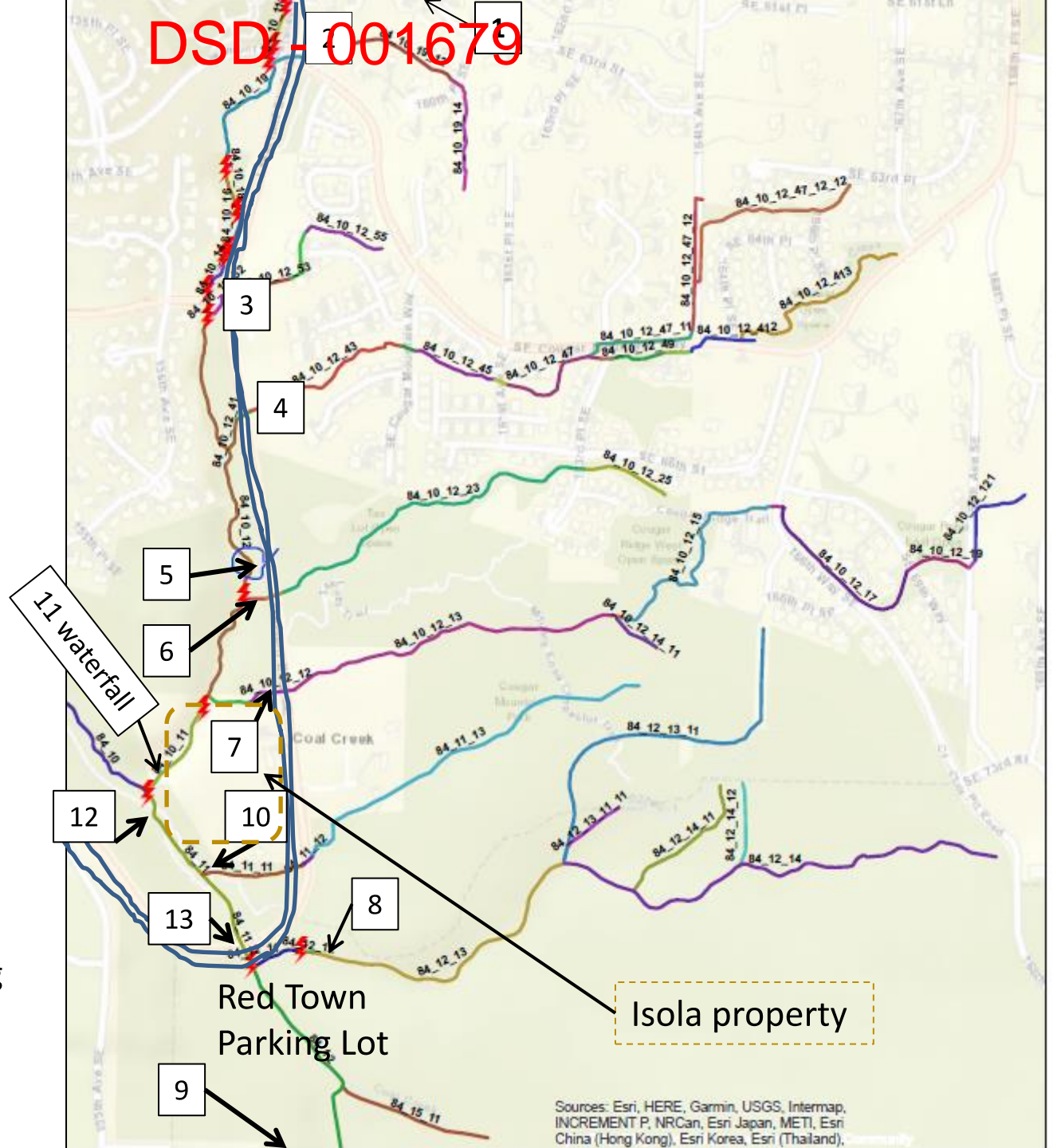
- 1. SE 62nd St
- 2. 5th LB trib
- 3. 4th LB trib
- 4. 3rd LB trib
- 5. Iron-rich portal
- 6. 2nd LB trib
- 7. 1st LB trib
- 11. Waterfall

Mainstem

- 12. Upstream of waterfall
- 13. Culvert under Lakemont
- 9. Bridge over Wildside Trail

Other tributaries

- 10. Tributary at Airshaft
- 8. Tributary under Parking Lot



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo

RESULTS 001680

Coal Creek subsection	Map No.	Name	Flowing on all dates?	First date with no flow	First date flow resumed
0276a	1.	SE 62nd	Y		
	2.	5 th LB Trib	N	9/24-25	10/24-25
	3.	4 th LB Trib	N	No flow on any date	
	4.	3 rd LB Trib	Y		
	5.	Iron-rich portal	Y		
	6.	2 nd LB Trib	N	9/24-25	10/24-25
	7.	1 st LB Trib	N	8/6	10/24-25
	11.	Waterfall	Y		
Main Stem	12.	Mainstem upstream of confluence with waterfall	N	7/16	12/15
	13.	Mainstem culvert under Lakemont	N	7/28	11/14
	9.	Mainstem at Wildside Trail bridge	N	7/21	12/15
Other tributaries	10.	Isola Stream 3 at Airshaft, W of Lakemont	N	7/16	12/15
	8.	Trib under Red Town Parking Lot	N	7/16	12/15

Results: Perennial vs Intermittent

DSD - 001681

0276a

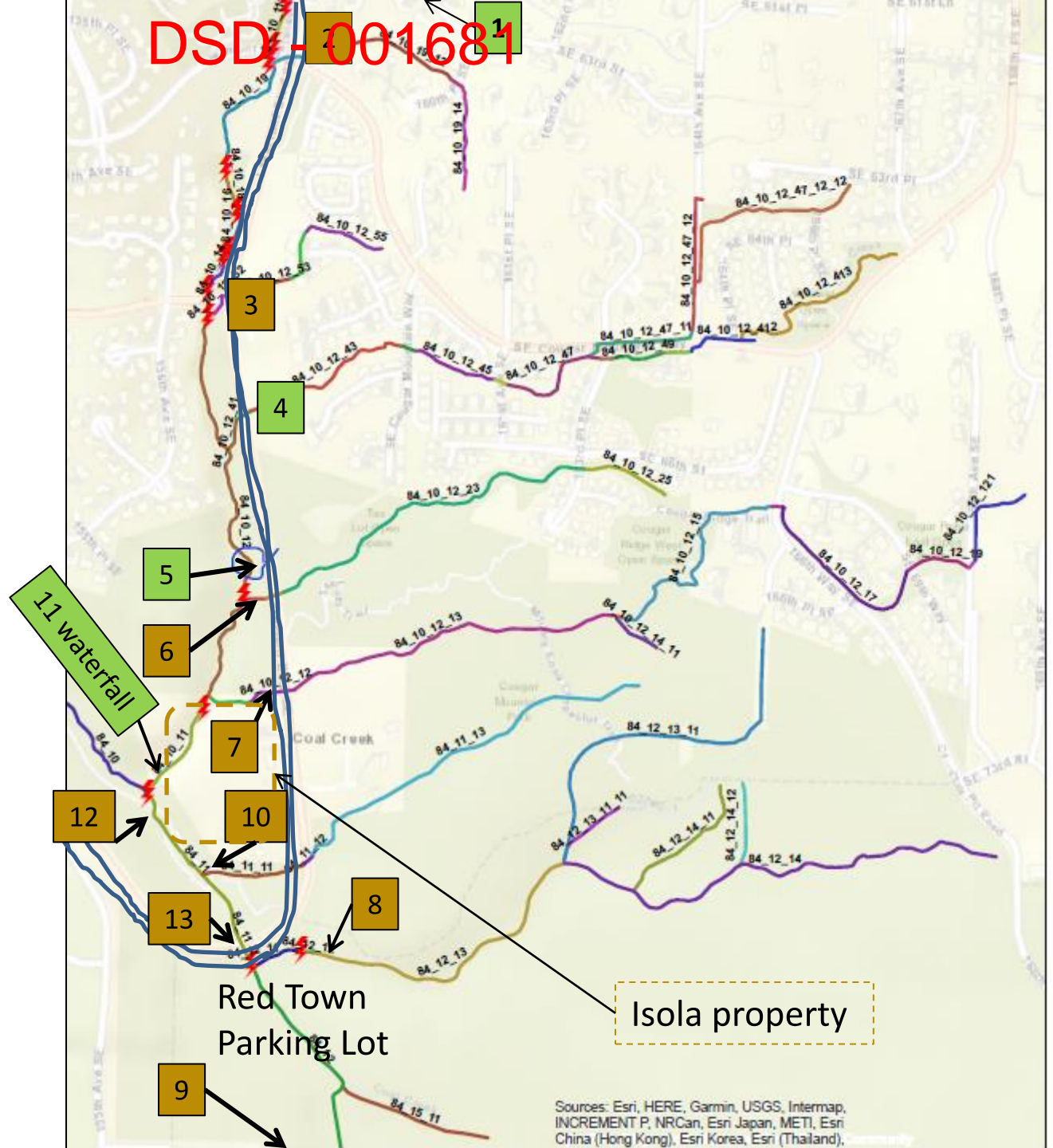
- 1. SE 62nd St
- 2. 5th LB trib
- 3. 4th LB trib
- 4. 3rd LB trib
- 5. Iron-rich portal
- 6. 2nd LB trib
- 7. 1st LB trib
- 11. Waterfall

Mainstem

- 12. Upstream of waterfall
- 13. Culvert under Lakemont
- 9. Bridge over Wildside Trail

Other tributaries

- 10. tributary at Airshaft
- 8. tributary under Parking Lot



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swire

DSD - 001682

Bellevue Municipal Code for Type F waters (from Confluence Stream Typing Study for Isola Critical Areas Report, Appendix F)

BMC 20.25H.075 designates streams and their regulatory buffers. A Type F water per BMC 20.25H.075(B)(2) means:

All segments of waters that are not type S waters, and that contain fish or *fish habitat*, including waters diverted for use by a federal, state, or tribal fish hatchery from the point of diversion for 1,500 feet **or the entire tributary if the tributary is highly significant for protection of downstream water quality.**

BMC 20.50.020 F defines fish habitat as:

Any habitat which is used by any fish at any life stage at any time of the year, including potential habitat likely to be used by fish which could be recovered by restoration or management. "Fish Habitat" includes off-channel habitat.

DSD - 001683

Spawning salmon have been observed at upstream end of Primrose Loop

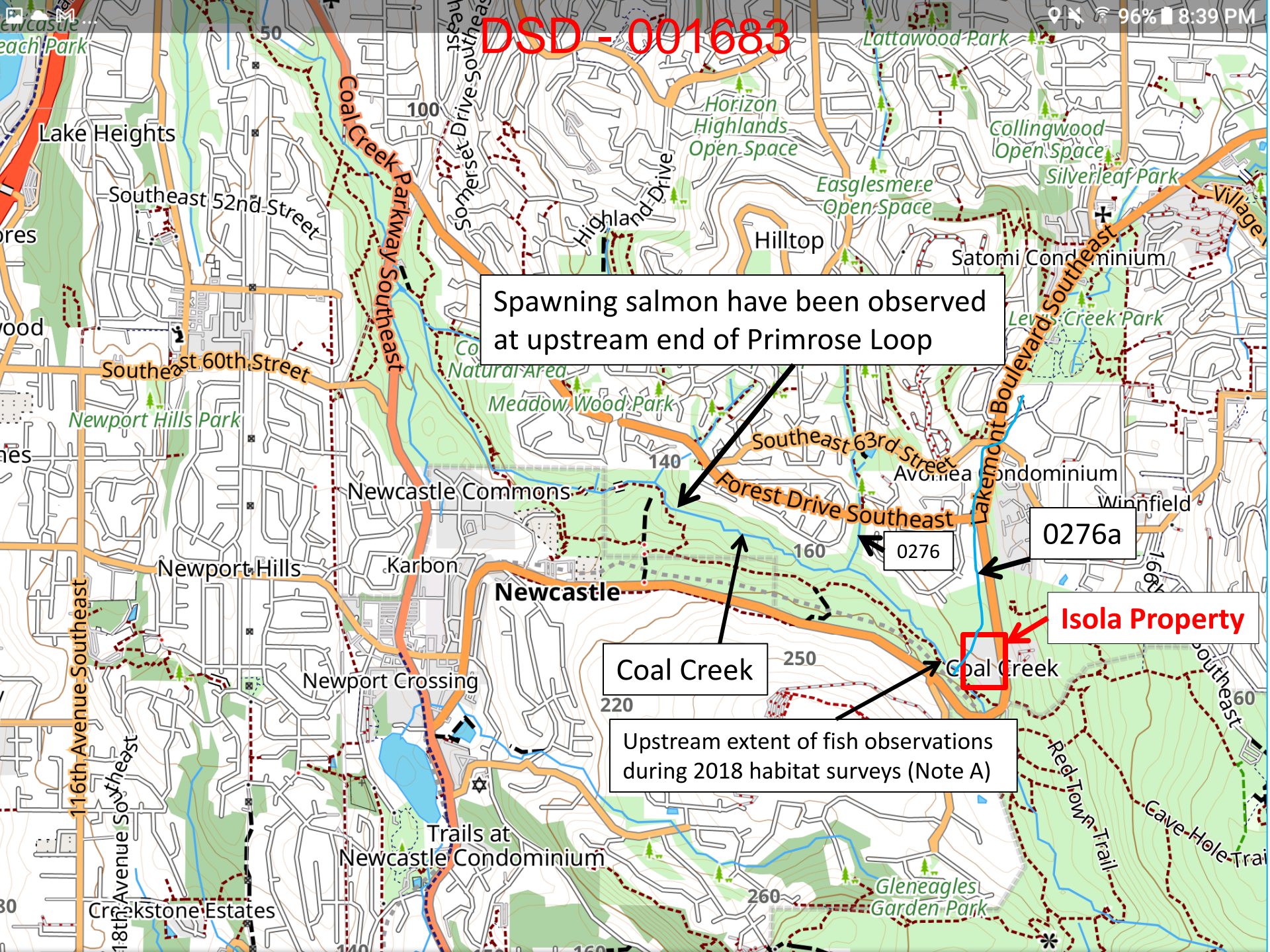
Coal Creek

Upstream extent of fish observations during 2018 habitat surveys (Note A)

Isola Property

0276

0276a



DSD - 001684

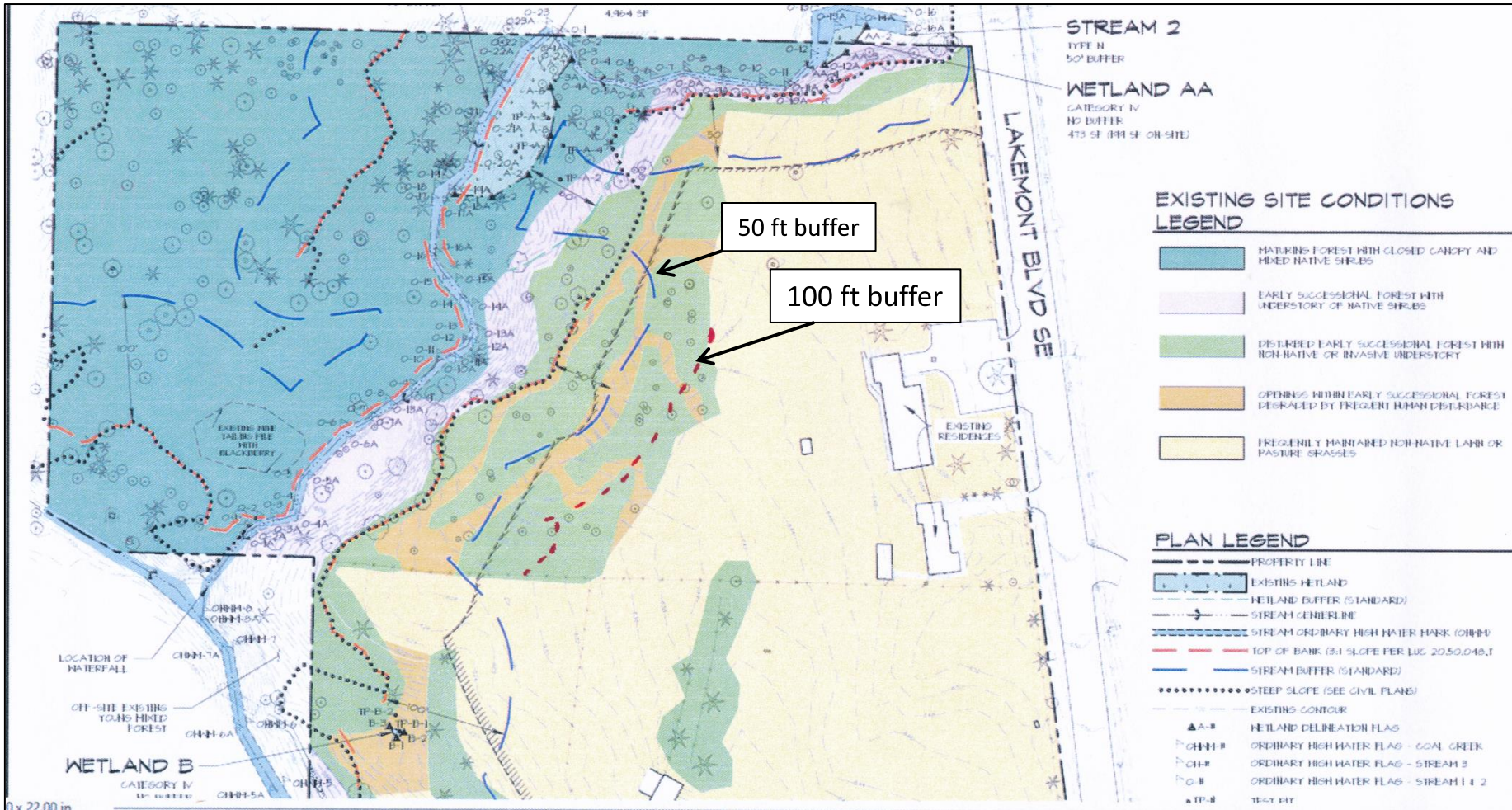
August – November dry months (in which 0276a is the only source of water to mainstem Coal Creek near Lakemont) are critical months for chinook and coho salmon.

Lake Washington Salmon Timetable													
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
Salmon Species									Chinook return				
Chinook	Chinook eggs hatch										Chinook eggs hatch		
	Chinook fry emerge			Chinook migrate to lake					Chinook fry emerge				
Coho	Coho return									Coho return			
	Coho eggs hatch								Coho eggs hatch				
	Coho fry emerge				Coho juveniles in the streams								
Streamflow													
0276a								Only source of water in Main Stem for > 1/4 mi					
Main Stem up-stream of 0276a								Goes dry by August 1st					

Between August and end of November, at least ¼ mi of Coal Creek main stem and possibly a longer stretch downstream, would be dry if it were not for the continuous flow of Tributary 0276a. August, September, October and November are critical months for both coho and chinook salmon.

DSD - 001685

Isola designated 0276a as Type N (50 ft buffers). Under Bellevue code a tributary may be assigned Type F (100 ft buffer) if the tributary is highly significant for protection of downstream water.

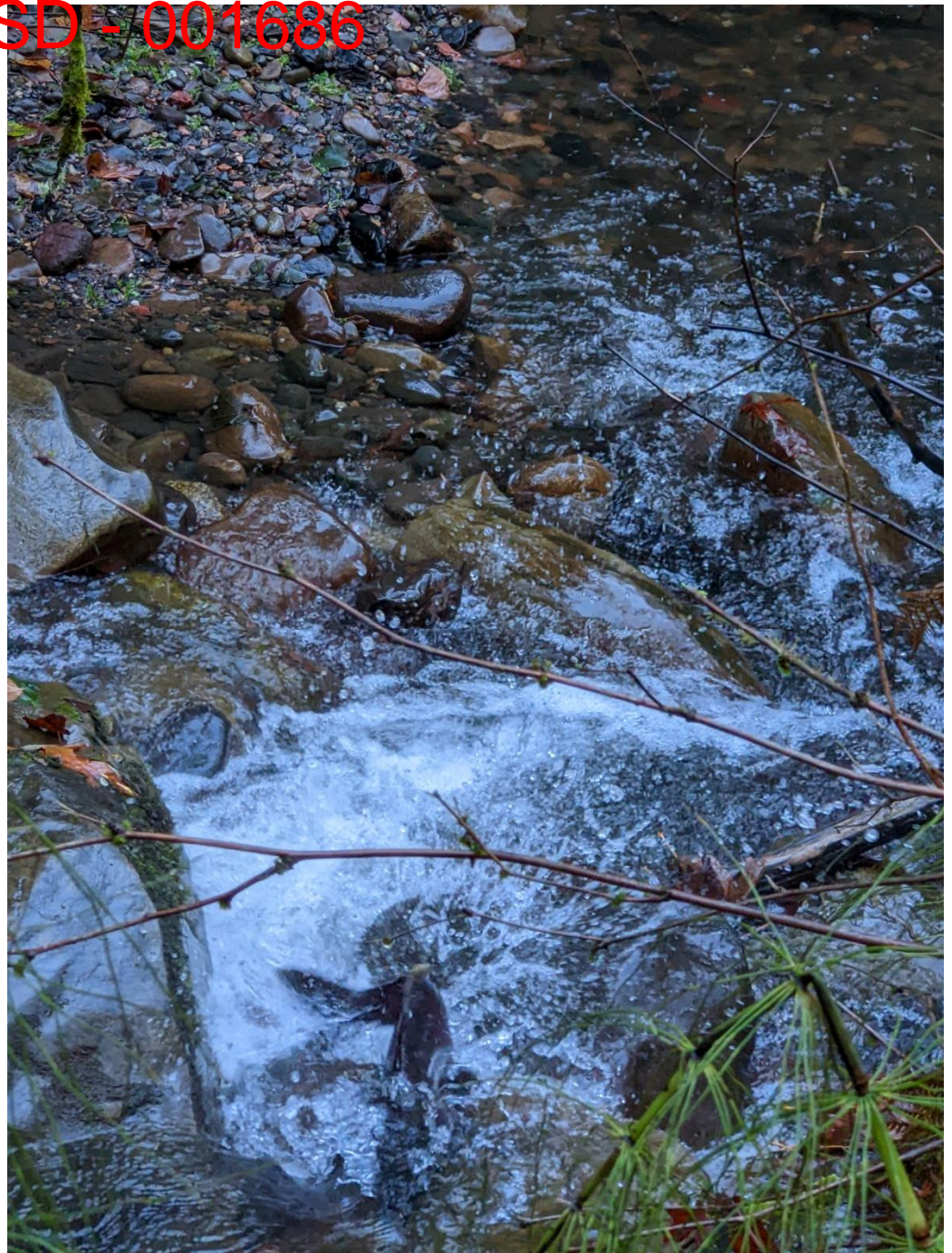


Question still to be answered:

Does the next-downstream tributary (0276) contribute flow during the seasonally-dry period, and if so, what are the relative volumes of 0276 and 0276a?

This would help in understanding which tributaries are critical for supporting salmon via their flow and water quality.

Photo: Salmon in Coal Creek next to Primrose Loop, Nov 2022



Recommendations

Based on this study:

The Water Type N assigned to Stream 1 (aka 0276a) in the Critical Areas Report for the proposed Isola Park Point PUD should be reevaluated in the light of this study's results. Water Type F is more appropriate because of 0276a's important role in influencing water quality downstream. **As a result, Bellevue Development Services should require Isola to observe a 100 ft buffer width, not a 50ft buffer width, for Stream 1.**

Broader considerations for salmon and other wildlife in the Coal Creek watershed:

1. King County water quality monitoring at site 0442 in the lower watershed should include substances of concern for salmon such as 6-PPD Quinone (a chemical that is washed into streams from vehicle tire wear that has been shown to be toxic to coho salmon).
2. The condition of the mainstem culvert under Lakemont Boulevard should be fully evaluated for replacement and possible upgrade. Bellevue Utilities should work with King County, Bellevue Transportation Department and WDFW to determine whether a large-width box culvert might offer a safe solution for mammals and other wildlife crossing Lakemont Boulevard as an alternative to the existing, extremely hazardous highway crossing.

Pittman, Reilly

From: lisa Steele <bardgirlmail@gmail.com>
Sent: Wednesday, December 7, 2022 10:31 AM
To: Pittman, Reilly; Rosen, Peter
Subject: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I am opposed to the Isola developments. I'm writing to ask to please be a "party of record" & receive notice of any public hearings or further information

*thank you
lisa steele
sammamish wa*

Pittman, Reilly

From: Micki Larimer <mickilarimer@gmail.com>
Sent: Sunday, December 4, 2022 11:03 AM
To: Rosen, Peter; Pittman, Reilly
Subject: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Reilly Pittman and Peter Rosen,

Thank you both for the important work that you do in service to the residents of Bellevue.

Even so, I must express my absolute dismay at the planned construction of luxury homes on the former Milt Swanson property, referenced above.

Clearly, it's highest and best use is as a public land connecting the two highly valued hiking and wildlife areas nearby.

Maintaining this as public green space is a once-in-a-lifetime preservation opportunity, and would allow the City of Bellevue:

- 1) to improve the experience of people recreating in the area,
- 2) protect salmon and wildlife habitat, and
- 3) create and preserve vital green space synergies for generations to come.

I full support and call for the preservation of this site.

Please make me a party of record on the above permits, as I would like to receive notice of any associated public hearings.

Wishing you both the best in this holiday season.

DSD - 001690

Sincerely,

Micki Larimer
Bellevue WA

Pittman, Reilly

From: Stead, Elizabeth
Sent: Thursday, December 1, 2022 10:43 AM
To: Pittman, Reilly
Subject: FW: Council FW: Council Meeting

Follow Up Flag: Follow up
Flag Status: Completed

Please add to public comment. Thanks, Liz

From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Council Coordinators
Sent: Thursday, December 1, 2022 7:49 AM
To: Stead, Elizabeth <estead@bellevuewa.gov>; Schrader, Gregg <GSchrader@bellevuewa.gov>
Cc: Taylor, Sharon L. <SLTaylor@bellevuewa.gov>
Subject: Council FW: Council Meeting

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

Forwarding this Council@ email as fyi.

Thank you,

Michelle Luce | Centered Elguezabal | City Council Office
City of Bellevue: CouncilCoordinators@bellevuewa.gov : 425-452-7810

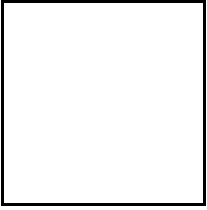
From: Zainab Mohiuddin <zainab.mohiuddin@bellevuecollege.edu>
Sent: Tuesday, November 29, 2022 9:32 PM
To: Council <Council@bellevuewa.gov>
Subject: Council Meeting

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello!

DSD - 001692

I'd like to comment on the Isola property decision. I agree with those who spoke that it should be kept natural. It would be a nice way to honor the previous owner. More importantly, it's important for cities to keep green spaces. It can help minimize pollution, and be a nice place for citizens to get outside.



ref:_00D6g25rWo._5006gkLKTD:ref

Pittman, Reilly

From: Rosen, Peter
Sent: Thursday, September 29, 2022 9:11 AM
To: Susanna Speer
Cc: Pittman, Reilly
Subject: RE: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

Ms. Speer - You will be added to the parties of record and notified when a public hearing is scheduled. Thank you.

Peter Rosen
Senior Environmental Planner
Development Services Department
425-452-6857
prosen@bellevuewa.gov



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

From: Susanna Speer <sgspeer@comcast.net>
Sent: Thursday, September 29, 2022 7:39 AM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Cc: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I'm writing to express strong opposition to the potential housing development based on the sensitivity, both natural and historical, of the land and location. Please make me a party of record. Where can I find dates and locations of public hearings?

Thank you,

Susanna Speer
6439 SE Cougar Mountain Way
Bellevue, WA 98006
425-641-0851
sgspeer@comcast.net

Pittman, Reilly

From: Susanna Speer <sgspeer@comcast.net>
Sent: Thursday, September 29, 2022 7:39 AM
To: Pittman, Reilly
Cc: Rosen, Peter
Subject: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

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Susanna Speer
6439 SE Cougar Mountain Way
Bellevue, WA 98006
425-641-0851
sgspeer@comcast.net

Pittman, Reilly

From: Susanna Speer <sgspeer@comcast.net>
Sent: Thursday, September 29, 2022 7:39 AM
To: Pittman, Reilly
Cc: Rosen, Peter
Subject: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

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Thank you,

Susanna Speer
6439 SE Cougar Mountain Way
Bellevue, WA 98006
425-641-0851
sgspeer@comcast.net

Pittman, Reilly

From: Kimberly Conn <connkimberly@hotmail.com>
Sent: Wednesday, September 28, 2022 1:20 PM
To: Rosen, Peter; Pittman, Reilly
Subject: No to Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To Peter & Reilly,

Please do not develop the land on Lakemont Blvd with 35 Isola homes. For years I have lived in the Lakemont area and enjoyed the wildlife and nature that surrounds this area. I choose to live here because of the close proximity to Cougar Mountain / Red Town Trailhead so that my family can benefit from the trees, wildlife, forests, streams and more. All my neighbors in the area were crushed when we saw your signs go up a few years ago announcing the building of all these new homes. Please don't do it!

Aside from destroying a wildlife corridor, trees, vegetation and habitats, please consider the traffic impact that this will have in our neighborhoods. Lakemont Blvd is already congested to capacity during rush hour with part of the road near the Red Town Trailhead that has a permanent erosion dip in the roadway that has been "repaired" many times over the years. By bringing more trucks and cars to this road you not only jeopardize a wildlife crossing, you will continue to erode the Lakemont roadway and endanger the animals and people that cross this road daily.

On behalf of those of us who have lived in the Lakemont/ Newcastle area for over 20 years, please do not build on this land. Save the 12 acres of land! Please turn it into a place of beauty and nature that all Washingtonians can use and enjoy for years to come. I would like to be a party of record and receive notice of the public hearings.

Kimberly Conn
Lakemont / Bellevue resident

Pittman, Reilly

From: Mary <maryceligoy@comcast.net>
Sent: Wednesday, September 28, 2022 12:12 PM
To: Rosen, Peter
Subject: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Greetings Mr. Rosen,

I'm writing to express my family's opposition to the proposed plans to develop the 12 acres near Coal Creek across from Cougar Mountain Regional Park. We are pleading with your office to deny the development of this precious, historical property. Make it public land for future generations to enjoy. It will be a beautiful extension for nature and people in the years to come.

Thank you for your urgent action on this matter.

Regards,

Mary Celigoy
(206) 200-7874

Pittman, Reilly

From: art.segal@yahoo.com
Sent: Wednesday, September 28, 2022 10:48 AM
To: Issaquah Alps Trails Club Advocacy
Cc: Pittman, Reilly; Rosen, Peter
Subject: Re: Save Coal Creek September Update

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Here is my article/essay featuring **Coal Creek Trail** on **Rails to Trails Conservancy**, published on June 13, 2022.

<https://www.railstotrails.org/trailblog/2022/june/13/trail-moments-an-everlasting-love-of-trails-in-the-evergreen-state/>

I would be glad to ask RTC (Rails to Trails) for permission to reprint it if you would like to use it as part of the Save Coal Creek campaign. In addition, posting the link online would be fine.

This is re: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL. I wish to be a "party of record" to receive notice of the public hearing.

On Wednesday, September 28, 2022 at 09:37:44 AM PDT, Issaquah Alps Trails Club Advocacy <advocacy@issaquahalps.org> wrote:

[View this email in your browser](#)



Save Coal Creek's goal is to preserve the 12-acre parcel of land on Lakemont Boulevard directly across from Cougar Mountain Regional Wildland Park. Acquired by Isola homes in 2016, the planned 35 luxury home development in this ecologically sensitive, historically significant open space would forever alter one of Bellevue's most beloved natural areas. Save Coal Creek and its 4,600 supporters believe this property's highest and best use is as a public land

DSD - 001699

connecting two highly valued hiking and wildlife areas. A place where families, hikers, and animals can peacefully and safely enjoy this important greenspace.

Dear Supporters –

As summer quickly gives way to fall, we want to start this newsletter with a THANK YOU. Your ongoing support, your voices and your donations have made such an impact! We've raised over \$40,000 and have collected more than 4,600 signatures – and it's all because of you!

Save Coal Creek has been busy this summer preparing a winning case for a public hearing, including hiring experts in stormwater, traffic, and wildlife to make the case for the irreversible impact a 35 unit development would have on this beloved greenspace.



Steve Williams' August 28th Coal Mining History Hike (left); and ace signature gatherer Geri Potter (right)

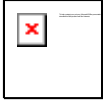
How to get involved:



City Council is back in session, and we need our voices heard! After 5 years of not being able to speak on this issue, we can now state our case for keeping this amazing space in the public domain directly to Bellevue City Council. Are you available on any of the below dates to address City Council for 3 minutes (in-person or virtual)? For more information and to sign up, email s24lawrence@gmail.com.

- October 3rd
- October 10th
- October 17th

DSD - 001700



Every person that signs the petition is one more supporter in our arsenal of families, hikers, bikers, and yes, voters determined to help preserve this critical area. PLEASE encourage family and friends to sign the petition [here](#).



Your generous gifts are needed to help spread the word and help with our expenses as we prepare for a public hearing this fall. Please [donate today](#) to keep this important conservation effort alive!



Send your comments opposing the Isola development to Reilly Pittman (rpittman@bellevuewa.gov) and Peter Rosen (prosen@bellevuewa.gov). ***Subject of your email should be Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL. Ask to be a "party of record" to receive notice of the public hearing.***



Take a hike, take a photo and post it to our [Facebook page](#).



Come see us at the Issaquah Alps Trails Club booth at Salmon Days!



What should Milt's red horse barn become if we succeed in making this space public?

DSD - 001701



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You are receiving this email because you shared your email address with us. Thank you for supporting the Issaquah Alps Trails Club!

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Pittman, Reilly

From: Art Segal <northwestart@yahoo.com>
Sent: Wednesday, September 28, 2022 10:31 AM
To: Rosen, Peter
Subject: Fw: Save Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Peter,

I'm sending you a copy of my message to Reilly Pittman re: Save Coal Creek.

Sincerely,

Art Segal
Seattle, WA

----- Forwarded Message -----

From: Art Segal <northwestart@yahoo.com>
To: rpittman@bellevuewa.gov <rpittman@bellevuewa.gov>
Sent: Wednesday, September 28, 2022 at 10:29:28 AM PDT
Subject: Save Coal Creek

Reilly,

I will sign up for the phone call today.

I wrote an article/essay in "*Trail Moments*" on ***Rails to Trails Conservancy*** in May, which features Coal Creek Trail, which I explored for the first time to fulfill my assignment from RTC.

You can find it online, or I would be glad to forward the link. The title is, "A Lifelong Love of Hiking" and I believe that RTC would approve reprinting the article if you would like to use it.

Sincerely,

Art Segal
Seattle, WA

206-293-4589

Pittman, Reilly

From: Pittman, Reilly
Sent: Friday, September 23, 2022 4:14 PM
To: Sally Lawrence
Cc: Andrew McCormick
Subject: RE: Testimony at Public Hearing for Isola

Follow Up Flag: Follow up
Flag Status: Completed

Hi Sally,

The public can participate in the public hearing and the hearing examiner will determine how many minutes are available for public comment. We are currently discussing availability with the City's hearing examiner office to determine a potential hearing date and will be in touch once we know more.



Reilly Pittman

Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Thursday, September 22, 2022 9:49 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Cc: Andrew McCormick <andy_mcc@hotmail.com>
Subject: Testimony at Public Hearing for Isola

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Reilly,

My group, Save Coal Creek, is preparing testimony for the Isola public hearing. How many minutes will each speaker be allowed?

Do you have an approximate week or month the Public Hearing will be scheduled?

Thanks very much,
Sally Lawrence
425.351.6881
savecoalcreek.org

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Thursday, September 22, 2022 9:49 PM
To: Pittman, Reilly
Cc: Andrew McCormick
Subject: Testimony at Public Hearing for Isola

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Reilly,

My group, Save Coal Creek, is preparing testimony for the Isola public hearing. How many minutes will each speaker be allowed?

Do you have an approximate week or month the Public Hearing will be scheduled?

Thanks very much,
Sally Lawrence
425.351.6881
savecoalcreek.org

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Friday, September 16, 2022 9:31 AM
To: Rosen, Peter; Pittman, Reilly
Subject: Isola Homes Permit Applications #16-143970-LK, 16-145946-LO, 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Peter and Reilly,

Just checking back on the public notification process for the Isola Homes property on Lakemont Boulevard SE.

According to records received, there was a public meeting 9-24-2019 on the Preliminary Plat permit application for the Park Pointe PUD.

I believe there was also a public meeting in late December 2016.

How many addresses were included in the notification for the meeting ahead of time, and what is the requirement for the public to be notified, i.e. does city code specify who must be notified based on distance from the subject property or a total number of homes?

Thanks for this information,

Regards,
Sally Lawrence
Chair, Steering Committee
SaveCoalCreek.org
425.351.6881

Pittman, Reilly

From: Stead, Elizabeth
Sent: Monday, September 12, 2022 3:58 PM
To: Rosen, Peter; Pittman, Reilly
Subject: FW: FW: Proposed Development of Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

FYI

From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Council Coordinators
Sent: Monday, September 12, 2022 3:57 PM
To: Stead, Elizabeth <estead@bellevuewa.gov>; Schrader, Gregg <GSchrader@bellevuewa.gov>
Cc: Taylor, Sharon L. <SLTaylor@bellevuewa.gov>
Subject: RE: FW: Proposed Development of Park Pointe PUD

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

Forwarding this Council@ email as fyi.

Thank you,

Michelle Luce | Dana Adell | City Council Office
City of Bellevue: CouncilCoordinators@bellevuewa.gov : 425-452-7810

From: Ken O'Neill <president@eastsiderunners.com>
Sent: Friday, September 9, 2022 5:53 PM
To: Council <Council@bellevuewa.gov>
Subject: Proposed Development of Park Pointe PUD

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Mayor Robinson and Bellevue City Councilmembers;

We are writing to express support for public acquisition of the privately-owned 12-acre property across Lakemont Boulevard from Cougar Mountain's Red Town Trailhead at the east end of Bellevue's Coal Creek Natural Area. We

DSD - 001707

understand that the Isola development firm has applied for permits to build a 35-unit Planned Unit Development (PUD) on that property.

Our interest in this proposal is based on the Eastside Runners organization's long use and enjoyment of Cougar Mountain's many trails for individual and group runs. Eastside Runners was founded in 1981 and has expanded over the years to include individuals and families that range from walkers to recreational runners. We hold weekly runs at various trails around the east side, now at more than 25 locations.

Among these are periodic Saturday-morning runs approximately every 3-4 months on Cougar Mountain's trails, ending about 10 AM before most of the other weekend park users arrive. Also more recently we have started periodic Saturday morning runs from Newcastle Beach Park up the length of Bellevue's Coal Creek trail to connect with Red Town Trailhead and beyond. The peace and solitude, the natural features and the historic features along this extended route are very unusual considering the otherwise intensive development of this area. We are therefore concerned about the possibility that the proposed Isola PUD, if approved, would interrupt the virtually continuous, unbroken trail route from Lake Washington to the upper elevations in Cougar Mountain Park. Thirty-five suburban homes developed on the Isola site would forever prevent the natural connection that should occur where these major Bellevue and King County public open spaces meet.

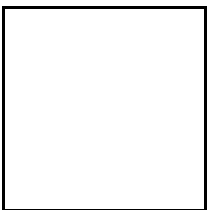
For these reasons we encourage the City of Bellevue to consider public acquisition of the proposed Isola development site, so that it could be retained for a more park and open space-compatible public use. We understand that public acquisition would be expensive, but also that there are multiple possible sources to secure the necessary funds. These include recently- proposed city and county ballot initiatives to dedicate levy funds for park acquisition, as well as established state and federal funding sources that could be attracted.

Thank you for considering our request, and let us know if there is anything we can add to clarify or expand upon it.

Ken O'Neill

Eastside Runners Club President

www.eastsiderunners.com



ref:_00D6g25rWo._5006ggmgWd:ref

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Friday, September 9, 2022 9:17 AM
To: Rosen, Peter
Cc: Pittman, Reilly
Subject: Re: Isola Homes Permit Applications #16-143970-LK, 16-145946-LO, 19-121109-LL

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Thanks very much, Peter. Excellent December 2nd 2019 comment letter.
Sally

On Wed, Sep 7, 2022 at 4:43 PM Rosen, Peter <PRosen@bellevuewa.gov> wrote:

Hello Sally – Attached are the requested pages from the Preliminary Storm Drainage Report (Nov 2020). The review comment letter you reference is actually dated 12-2-2019 and is also attached.

In response to your phone message, a public hearing has not been scheduled yet. You will be notified of the hearing date as a party-of-record.

Thank you – Peter

Peter Rosen

Senior Environmental Planner

Development Services Department

425-452-6857

prosen@bellevuewa.gov



DSD - 001709

From: Sally Lawrence <s24lawrence@gmail.com>

Sent: Tuesday, September 6, 2022 1:39 PM

To: Rosen, Peter <PRosen@bellevuewa.gov>; Pittman, Reilly <RPittman@bellevuewa.gov>

Cc: Claudia M. Newman Henry <newman@bnd-law.com>

Subject: Re: Isola Homes Permit Applications #16-143970-LK, 16-145946-LO, 19-121109-LL

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

As Save Coal Creek reviews Isola's Stormwater Plan and related materials, we are missing 2 documents:

(1) The Isola stormwater plan references "Peter Rosen's December 19, 2019 review letter." Please provide a copy of the review letter.

(2) The electronic copy of the Nov. 2020 Stormwater Plan by Pace Engineers is missing page 2. Instead, there is a second copy of page 5 at that location. (Attached is a screen shot of the cover of this document for your reference.)

Please provide us the missing page 2.

Thanks for your assistance.

Best regards.

Sally Lawrence

425.351.6881

savecoalcreek.org

Pittman, Reilly

From: Rosen, Peter
Sent: Wednesday, September 7, 2022 4:43 PM
To: Sally Lawrence
Cc: Pittman, Reilly
Subject: RE: Isola Homes Permit Applications #16-143970-LK, 16-145946-LO, 19-121109-LL
Attachments: Pages from 15436 SDR Nov 30 2020.pdf; Revision letter - 12-2-2019 Clean.pdf

Hello Sally – Attached are the requested pages from the Preliminary Storm Drainage Report (Nov 2020). The review comment letter you reference is actually dated 12-2-2019 and is also attached.

In response to your phone message, a public hearing has not been scheduled yet. You will be notified of the hearing date as a party-of-record.

Thank you – Peter

Peter Rosen
Senior Environmental Planner
Development Services Department
425-452-6857
prosen@bellevuewa.gov



From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Tuesday, September 6, 2022 1:39 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>; Pittman, Reilly <RPittman@bellevuewa.gov>
Cc: Claudia M. Newman Henry <newman@bnd-law.com>
Subject: Re: Isola Homes Permit Applications #16-143970-LK, 16-145946-LO, 19-121109-LL

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

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- (1) The Isola stormwater plan references "Peter Rosen's December 19, 2019 review letter." Please provide a copy of the review letter.
- (2) The electronic copy of the Nov. 2020 Stormwater Plan by Pace Engineers is missing page 2. Instead, there is a second copy of page 5 at that location. (Attached is a screen shot of the cover of this document for your reference.)

Please provide us the missing page 2.

DSD - 001711

Thanks for your assistance.

Best regards.

Sally Lawrence

425.351.6881

savecoalcreek.org

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Tuesday, September 6, 2022 1:39 PM
To: Rosen, Peter; Pittman, Reilly
Cc: Claudia M. Newman Henry
Subject: Re: Isola Homes Permit Applications #16-143970-LK, 16-145946-LO, 19-121109-LL
Attachments: CoverIsolaStormwaterPlan-Nov2020.docx

Follow Up Flag: Follow up
Flag Status: Completed

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As Save Coal Creek reviews Isola's Stormwater Plan and related materials, we are missing 2 documents:

(1) The Isola stormwater plan references "Peter Rosen's December 19, 2019 review letter." Please provide a copy of the review letter.

(2) The electronic copy of the Nov. 2020 Stormwater Plan by Pace Engineers is missing page 2. Instead, there is a second copy of page 5 at that location. (Attached is a screen shot of the cover of this document for your reference.)

Please provide us the missing page 2.

Thanks for your assistance.

Best regards.

Sally Lawrence
425.351.6881
savecoalcreek.org

Pittman, Reilly

From: Peggy Cahill <cahill@bnd-law.com>
Sent: Friday, September 2, 2022 1:49 PM
To: Rosen, Peter
Cc: Claudia M. Newman Henry
Subject: Park Pointe PUD Preliminary Plat Application No. 19-121109-LL SEPA Threshold Determination
Attachments: 2022 09 02 Newman to Rosen - Stormwater Comments.pdf

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Rosen:

Attached please find a letter to you from Claudia Newman regarding the above-referenced matter.

Thank you for your attention to these comments.

Kind regards,



Peggy S. Cahill
Legal Assistant
Bricklin & Newman, LLP
123 NW 36th Street, Suite 205, Seattle, WA 98107
206.264.8600 | cahill@bnd-law.com | www.bricklinnewman.com

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BRICKLIN & NEWMAN LLP

lawyers working for the environment

Reply to: Seattle Office

September 2, 2022

VIA E-MAIL TO prosen@bellevuewa.gov
AND VIA U.S. MAIL

Peter Rosen, Planner
Development Services Center
Environmental Coordinator
450 110th Ave NE.
P.O. Box 90012
Bellevue, WA 98008

Re: Park Pointe PUD Preliminary Plat Application No. 19-121109-LL.
SEPA Threshold Determination

Dear Mr. Rosen,

I am writing on behalf of Save Coal Creek and Issaquah Alps Trails Club to supplement my previous comments of June 13, 2022. I recently had the opportunity to review the Park Pointe PUD Preliminary Storm Drainage Report (revised Nov. 30, 2020) and, in that review, I discovered that the stormwater design is improperly based on outdated standards that do not apply to this development.

It appears that the developer's stormwater consultant, PACE Engineers, was under the mistaken impression that the Park Pointe PUD project vested to the stormwater requirements that were in effect in 2016. That is not the case. Vested rights vest only to "zoning or other land use control ordinances." RCW 19.27.095; RCW 58.17.033. State mandated regulations, such as the regulations that address stormwater management and control, are not subject to vesting because they are not "land use control ordinances." See *Snohomish County v. Pollution Control Hearings Board*, 187 Wn.2d 346 (2016).

The City of Bellevue's current stormwater regulations were adopted to comply with requirements of the City of Bellevue's 2019 Phase 2 NPDES stormwater permit. The Bellevue Code states that the project must be consistent with the "SWMMWW." BCC 24.06.065. The Bellevue Code defines the "SWMMWW" as the DOE 2012 Manual "(as amended in 2014) (**now or hereafter amended**)."

See BCC 24.06.040 (S definitions) (emphasis added). The code also requires consistency with the City's current Surface Water Engineering Standards. BCC 24.06.065. Relying on any SWMMWW or Surface Water Engineering Standards other than the 2019 SWMMWW and 2021 Standards would constitute a violation of the City's NPDES permit.

Furthermore, the Department of Ecology has authority to establish and administer the NPDES program and the timing of its application. *Snohomish County*, 187 Wn.2d at 352, 360. Ecology, within its authority, has imposed the following timing requirements on all Western Washington Phase 2 jurisdictions:

Each Permittee shall adopt and make effective a local program, no later than June 30, 2022, that meets the requirements of S5.C C.6.b(i)-(iii), below, and shall apply to all applications submitted:

...

(ii) Prior to January 1, 2017, that have not started construction by January 1, 2022.

Western Washington Phase 2 Municipal Stormwater Permit (Aug. 1, 2019) at 22.

Based on this, the stormwater management system for the Park Pointe PUD must be designed pursuant to the requirements of the current 2019 Department of Ecology Stormwater Management Manual for Western Washington (SWMMWW) and the 2021 Standards. BCC 24.06.065; BCC 24.06.040 (definition of SWMMWW).

As one example of an obvious inconsistency with the current requirements, there are currently only two Ecology approved continuous simulation software programs that can be used to design detention vaults:

- WWHM2012 Version 4.2.16, released October 10, 2018; and
- MGS Flood software version 4.56 released October 5, 2021.

The PACE stormwater report states that they used MGS Flood version 4.50. That is not currently approved by Ecology.

The stormwater plans for the project must be redesigned and resubmitted.

On an entirely separate note, with respect to the City's SEPA threshold determination, it's worth noting that the City's stormwater code states that "compliance with the provisions of this code, the engineering standards, permits or other approvals, rules promulgated by the Director, or in manuals published by the Washington State Department of Ecology do not necessarily mitigate all impacts to the environment." BCC 24.06.020(C). That rings especially true when a developer relies on old outdated performance measures and engineering standards.

The provisions that allow vesting for subdivisions and building permits both explicitly state that vesting limitations do not restrict conditions imposed under SEPA. *See* RCW 58.17.033; RCW 19.27.095. In other words, even if a project vests to old outdated regulations, the City still has the substantive authority to attach additional conditions to that project under SEPA to mitigate impacts

Peter Rosen, Planner
September 2, 2022
Page 3

that are not adequately mitigated under the old outdated stormwater performance measures or engineering standards. The responsible official has the authority to require consistency with updated and improved performance measures or engineering standards pursuant to SEPA to mitigate any significant adverse environmental impacts.

Finally, this project is a good example of a situation where low impact development (LID) management strategies may be feasible. Considering the potential impact that this project will have on Coal Creek and other critical areas, the City should apply a more critical eye to the applicant's assumptions about the soils and consider a broader range of options for an LID management strategy for stormwater.

Thank you for consideration of my comments.

Very truly yours,

BRICKLIN & NEWMAN, LLP

A handwritten signature in blue ink, appearing to read 'C. Newman', written over a horizontal line.

Claudia M. Newman

CMN:psc

Pittman, Reilly

From: Parker, Camron
Sent: Thursday, August 18, 2022 3:32 PM
To: Rosen, Peter
Subject: FW: Please Support Addition to Coal Creek Natural Area

See below for some language I have used to explain our position.
Happy to review draft language if you want,
Camron

From: Parker, Camron
Sent: Wednesday, September 09, 2020 2:37 PM
To: Leslie Geller <leslieegeller@gmail.com>; Shiosaki, Michael <MShiosaki@bellevuewa.gov>; Harvey, Nancy <NHarvey@bellevuewa.gov>
Subject: RE: Please Support Addition to Coal Creek Natural Area

Leslie,

Thank you – we will share this with the board at their Thursday meeting.

We are aware of this property and I have been tracking the proposed land use action for several years now. Bellevue Parks has an open door to talk to any willing seller about potential acquisition, be it this property or any other. The current owner has not expressed an interest in selling. We cannot compel them to sell their property. Our ability, under the current circumstances, is limited to working with the property owner through the land use permit review and approval process to preserve critical areas and potential public trail easements.

I appreciate hearing about how much Coal Creek and Cougar Mountain parks mean to you. They are indeed special places. Establishing strong connections between Coal Creek and Cougar Mountain is worthy goal. Please let me know if you have further questions.

-Camron Parker

Camron Parker
Parks Property & Acquisition Manager
Bellevue Parks & Community Services
450 110th Avenue NE
PO Box 90012
Bellevue, WA 98009-90012
425.452.2032
cparker@bellevuewa.gov

From: Leslie Geller <leslieegeller@gmail.com>
Sent: Monday, September 07, 2020 4:52 PM
To: Shiosaki, Michael <MShiosaki@bellevuewa.gov>; Parker, Camron <CParker@bellevuewa.gov>; Harvey, Nancy <NHarvey@bellevuewa.gov>
Subject: Please Support Addition to Coal Creek Natural Area

DSD - 001718

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Dear Director Shiosaki, Camron, and Nancy (contacts for the Parks & Community Services Board),

I am writing to ask that you support Bellevue acquiring the 12-acre property as an addition to Coal Creek Natural Area. This property is proposed site for the park point development ("Park Pointe Planned Unit Development" file number 19-121109-LL, Bellevue Planning Dept.).

I live in Eastgate and frequently walk the trails in the Coal Creek Natural Area and across Lakemont Blvd. into Cougar Mountain Regional Park. It is so great to have such a large area of woods with abundant flora and fauna, so close to my house. It's such a beautiful area to walk in and let nature surround me. If the Cascades were closer, that's where I would be hiking. But as I don't often have time to make the trip up to the pass, I relish the availability of the Coal Creek Natural Area and Cougar Mountain Regional Park. It would be a complete shame and a ruination of the peacefulness of the woods were this 35-home development to be approved. Not to mention its many deleterious impacts on wildlife, noise, traffic, and safety, particularly given that Lakemont Blvd. is sort of a speed corridor. I agree with all of the points made on the Save Coal Creek website, <https://www.issaquahalps.org/save-coal-creek>. I signed the petition months ago, when it was posted.

I will be attending the Zoom meeting of the Parks & Community Services Board this Thursday, September 10.

Thank you so much for considering purchasing this critical parcel and preventing another housing development in the middle of a natural area.

With regards,

Leslie

Leslie Geller
lesliegeller@gmail.com
206.940.6444

Pittman, Reilly

From: Kerste Helms <kerstehelms10@hotmail.com>
Sent: Monday, August 15, 2022 4:50 PM
To: Bradley Pascone; Pittman, Reilly
Subject: RE: Green space in Bellevue

Follow Up Flag: Follow up
Flag Status: Completed

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Thanks for doing this, Brad! I've hiked that area on a regular basis for years and dearly love the quiet, natural setting. I've seen so much development from Lakemont etc. up there, that it just feels like this one area should be/could be protected. I really appreciate your taking action. I sure hope this effort is successful! 😊

From: Bradley Pascone <bpascone@gmail.com>
Sent: Monday, August 15, 2022 2:03 PM
To: rpittman@bellevuewa.gov
Subject: Green space in Bellevue

Dear Reilly Pittman,

I have heard about an effort by Park Pointe PUD to develop an area of land in Bellevue in which to place 85 homes, which would remove 85 mature trees. I have family in the area and wish to become a party of record, if possible, to register my opposition to this development. Green area benefits everyone!

Thank you,

Bradley Pascone

Pittman, Reilly

From: Pittman, Reilly
Sent: Monday, August 15, 2022 4:46 PM
To: Rosen, Peter
Subject: FW: Save Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

Another POR for Park Pointe.



Reilly Pittman

Environmental Planning Manager
Development Services Department
425-452-4350

rpittman@bellevuewa.gov

Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Kerste Helms <kerstehelms10@hotmail.com>
Sent: Monday, August 15, 2022 4:46 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Save Coal Creek

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Reilly,

I am a long time Bellevue resident and avid hiker on both Cougar Mountain and Coal Creek Natural Area. My family and I walk the ravines from Coal Creek to Red Town Trailhead and beyond on a regular basis. This safe, outdoor natural area was a haven for us during the pandemic.

I strongly support the Save Coal Creek effort to protect this important wildlife (and human) corridor from development. I am taking personal steps to welcome wildlife into my yard (near Tyee Middle School) by shrinking my lawn, providing places for animals to raise young, adding a water supply and planting native plants that support local animals. I've certified my yard through the NWF.org's Backyard National Park initiative <https://www.nwf.org/Garden-for-Wildlife/Certify>

I tell you all this to let you know that I'm taking personal steps to support wildlife and the biodiversity in our area. This desire to protect a vital corridor for animals between the protected Cougar Mountain through the Coal Creek watershed is strongly held and important to me, my family and friends. I've lived here for 30 years and have watched the arrival of Lakemont and other developments cover that mountain, and I strongly ask the city to take to environmental stand to stop the sprawl and keep this important link in a natural, protected state.

In addition, I'd also really like to see some sort of safe crosswalk for both animals and people over Lakemont Blvd SE. This may not be your jurisdiction, but I've had to dart across the road many times, sometimes with small children, and the blind corner, combined with the speed of the traffic makes it feel dangerous.

But that's a side point! My main concern is protecting the area from Park Pointe PUD development. Please consider me a party of record in the Save Coal Creek effort.

DSD - 001721

Thank you for your careful attention to preserving the diversity of our beautiful 'City in a Park' and this important aspect of city planning and development.

~Kerste Helms

Pittman, Reilly

From: Kerste Helms <kerstehelms10@hotmail.com>
Sent: Monday, August 15, 2022 4:46 PM
To: Pittman, Reilly
Subject: Save Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Reilly,

I am a long time Bellevue resident and avid hiker on both Cougar Mountain and Coal Creek Natural Area. My family and I walk the ravines from Coal Creek to Red Town Trailhead and beyond on a regular basis. This safe, outdoor natural area was a haven for us during the pandemic.

I strongly support the Save Coal Creek effort to protect this important wildlife (and human) corridor from development. I am taking personal steps to welcome wildlife into my yard (near Tyee Middle School) by shrinking my lawn, providing places for animals to raise young, adding a water supply and planting native plants that support local animals. I've certified my yard through the NWF.org's Backyard National Park initiative <https://www.nwf.org/Garden-for-Wildlife/Certify>

I tell you all this to let you know that I'm taking personal steps to support wildlife and the biodiversity in our area. This desire to protect a vital corridor for animals between the protected Cougar Mountain through the Coal Creek watershed is strongly held and important to me, my family and friends. I've lived here for 30 years and have watched the arrival of Lakemont and other developments cover that mountain, and I strongly ask the city to take to environmental stand to stop the sprawl and keep this important link in a natural, protected state.

In addition, I'd also really like to see some sort of safe crosswalk for both animals and people over Lakemont Blvd SE. This may not be your jurisdiction, but I've had to dart across the road many times, sometimes with small children, and the blind corner, combined with the speed of the traffic makes it feel dangerous.

But that's a side point! My main concern is protecting the area from Park Pointe PUD development. Please consider me a party of record in the Save Coal Creek effort.

Thank you for your careful attention to preserving the diversity of our beautiful 'City in a Park' and this important aspect of city planning and development.

~Kerste Helms

Pittman, Reilly

From: Pittman, Reilly
Sent: Monday, August 15, 2022 2:12 PM
To: Rosen, Peter
Subject: FW: Green space in Bellevue

Follow Up Flag: Follow up
Flag Status: Completed

Another POR to include.



Reilly Pittman

Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov

Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Bradley Pascone <bpascone@gmail.com>
Sent: Monday, August 15, 2022 2:03 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Green space in Bellevue

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Reilly Pittman,

I have heard about an effort by Park Pointe PUD to develop an area of land in Bellevue in which to place 85 homes, which would remove 85 mature trees. I have family in the area and wish to become a party of record, if possible, to register my opposition to this development. Green area benefits everyone!

Thank you,

Bradley Pascone

Pittman, Reilly

From: kathy frank <frogsfk@gmail.com>
Sent: Sunday, July 24, 2022 11:58 AM
To: Rosen, Peter
Subject: Isola Permits 16-143970-LK, 16-145946-LO, and 19-1211090-LL

Follow Up Flag: Follow up
Flag Status: Completed

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Mr. Rosen,

Please, please don't give away more open space to more homes, especially a space that enables wildlife to move between areas safely and humans to enjoy the outdoors (which we are sorely more and more in need of these days).

We have such a unique area here, and we cherish every opportunity to immerse ourselves in nature so close to home and be shielded from traffic, buildings, noise...*stress*. Animals now run down the streets of Kirkland and browse in our gardens because we have taken away their roaming spaces. With all that is happening now with our climate and resources, the last thing we need to do is dig up and pave over more of our open spaces.

I hope you will take the efforts of so many dedicated people to heart and allow us to preserve this small but critically important piece of land.

Please make me a party of record, so I will receive notice of public hearings about this.

Thanks so much,

Kathleen Frank
1850 3rd Street
Kirkland 98033

Pittman, Reilly

From: kathy frank <frogsfk@gmail.com>
Sent: Sunday, July 24, 2022 11:54 AM
To: Pittman, Reilly
Subject: Isola Permits

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Mr. Pittman,

Please, please don't give away more open space to more homes, especially a space that enables wildlife to move between areas safely and humans to enjoy the outdoors (which we are sorely more and more in need of these days).

We have such a unique area here, and we cherish every opportunity to immerse ourselves in nature so close to home and be shielded from traffic, buildings, noise...*stress*. Animals now run down the streets of Kirkland and browse in our gardens because we have taken away their roaming spaces. With all that is happening now with our climate and resources, the last thing we need to do is dig up and pave over more of our open spaces.

I hope you will take the efforts of so many dedicated people to heart and allow us to preserve this small but critically important piece of land.

Thank you,
Kathleen Frank
1850 3rd Street
Kirkland 98033
Kirkland

Pittman, Reilly

From: kathy frank <frogsfk@gmail.com>
Sent: Sunday, July 24, 2022 12:00 PM
To: Pittman, Reilly
Subject: Isola Permits

Follow Up Flag: Follow up
Flag Status: Completed

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Mr. Pittman,

I just sent you an email regarding the Isola permits and forgot to include the numbers for them. They are 16-143970-LK, 16-145946-LO, and 19-121109-LL.

Please make me a party of record, also, so I will receive notices of public hearings.

Thanks so much!
Kathleen Frank

Pittman, Reilly

From: Pittman, Reilly
Sent: Tuesday, July 19, 2022 11:50 AM
To: Rosen, Peter
Subject: FW: 22 102096 UE

Follow Up Flag: Follow up
Flag Status: Completed



Reilly Pittman

Environmental Planning Manager
Development Services Department
425-452-4350

rpittman@bellevuewa.gov

Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Amy Paden <amypaden@gmail.com>
Sent: Wednesday, July 6, 2022 8:57 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: 22 102096 UE

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello, I am writing to voice my opposition to The Park Pointe Planned Unit Development (PUD), a 35-lot single family detached development on two existing parcels, at 7219 and 7331 Lakemont Boulevard SE. I would like to be a party of record for this permit application.

Sincerely,
Amy Paden
Resident of Newport Hills

Pittman, Reilly

From: james callahan <maryjojames@msn.com>
Sent: Saturday, July 16, 2022 8:37 AM
To: Rosen, Peter
Subject: Re: Park Pointe development

Follow Up Flag: Follow up
Flag Status: Completed

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peter

thank you for taking the time to chit chat with me. if you could make me a party of record that would be greatly appreciated.

james callahan
6637 156th avenue se

From: Rosen, Peter <PRosen@bellevuewa.gov>
Sent: Tuesday, July 12, 2022 5:51 PM
To: maryjojames@msn.com <maryjojames@msn.com>
Subject: Park Pointe development

Hello Mr. Callahan – Thank you for your call and interest in the proposed Park Pointe development. Attached is a fact sheet which provides information about the development and the permit process. Please contact me with additional questions and if you would like to be listed as a party-of-record to received notification of future public meetings/hearings.
Thank you.

Peter Rosen
Senior Environmental Planner
Development Services Department
425-452-6857
prosen@bellevuewa.gov



Pittman, Reilly

From: Mariah Kennedy <mariahkennedy@gmail.com>
Sent: Monday, June 27, 2022 8:33 PM
To: Rosen, Peter
Cc: Tyler
Subject: Re: Park Point PUD Lakemont Blvd Bellevue

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Peter,

We are reaching out regarding the development on Lakemont Blvd proposed by Park Point PUD. We are wondering if you know where they are with the development and any timelines for engagement. Also, we live across the street and we are interested in renting the land to raise animals. We want to reach out to the owners. Do you happen to know where we can get their contact information?

Finally, we heard the city may be interested in purchasing the land. Have you heard anything about that?

Thank you so much,

Mariah

Mariah Kennedy
541-359-5832

Sent from my iPhone

On Jan 14, 2021, at 1:33 PM, Mariah Kennedy <mariahkennedy@gmail.com> wrote:

Thank you Peter. We really appreciate the quick response and information.

Thank you for checking and thank you for keeping us notified of developments.

Mariah

Sent from my iPhone

On Jan 14, 2021, at 9:27 AM, Rosen, Peter <PRosen@bellevuewa.gov> wrote:

DSD - 001730

Mariah - The applicant, Isola Homes, resubmitted plans and supporting information in mid-December. The new plans are attached. Other information submitted, i.e. critical area mitigation plans, geotechnical reports, etc., are also available for public review upon request.

In the recent resubmittal, the applicant withdrew their preliminary plat application, which would have created separate lots for the residences. However, this did not change the overall site plan and the number of proposed residential units remains at 35.

You and Tyler are parties-of-record and will receive notification of all public meetings and hearings, and will also receive the administrative permit decisions (Critical Areas Permit, SEPA) and the staff recommendation on the PUD prior to the public hearing before the City's Hearing Examiner. The Hearing Examiner makes the decision on the PUD permit.

The project review contact is: Jeff Wegener, Isola Homes, 206-413-6361

Thank you - Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue
(425) 452-5210 | prosen@bellevuewa.gov
<image001.png>

- *[With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at http://development.bellevuewa.gov.](http://development.bellevuewa.gov)*

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

From: Mariah Kennedy <mariahkennedy@gmail.com>
Sent: Wednesday, January 13, 2021 8:50 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Cc: Tyler <downeyty@gmail.com>
Subject: Park Point PUD Lakemont Blvd Bellevue

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Peter,

We are property owners with a well directly across from the proposed development by Park Pointe PUD near the Cougar Mountain trail head on Lakemont Blvd in Bellevue.

DSD - 001731

My husband and our two young sons (1yr and 4yr olds) are parties of record along with our neighbors. We recently learned that the application is moving along. We understood that we would be notified regarding any progress on this development.

Do you have any updates to the developments progress/planning? If so, could you possibly send us the documents and info?

Could you also possibly help to make sure we are still parties? We are very concerned about the impact of this development on our well. Additionally, we are concerned regarding traffic impacts to our ingress/egress, road safety, noise, light, wildlife impacts and water drainage.

Do you have a direct point of contact that we could also reach out to for the developers?

Thank you for your help,

Mariah

Mariah Kennedy - 541-359-5832

Tyler Downey

Sent from my iPhone

<(1) Park Pointe PUD Civil Plans Signed PE 2020 11 30.pdf>

Pittman, Reilly

From: b braun <bbraun@live.com>
Sent: Monday, June 13, 2022 10:21 AM
To: Pittman, Reilly; Rosen, Peter
Cc: b braun
Subject: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

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RE: Isola permits 16-143970-LK, 16-145946-LO, and 19-121109-LL

I would like to register my opposition to permitting this project. Bellevue's parklands are critical for quality of life, wildlife, salmon restoration, trees and ecosystem services. Bellevue should purchase this property to add to our Cougar Mountain park lands. This would be the best use of parklands funds. If needed a bond measure should be passed to fund a loan for the purchase. Many resident in Bellevue and across King County would be willing to support this.

Please add me as a party of record to receive notice of the public hearing.

Barbara Braun
13609 SE 43rd Place Bellevue

Pittman, Reilly

From: Peggy Cahill <cahill@bnd-law.com>
Sent: Monday, June 13, 2022 8:00 AM
To: Rosen, Peter
Cc: Claudia M. Newman Henry
Subject: RE: Park Pointe PUD Preliminary Plat Application No. 19-121109-LL, SEPA Threshold Determination
Attachments: 2022 06 13 Newman to Rosen - Comment Letter.pdf

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Rosen:

Attached please find a letter from Claudia Newman to you regarding the above-referenced matter.

Thank you for your attention to this matter.



Peggy S. Cahill
Legal Assistant
Bricklin & Newman, LLP
123 NW 36th Street, Suite 205, Seattle, WA 98107
206.264.8600 | cahill@bnd-law.com | www.bricklinnewman.com

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PLEASE NOTE OUR NEW OFFICE LOCATION IS: 123 NW 36th Street, Suite 205, Seattle, WA 98107.



BRICKLIN & NEWMAN LLP
lawyers working for the environment

Reply to: Seattle Office

June 13, 2022

VIA E-MAIL TO prosen@belluvuewa.gov
AND VIA U.S. MAIL

Peter Rosen, Planner
Development Services Center
Environmental Coordinator
450 110th Ave NE.
P.O. Box 90012
Bellevue, WA 98008

Re: Park Pointe PUD Preliminary Plat Application No. 19-121109-LL.
SEPA Threshold Determination

Dear Mr. Rosen,

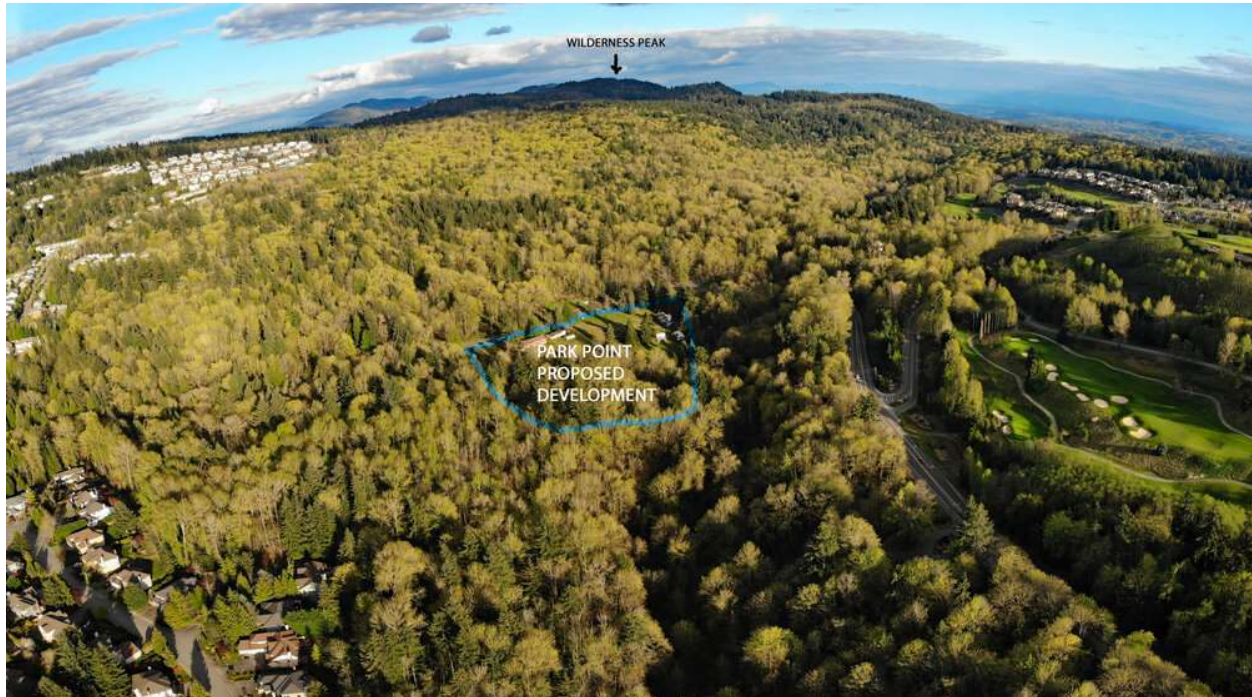
I am writing on behalf of Save Coal Creek and Issaquah Alps Trails Club to comment on the City's review of the Park Pointe PUD Proposal under the State Environmental Policy Act (SEPA), ch. 43.21C RCW. Based on my review of materials in the project file, it is plainly evident that this proposed development may have probable significant adverse environmental impacts and, therefore, the City must issue a Determination of Significance (DS) and require that an Environmental Impact Statement (EIS) be prepared for the Proposal.

The Issaquah Alps Trails Club (IATC) is a non-profit organization that is dedicated to preserving, protecting, and promoting the land, wildlife, and trails of the Issaquah Alps. Over the past forty years the dedicated board members and volunteers have donated countless hours advocating for the preservation of the Issaquah Alps and the surrounding communities, including Coal Creek and its wildlife corridor. IATC and its members have spent considerable time studying this area because this Site drains three wetlands with four different fish bearing streams, which plays a vital role in the region's salmon habitat. Furthermore, the wildlife corridor sits on an historically significant site that provides a window to the past – a past that gave Coal Creek its name. Based on their vast experience with and efforts towards conservation of wildlife habitat in this area, and the historical significance of the area, IATC and its members have developed comprehensive knowledge about the Coal Creek corridor and the surrounding area, both of which will be affected by this proposal.

Save Coal Creek is a group of Bellevue residents and residents of neighboring communities who have organized to oppose the Park Pointe PUD development proposal. Along with Issaquah Alps Trails Club, Save Coal Creek has posted an online petition opposing the development, and to date

more than 3,900 people have signed so far. The group was formed for the purpose of conserving this critical area within the City of Bellevue.

And this is, indeed, a critical area that demands protection.



While the introduction of 35 new homes may not have significant adverse environmental impacts in other areas in Bellevue, it will have significant adverse environmental impacts in this location. As you can see from the image above, the Park Pointe Proposal site is completely isolated and far away from other high-density subdivisions in the area. It is surrounded by publicly owned, heavily forested, and permanently protected parklands. There is no water or sewer service in this area. There is no public transportation, there are no sidewalks, and there are no bike lanes. Because this development will be in such an isolated area, it will be totally motor vehicle dependent, which is counter to everything that the City of Bellevue is aiming for with respect to livable communities rooted in transit and walking uses.

The project site is itself an historically significant site that is uniquely situated right between the Coal Creek Natural Area and Cougar Mountain Regional Wildland Park, and currently serves as a critical wildlife corridor. It is part of the King County Wildlife Habitat Network, which was designed to help reduce the effects of fragmentation by linking diverse habitats through the developed and developing landscape. It is also located in a Coal Mine Area, where even the Applicant's own consultants admit that there are risks to public health and safety and property damage posed by development that cannot be eliminated.

To add to all of that, development on this site will adversely impact Coal Creek, which has been designated as priority habitat by the Washington State Department of Fish and Wildlife. The City of Bellevue has invested in excess of \$25,000,000 in fish habitat restoration and improvements to Coal Creek. Several rare and sensitive species with special status have been documented within the Coal Creek Watershed and the Creek has significant potential for the support of salmonids.¹ The idea of converting this large tract of land from a rural under-developed property to a high-density urban development flies directly in the face of all of the effort that has been made to fix the very problems that urbanization has already caused to the Creek.

It is within that context that it's clear that a DS should be issued and that an EIS is necessary for this Proposal. Any conclusion otherwise constitutes error under SEPA.

A. Legal Requirements of SEPA.

Under SEPA, when a proposed development may cause more than a moderate adverse environmental impact to an area, the reviewing city is required to fully assess that proposal in an EIS before it can approve the development proposal.

To decide whether a proposed development will cause more than a moderate adverse environmental impact, the city must collect and review information reasonably sufficient to evaluate the environmental impact of the proposal; take a searching, realistic look at the potential hazards; and, with reasoned thought and analysis, candidly and methodically address the environmental concerns.

WAC 197-11-330 specifies criteria and procedures for determining whether a proposal is likely to have a significant adverse environmental impact. That section makes it clear that, among other things, location matters. In determining an impact's significance, the responsible official shall take into account that the same proposal may have a significant adverse impact in one location, but not in another location.² The SEPA rules also recognize that the "several marginal impacts when considered together may result in a significant adverse impact."³ It is of particular concern when a proposal may adversely affect sensitive or special areas, such as loss or destruction of historic areas or parklands.⁴ Also, of particular concern is when a proposal may adversely affect endangered or threatened species or their habitat.⁵

¹ See Coal Creek Watershed Assessment Report (April 23, 2021) (Executive Summary).

² WAC 197-11-330(3)(a).

³ WAC 197-11-330(3)(c).

⁴ WAC 197-11-330(3)(e).

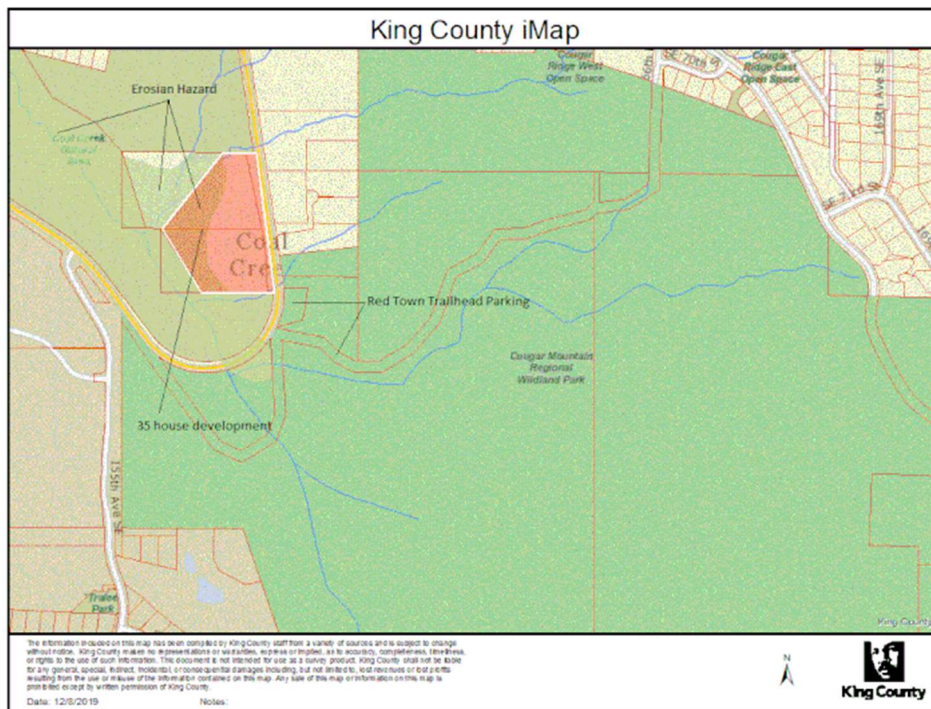
⁵ *Id.*

B. The Park Pointe Proposal Will Have Significant Adverse Environmental Impacts.

Early in the process, Development Services employed the Optional DNS process and indicated that a DNS on the Proposal was likely. But if the City were to issue a DNS, it would not be based on information sufficient to evaluate the proposal's environmental impacts. At this point in time, the environmental factors have not been considered by the responsible official in a manner sufficient to amount to prima facie compliance with the procedural requirements of SEPA. In addition, a DNS would be error because the Proposal will have significant adverse environmental impacts that have not been adequately mitigated enough to support a DNS.

1. Land use impacts.

The Park Pointe Proposal will have significant adverse land use impacts that have not been adequately disclosed, assessed, or mitigated. As is evident from the map shown below (with the Proposal Site shown in red), the Proposal will introduce this high-density housing into an isolated, under-developed area that is surrounded by parklands. This high-density, urban development is being proposed in a uniquely rural area. The project site is completely isolated away from other urban developer with no water or sewer service, no public transportation, no sidewalks, and no bike lanes. The Park Pointe PUD will be at a much higher density than any housing within ½ mile radius, and is out of character with surrounding areas.



Peter Rosen, Planner

June 13, 2022

Page 5

The Project Site is situated between Coal Creek Natural Area and Cougar Mountain Regional Wildland Park. The intense level of development proposed on this site is not compatible with the land uses in these adjacent public parks. The disruption and infrastructure required to convert the land into 35 separate residences and the accompanying streets, driveways, and sidewalks completely obliterates the open space that currently provides scenic views, recreation, and continuity of wildlife habitat.

The SEPA Checklist states the site and adjacent properties are low-density residential. This is not so. The adjacent properties are natural areas, hiking trails, and parks, not subdivisions.

Also, as was demonstrated in the comment letter that was submitted by Save Coal Creek late last year, the Park Pointe Proposal is not consistent with the Bellevue Comprehensive Plan and the Newcastle Subarea Plan. The Proposal violates numerous policies in those plans.

It's also worth noting the important role that the Coal Creek Natural Area plays in the City's overall parks plan. The Parks Department website says:

Stepping into Coal Creek Natural Area is like stepping into the past. **Immersed under a treed canopy without a house in sight**, the park echoes of the **wildness** that once covered this area. You can almost hear clanging coal cars as you wander through the second growth forests. Look closely and take time to discover evidence of the early coal industry along the trail. Coal Creek provides valuable fish and wildlife habitat, the dense forest protects water quality and erosion, and the extensive trail system provides opportunities for passive recreation and environmental education.

(Emphasis supplied.)

Similarly, the City's 2015 parks survey found that the single highest use of parks by adult respondents was "trails through forests, wetlands, or other natural areas (76 percent)." Obviously, this is a use that would be much impacted by the Park Pointe Proposal.

An EIS is necessary to fully understand the significant adverse land use impacts that this development will have on the surrounding land uses.

2. **Wildlife impacts.**

The Park Pointe Proposal will have significant adverse wildlife impacts that have not been adequately disclosed, assessed, or mitigated.

It's well established that the Project Site has a high habitat value for wildlife, including species of local importance. Some of the species of local importance that are present on the site include Bald Eagle, Pileated Woodpecker, Red-tailed Hawk. It is also a critical habitat corridor for many species, including deer, bear, coyote, and bobcat.

Indeed, this site is part of the King County Wildlife Habitat Network, which was designed to help reduce the effects of fragmentation by linking diverse habitats through the developed and developing landscape. *See* 2020 King County Comprehensive Plan at 5-43. The network is intended to facilitate animal dispersal by connecting isolated critical areas, segments, open space, and wooded areas on adjacent properties. *Id.*

The high-density neighborhood that Isola is proposing to introduce into this otherwise under-developed area will significantly and adversely impact wildlife habitat. Right now, the Project Site functions as a critical connection between Coal Creek Natural Area and Cougar Mountain Regional Park for wildlife. Deer, Bear, Coyote, and Bobcat cross Lakemont Boulevard at the precise location of the Project Site. And there aren't many other options. There is only a very narrow area where wildlife can see approaching cars and are not trapped by steep banks and metal guard rails. The introduction of 35 new homes on the Project Site will drastically restrict and undermine the ability of wildlife to use this narrow area to travel between Cougar Mountain Regional Wildland Park and the Coal Creek Natural Area.

The introduction of humans as permanent residences of this site introduces their noise, waste, domesticated animals, removal of habitat, and land maintenance. Where there are humans, there are also pigeons, jays, crows, ravens, rats, mice, etc. Where there are humans, there are also domesticated pets (and their pets' waste). The existence of both, even within the confines of the buffers and fences, will intrude upon the habitat of wildlife and result in the reduction, or destruction, of such habitats.

The SEPA Checklist submitted by Isola Homes drastically understates the significant adverse impacts the Park Pointe Proposal will have on wildlife and their habitat. The Checklist relies heavily on Talasaea Consultant's Critical Areas Report Habitat Evaluation, and Conceptual Mitigation Plan (the "Talasaea Report"), which downplays the significant adverse environmental impacts. The Report notes that the site scored high for its potential habitat function, yet the environmental checklist provides hardly any information other than the existence of wildlife. The Talasaea Report attempts to skirt around the true impacts by suggesting that there is a low likelihood that any of the animals observed on or near the site actually use the site frequently. To the contrary, IATC members and others have years of personal observations of wildlife passing through this corridor on a frequent and regular basis. Both the Talasaea Report and the Checklist fail to address the exponential impacts that human presence will have in this area.

The Talasaea Report fails to analyze the impacts to wildlife that will certainly be caused by the installation of traffic lights, and increased traffic. Both report that the increased traffic will be typical of the surrounding urban residential neighborhoods. While Lakemont Boulevard is not a backwoods country road, its main function is a throughway or where people stop for hikes. This new high-density neighborhood will ensure far more foot traffic and vehicle traffic than the current situation.

The suggestion that landscape planting and buffer enhancement will mitigate the effects of this development is unsupported by the Talasaea Report, contrary to the indications of the SEPA Checklist. This presupposes that wildlife will use the landscape planting as their natural habitat, and will continue to use the stream and forested areas near the PUD. There is no basis for these conclusions.

Finally, the Talasaea Report provides an assessment of the impacts on wildlife based on a single day evaluation in April of 2015, which is simply not enough time to observe the site nor understand the patterns of migration that occur near the Site. In this assessment, they mention that the current condition of the buffers protecting the streams and wetlands are compromised by non-native invasive species, and the presence of trash, old vehicles, and debris scattered throughout. While the presence of trash, old vehicles, and debris scattered throughout compromises the buffer, the solution is certainly not a 35-unit development which will only provide more trash, more vehicles, and more debris.

An EIS will ensure that these issues are properly analyzed and evaluated. It is not credible for Bellevue to take the position that a DNS is appropriate without further study and more information.

3. Noise impacts.

The Park Pointe Proposal will have significant adverse noise impacts that have not been adequately disclosed, assessed, or mitigated. The SEPA Checklist reports that the existing noise is typical of existing urban areas. This is a complete mischaracterization of the noise at the site. The site is not an urban area - it is currently under-developed with open space, wetlands, streams, and forested area. Human-generated noise at the site is limited to cars driving on Lakemont Boulevard, as well as various hikers, bird watchers, and visitors. The 24-hours a day, seven days a week human-generated noise will drastically and negatively impact recreation and wildlife, turning a serene and peaceful place into the urban environment that residents and recreators near the site seek to escape. Strategical placement of shrubbery and trees (as suggested in the SEPA Checklist and the Talasaea Report) will never completely reduce the noise that the Proposal will create. Extensive studies of highway noise mitigation have shown that vegetation in itself is not an effective barrier.

An EIS is necessary to evaluate the impacts that noise will have on wildlife and recreation areas.

4. Stream and wetland impacts.

The Park Pointe Proposal will have significant adverse impacts to wetlands, streams, and Coal Creek that have not been adequately disclosed, assessed, or mitigated. Development on this site will have significant adverse water quality, water quantity, and other fish habitat impacts to Coal Creek.

With this proposal, the developer is proposing to route stormwater to a vault on-site and then discharge the stormwater from that vault into a tributary of Coal Creek. This will not only cause significant adverse erosion, water quality, habitat, and water quantity impacts to Coal Creek, but

will also deprive the wetlands of their natural hydrology via infiltrated stormwater. To make matters worse, the proposed site development plan requires the reduction of buffers for all three streams, and Coal Creek. According to section 7.1.1 of the Talasaea Report, the reductions amount to approximately 21,575 square feet plus some unknown additional square footage due to required trail connections and construction impacts. Reducing these protective buffers will undermine downstream water quality and therefore adversely impact salmon habitat.

The City of Bellevue has invested in excess of \$25,000,000 in fish habitat restoration and improvements to Coal Creek. King County has also invested enormous amounts for the same purpose in the watershed. Scientific data for 2008 to 2021 suggests that salmon, particularly coho and the endangered Chinook, return reliably to Coal Creek.⁶ The data also show that the number of adult coho in the creek increases four years after hatchery fish were planted. This means that Coal Creek's habitat supports the full freshwater part of the salmon life cycle - which includes forming the redds, spawning, hatching and early life of the juveniles, and return of adults following the years at sea. This suggests that the massive investments by the city of Bellevue (and King County) in sediment control and riparian restoration have been effective in supporting salmon. The introduction of a new high-density urban subdivision into this area runs directly counter to and undermines those efforts.

Although the natural fish barrier currently prevents salmon from migrating upstream of it, this barrier might someday be modified or removed to allow seasonal migration. An EIS should evaluate this possibility.

Subsection A of BLUC 20.25H.080 requires that lights be directed away from the wetland. While the mitigation plan places street and security lighting such that illumination is directed away from the buffer, it does not address the lighting that will need to be on the streets and driveways closest to the wetlands and wetland buffer. Nor does the plan not address any lights that residents may have outside their front doors. Regardless of the effort to direct illumination away from the buffer, illumination will still occur on a 24-hour cycle. The impact of illumination on the wetlands and streams needs to be evaluated more thoroughly.

Subsection F of BLUC 20.25H.080 requires pesticides, insecticides, and fertilizers within 150 feet of the edge of streams to be in accordance with the City of Bellevue's "Environmental Best Management Practices" ("EBMP"). The proposed mitigation in the Talasaea Report states that operational covenants will stipulate that no pesticides or herbicides will be used within 150 feet of the stream buffer. This places the burden on residents to ensure they are either not using pesticides or herbicides within 150 feet of the stream buffer, *or* to use them in accordance with EBMP. There is no way of ensuring this will happen as ownership, management and governance of a PUD after construction is typically transferred from the developer to the residents in a homeowners' association. Further, the mitigation plan does not address the use of fertilizer, something that is very commonly used. The impact of fertilizer, pesticides, and herbicides on the site needs to be evaluated more thoroughly.

⁶ *Bellevue Salmon Spawner Surveys 2021 (Jan., 2022)*

5. Stormwater impacts.

The stormwater plan will have significant adverse impacts on fish habitat and wetlands as described above. To add to that, the plan is not sufficiently protective of salmon because the vault is sized for "most" winter storms. What will happen to the stormwater when a larger storm occurs? Where will it go, and what is the quality of the untreated stormwater?

In addition, several questions regarding maintenance and emergency response must be addressed. Will the HOA own the system? If so, what sort of oversight, monitoring, accountability, etc. will be required? Who pays if there is a failure?

The filtration/treatment provided in the vault does not provide the additional treatment that would be protective of salmon by removing certain types of contaminants such as the automobile tire-derived chemical 6-ppd quinone. The State Department of Ecology website describes a number of alternative solutions that should be considered here.

6. Traffic impacts.

The Park Pointe Proposal will have significant adverse traffic impacts that have not been adequately disclosed, assessed, or mitigated. The traffic impacts that 35 new homes will have on this two-lane road, even if Isola Homes plans to widen it, will be severe. During peak traffic times, Lakemont Boulevard acts as a throughway for people driving from I-90 to southern Bellevue, Newcastle, and Renton. The development of a PUD will further congest this area, making this a less desirable area to recreate, and a less habitable place for wildlife.

The Park Pointe Proposal will be totally motor vehicle dependent because the site is completely isolated. There is no public transportation, there are no sidewalks, and there are no bike lanes. Bellevue's Comprehensive Plan states that keeping traffic levels down in the city has been accomplished through a transportation strategy that "emphasizes walking, bicycling, and transit, coupled with growth focused in mixed use, transit rich, walkable neighborhoods." Comp Plan at 161. This proposal is precisely the opposite of that.

Placing a 35-unit development in a location where there are no public transit systems nearby either forces more vehicles to be on the road or requires the placement of a new public transit system, which would only further adversely impact the natural area surrounding the site. The Talasaea Report states that it will "encourage" residents to use public transportation and park-and-rides, but seeing as there is no bus stop in the area, this means residents will still have to drive to a different location. Additionally, there are no immediate grocery stores or shopping developments nearby, meaning residents will also be driving farther and more frequently for unavoidable errands. The reliance on individuals to carpool with other residents is unfounded and should not be a "get out of jail free" card.

7. Historic impacts.

The Park Pointe Proposal will have significant adverse impacts to historic resources that have not been adequately disclosed, assessed, or mitigated. The Talasaea Report and the SEPA Checklist vastly understate the historic nature of the site and the significant adverse impacts of this proposal on historic resources. While there were “attempts” to contact the Eastside Heritage Center and the Newcastle Historical Society, the Cultural Resources Assessment is shockingly sparse.

Coal Creek is named so because of the coal mining that occurred in the area, as early as the 1860s, which paved the way for Seattle, Washington as a major port city. Currently, the site has one of the last remaining horse barns that holds mining artifacts from over 100 years ago. This site contains remnants of a coal mining town that reached a population of 1,000. Although Milt Swanson, who lived in the house on-site for 90 years, has passed, it would be an enormous disservice to his legacy, and the legacy of Coal Creek to develop on this historical land. The proposal’s plan to use simple signage to tell the history of Coal Creek is far less instructive, valuable, and meaningful than preserving the historic resource itself. If Bellevue continues to erase tangible artifacts of its history, all that will be left is signs and museums.

An EIS is necessary to fully assess the rich, historical significance of this site and the impacts that this development will have on this historic resource.

8. Geotechnical (coal mine hazard) impacts.

The Park Pointe Proposal will have significant adverse geotechnical impacts associated with coal mine hazards that have not been adequately assessed or mitigated. Because a lot is unknown and because land shifts over time, there is no way to be certain of the risks associated with installing the stormwater vault above an abandoned mine shaft. In fact, the Applicant’s own consultants admit that, with the proposed design, there are risks to public health and safety and property damage posed by this development that cannot be eliminated. Under SEPA, this translates as significant adverse impacts that cannot be avoided under RCW 43.21C.030. Because the Park Pointe Proposal may have probable significant adverse coal mine hazard impacts that cannot be mitigated, an EIS is required for this project.

Bottom line is that this development is being proposed in a dangerous spot for environmental and safety reasons. Will home owners be able to get insurance for damage done to their home from subsidence due to coal workings being below their homes and utilities? Will their HOA be able to get insurance for HOA facilities over coal mines? Will the location over coal mines have to be reported to future buyers?

The SEPA review thus far has failed to assess project alternatives which may not present the same geohazard impacts. An EIS would allow for a more thorough investigation into alternative project designs that could avoid the risks to public health and safety.

9. Recreation impacts.

The Park Pointe Proposal will have significant adverse recreation impacts that have not been adequately disclosed, assessed, or mitigated. Currently the site is a beautiful open space that provides direct views of Coal Creek Natural Area, various greenery and access to hiking trails. While the SEPA Checklist and the Talasaea Report indicate the maintenance of on-site recreation areas and trails, the destruction of this open field will adversely impact recreation. For some, recreation is hiking and walking. For others, it is bird watching or simply enjoying the scenery. The proposal will adversely impact the community's ability to observe and feel fully immersed in nature. Although the SEPA Checklist is adamant that the surrounding area is "residential", it is not. Members of the public come to this corridor to relax, to get away from daily life, and to rest. The introduction of 35 new homes, along with residents will place those seeking to "escape" in the position of walking through yet another development to enjoy all that Coal Creek Natural Area and Cougar Mountain Recreational Area have to offer.

An EIS is necessary to determine how the proposal will impact current, ongoing recreation beyond just the maintenance of existing park access trails.

10. Cumulative impacts.

A cumulative impact is the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or persons undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

One cumulative impact to consider is the synergistic effect of multiple assaults on the Coal Creek ecosystems and wildlife corridor. The Talasaea Report suggests that the corridor itself will remain intact, and wildlife will still be able to pass through. This suggestion is based on the fact that migration through the site will "occur largely along stream corridors, in heavily forested areas, and to a lesser extent in the edge zone between the fields and forests." What the Talasaea Report fails to acknowledge is that the existence of a construction site, and, soon thereafter a residential neighborhood, will discourage wildlife use even more as a result of increased light pollution, noise pollution, and the increased traffic. The development itself will also result in a loss of foraging habitat, which severely restricts the environment for use by red-tailed hawk and merlin. Any single one of these impacts would be significant. However, the wildlife would be exposed to these effects (loss of habitat, noise, pollution, fragmentation of existing habitat) contemporaneously. The combined effect of all of these impacts can be worse than the sum of the parts. That cumulative, synergistic effect must be assessed in an EIS.⁷

Another cumulative impact to consider is the possibility that this proposal, if it were approved, would act as a catalyst or incentive for the conversion of other habitat or sites of historical

⁷ See, e.g., WAC 197-11-792(2)(c).

Peter Rosen, Planner

June 13, 2022

Page 12

significance into PUD. The infrastructure that would be developed to support this PUD would catalyze and incentivize the conversion of other nearby land. The SEPA rules require you to consider this catalytic effect as part of your threshold analysis: “In determining an impact’s significance (WAC 197-11-794), the responsible official shall take into account the following, that: ... a proposal may to a significant degree ... [e]stablish a precedent for future actions with significant effects, ...”⁸ If one of the last known open, undeveloped spaces in Bellevue is replaced with 35 units, there will be little to point to when a future developer seeks to build on a different site. This impact must be assessed in an EIS.

C. Conclusion

Because the Park Pointe Proposal will have significant impacts to the environment, Bellevue must, as a matter of law, prepare an EIS.

Ironically, litigation over a local government’s failure to prepare an EIS tends to extend many, many years beyond the time that an EIS would have been completed if the local jurisdiction had just prepared one in the first place. You will not only be serving the public interest and abiding by SEPA requirements if you prepare an EIS for this project now, but you will also save a considerable amount of time and taxpayer money as well.

Very truly yours,

BRICKLIN & NEWMAN, LLP



Claudia M. Newman

CMN:psc

⁸ WAC 197-11-330(3)(e)(iv).

Pittman, Reilly

From: Pittman, Reilly
Sent: Tuesday, May 10, 2022 2:25 PM
To: Bridgeland, James W (Student)
Subject: RE: Coal creek natural area questions-Need a land use planner
Attachments: Fact Sheet Park Pointe_Update.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi James,

I think some of your questions regarding the project and proposal can be found on the attached fact sheet. Some of your questions I can't answer as I am not the applicant, or it is beyond the scope of what was submitted.

There are applications under review for a Planned Unit Development (PUD) and Critical Area Land Use Permit which were submitted in 2016. All applications are reviewed for compliance with the City's Land Use Code and this project is also reviewed under the State Environmental Policy Act. Once land use applications are approved there are still applications for construction permits that must be submitted and reviewed. Future construction permits could include clearing and grading permits, utility permits, building permits, and other permits. These projects typically take many years to complete the land use review and construction permit process.

Land Use applications require public notice and allow for public comment which has occurred for this project. Many comments have been submitted and are part of the project record. The City's review process includes not only review of the applicant's proposal and plans but also the comments from the public. Once review is completed by staff, a public hearing will be held where the applicant, City staff, and the public can comment on the proposal. Following the public hearing the final decision on the proposal is made by the City's Hearing Examiner who is like a judge that decides if the proposal and record justifies approval of the proposal. The City's decision can be appealed which is part of the process and partly which projects take a long time.

I hope this information is useful to you.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Bridgeland, James W (Student) <s-bridgelandj@bsd405.org>
Sent: Thursday, April 28, 2022 2:53 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Re: Coal creek natural area questions-Need a land use planner



Proposal & Site Characteristics

Isola Homes (the applicant) submitted Land Use applications for a combined Planned Unit Development (PUD) and Plat with a Critical Area Land Use Permit proposing to create 35 single-family residential homes on separate lots. The applicant subsequently withdrew the plat application. The remaining PUD application proposes to create 35 units on the site. The site is approximately 12.3 acres in size and the proposed residential development is clustered on the eastern 6 acres adjacent to Lakemont Blvd SE, preserving the remaining 6.3 acres of the west portion of the site as open space.

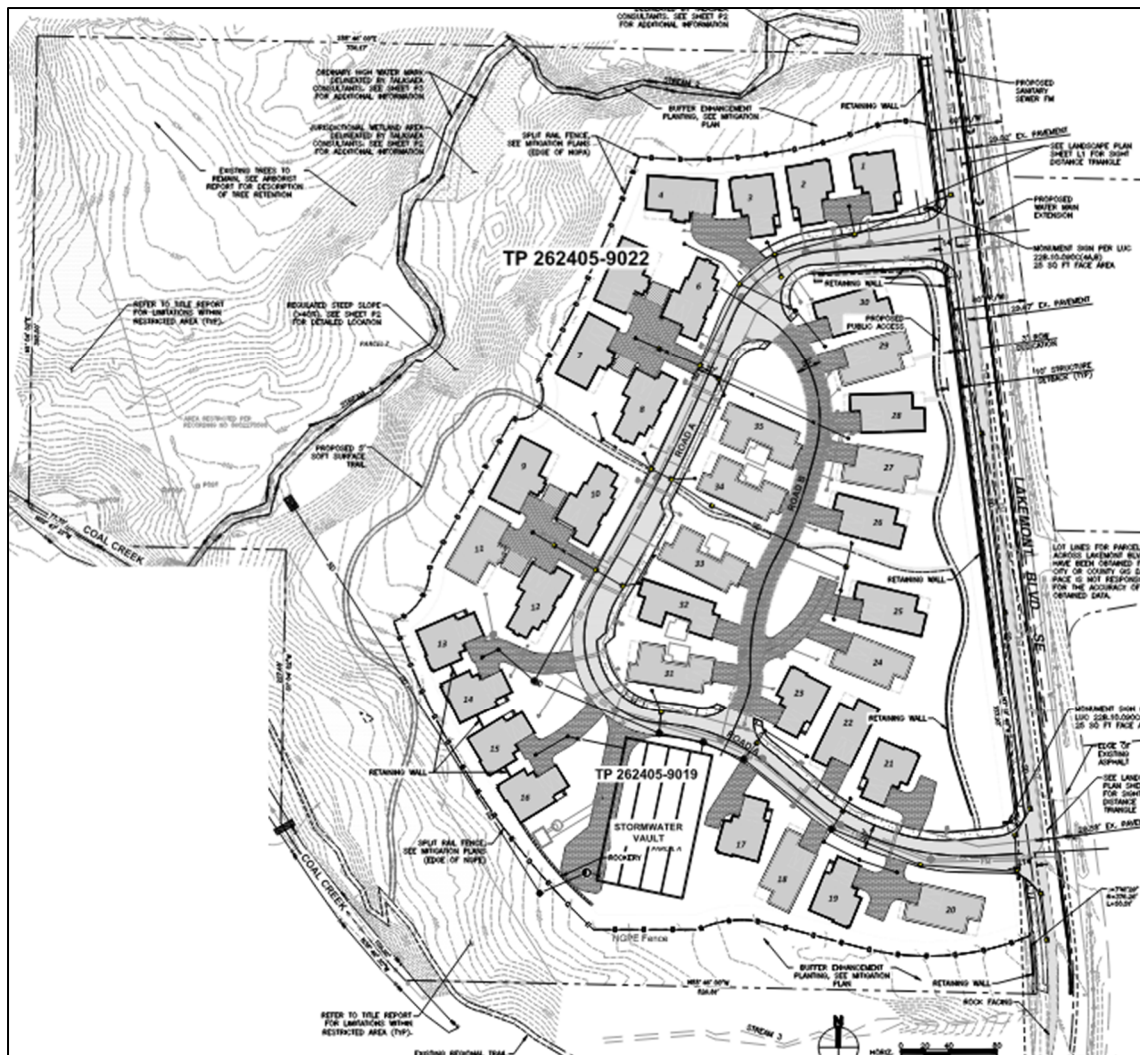


The site is located at the south end of the city, on Lakemont Boulevard SE and is adjacent to the Coal Creek Natural Area. The site contains environmental critical areas including: steep slopes, coal mine hazards, streams and wetlands. There is an existing City of Bellevue Park's trail which connects the Cougar Mountain Regional Park and Red Town trailhead on the east side of Lakemont Blvd to the city's trail system in the Coal Creek Natural Area. A segment of this trail crosses the subject site. The trail connection will be preserved in the open space in order to maintain public access.

One of the purposes of a planned unit development (PUD) is to allow flexibility in design and layout in order to cluster or concentrate development in areas of the site with intent to avoid impacts to environmental critical areas. The original application proposed 41 single-family residences. City



comments on the initial proposal addressed minimizing critical area impacts and the compatibility of the development with surrounding single-family residential uses. In response to those comments, subsequent proposals by the applicant revised the project to include 35 single-family residences, a widened landscape buffer along Lakemont Boulevard to act as screening for the project, and the project grade was lowered at Lakemont Boulevard to further screen the development from the road.



Process

The applicant submitted three permit applications for review: Critical Areas Land Use Permit (CALUP) (16-145946-LO); Planned Unit Development (16-143970-LK); and a Preliminary Plat Permit application (19-121109-LL). As noted above, the Preliminary Plat application was withdrawn, with the other two applications currently under review. Environmental review under the State Environmental Policy Act (SEPA) is also required for the proposal and is being reviewed concurrent with the PUD and CALUP.



A PUD is a [Process I land use decision](#), a quasi-judicial decision made by the City's Hearing Examiner, who will make a decision on the application after holding a public hearing. The decision of the Hearing Examiner on a Process I application is appealable to the City Council. A Critical Areas Land Use Permit (CALUP) and SEPA are both [Process II land use decisions](#), administrative decisions made by the director of Development Services. The City will issue a combined decision on the CALUP and a recommendation to the Hearing Examiner on the PUD. Any appeal of a process II decision is consolidated with the Process I public hearing on the recommendation for the CUP.

Public Comment, Participation, and Next Steps

There have been 2 public meetings held at City Hall to receive comments on the proposal and public comments will be accepted up until the point staff prepares a recommendation on the PUD and decision on the CALUP and a threshold decision under SEPA. In general, the comments to date have addressed issues of traffic on Lakemont Blvd, critical area and wildlife corridor impacts, coal mine hazards, open space/park impacts, and the environmental review process. All of the issues above are currently being evaluated and reviewed by the City's technical review staff.

There is no schedule for a public hearing at this time. The hearing will be scheduled after staff have completed review and drafted the decision and recommendation. We anticipate a decision and recommendation for a public hearing in the fourth quarter of 2022 at latest. Notice of the decision and recommendation will be provided, consistent with noticing requirements in LUC 20.35 for process I and II decisions. The notice will be published 21 days prior to the public hearing that is scheduled.

Additional comments should be directed to the permit project manager listed below. Comments may also be provided during the public hearing either as written or oral comment.

Additional Information

The permit application materials include many technical studies. Reports include: traffic studies, coal mine hazard reports, geotechnical reports, wetland/stream critical area reports, etc. All these reports and proposed plans are available for public review via the city's record request at [DS Records](#).

Staff Contacts

Reilly Pittman, Acting Environmental Planning Manager, 425-452-4350, rpittman@bellevuewa.gov

DSD - 001750

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Okay thank you very much!

My questions are:

- 1.) What do you know about Isola homes proposal and the save coal creek movement?
- 2.) What are Isola homes presenting, building wise?
- 3.) When was the plot of land sold to Isola homes, or when did Isola homes buy the land?
- 4.) What can you divulge about the city's perspective on building in Coal Creek?
- 5.) How long has the proposed development been sitting waiting for development?
- 7.) How many signatures/how much attention does the save coal creek movement require for its voice to be heard?
- 8.) What would the build process look like if the area is to be developed?
 - Time?
 - Expenses?
 - Interruption to neighboring communities?
 - Natural land difficulties to work around? Potential for unstable ground from previous mining, etc.

Again, thank you very much for taking the time out of your schedule!

James Bridgeland
Bellevue Big Picture High School Sophomore
s-bridgelandj@bsd405.org
206-376-5649

From: Pittman, Reilly <RPittman@bellevuewa.gov>
Sent: Thursday, April 28, 2022 12:58 PM

DSD - 001751

To: Bridgeland, James W (Student) <s-bridgelandj@bsd405.org>

Cc: Smutny, Collette M (Student) <s-smutnyc@bsd405.org>; Johnson, Xen (Student) <s-johnsonxe@bsd405.org>

Subject: RE: Coal creek natural area questions-Need a land use planner

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi James,

The applications associated with this development proposal (16-143970-LK and 16-145946-LO), that is called the Park Pointe PUD, are still under review and no approval has been issued.

The planner currently assigned to this project is out of the office next week. I had this project for a brief period but unfortunately my time next week is extremely limited to the point that I don't have any free time to meet and this is our busiest time of year.

If you'd like to send me your questions I can try and answer them and if I have time I will try to meet with you.



Reilly Pittman

Acting Environmental Planning Manager

Development Services Department

425-452-4350

rpittman@bellevuewa.gov

Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: LandUseReview <LUZI@bellevuewa.gov>

Sent: Thursday, April 28, 2022 12:04 PM

To: Bridgeland, James W (Student) <s-bridgelandj@bsd405.org>; LandUseReview <LUZI@bellevuewa.gov>

Cc: Smutny, Collette M (Student) <s-smutnyc@bsd405.org>; Johnson, Xen (Student) <s-johnsonxe@bsd405.org>;

Pittman, Reilly <RPittman@bellevuewa.gov>

Subject: RE: Coal creek natural area questions-Need a land use planner

Hi James-

Reilly Pittman is the reviewer for this application (21-120487-LD). The Land Entitlement has been approved and construction permits issues. I have cc'd Reilly on this response.

Regards-

Leah Chulsky

Associate Planner

Development Services

425-452-6834

lchulsky@bellevuewa.gov

DSD - 001752

With the appearance of new cases of the COVID-19 virus in King County the Development Services is encouraging residents and customers to use online city resources at <https://bellevuewa.gov/city-government/departments/development>

From: Bridgeland, James W (Student) <s-bridgelandj@bsd405.org>
Sent: Thursday, April 28, 2022 11:50 AM
To: LandUseReview <LUZI@bellevuewa.gov>
Cc: Smutny, Collette M (Student) <s-smutnyc@bsd405.org>; Johnson, Xen (Student) <s-johnsonxe@bsd405.org>
Subject: Coal creek natural area questions-Need a land use planner

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

My name is James Bridgeland and I am a student at Bellevue Big Picture High School. I'm looking to meet with a land use planner that is familiar with the Coal Creek natural area and its plans for development (By Isola homes). If possible, I have a few questions I'd like to ask them as part of a school project about the save coal creek initiative from an impartial city perspective.

It'd be great if I could meet with them within the next week (before next Thursday), either in a video call or through email.

If this is not the right email address, please refer me to the correct person.

Thank you very much for your time,

James W. Bridgeland
Bellevue Big Picture school Sophomore
s-bridgelandj@bsd405.org
206-376-5649

Pittman, Reilly

From: Pittman, Reilly
Sent: Wednesday, April 27, 2022 9:29 AM
To: Rosen, Peter
Subject: FW: Please preserve the Coal Creek area

Follow Up Flag: Follow up
Flag Status: Completed

Forwarding comment for Park Pointe.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350

rpittman@bellevuewa.gov

Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: lyndavoigt@comcast.net <lyndavoigt@comcast.net>
Sent: Wednesday, April 27, 2022 9:24 AM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Please preserve the Coal Creek area

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Please pick preservation of the wildlife, mature trees and beautiful natural areas of Coal Creek over the Park Point PUD. It is such a beautiful piece of Bellevue and would be a great addition to Bellevue's natural areas. I have happy memories of hiking in the area, breathing in the fresh air, admiring the stately native trees and being surprised by the splash of color from a wildflower. I feel a wave of relaxation when I remember the peaceful quiet of the trail. I can no longer hike there because of age-related health issues, but I want my children and grandchildren (and future great grandchildren) to be able to do this. It is such a treasure to have a natural area that connects to parkland practically in our back yards. Please preserve it. Once it is gone, it is gone forever.

Thank you,
Lynda Voigt
Lyndavoigt@comcast.net

Pittman, Reilly

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Wednesday, April 20, 2022 9:35 PM
To: Rosen, Peter
Subject: RE: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

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Thank you.
I hope it does not occur, Coal Creek is irreplaceable.
Betsi Hummer

[Sent from Yahoo Mail on Android](#)

On Wed, Apr 20, 2022 at 3:31 PM, Rosen, Peter
<PRosen@bellevuewa.gov> wrote:

Ms. Hummer - Thank you for your comments. I'm assisting Reilly Pittman on the Park Pointe PUD permits. Your comments will be considered in the staff report and permit process. You will be listed as a party-of-record and receive notice of future public hearings or meetings for the Park Pointe PUD project.

Thank you.

Peter Rosen

Senior Environmental Planner

Development Services Department

425-452-6857

prosen@bellevuewa.gov



DSD - 001755

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Tuesday, March 22, 2022 6:41 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

March 22 2021

Betsi Hummer

14541 SE 26TH St

Bellevue WA 98007

Mr Pittman

Please put my name as a party of record opposing the Coal Creek housing development.

The riparian zone that Coal Creek has is irreplaceable.

Preservation is imperative.

Thank you

Betsi Hummer

[Sent from Yahoo Mail on Android](#)

Pittman, Reilly

From: Dana Kendrick <dana.kendrick1@gmail.com>
Sent: Sunday, April 10, 2022 10:55 AM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL (16)

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Pittman,

I would like to be a party of record for my opposition of the proposed Isola development along Lakemont Boulevard.

I have spent all 23 years of my life living in the same house about 1.5 miles away from this property and I have appreciated its rural quaintness even from a young age. Where else in this part of Bellevue can you find a historic barn and pasture almost entirely surrounded by nature? I have seen bears cross the road here. I love walking at the Red Town Trailhead. I've read up on Milt Swanson (the previous property owner) and I wish I could have met him. His house is over 100 years old, built for the miners that lived there. Isn't history important? Isn't nature important? It just doesn't make any sense to me that we are facing threats like global warming and the erasure of history and yet developments like this are still planned when they are obviously harmful to the environment. Please consider these factors - it would be a real win for the city and citizens of Bellevue if this property is saved.

Thank you.

Dana Kendrick

13825 SE 60th St
Bellevue, WA 98006

--

-Dana Kendrick

Pittman, Reilly

From: S. Williams <swilliams453@yahoo.com>
Sent: Wednesday, April 6, 2022 11:35 AM
To: Pittman, Reilly
Subject: Drill & Fill mine under Lakemont Blvd.
Attachments: No. 4 Air Shaft - Final Construction Report - 1-18-02.pdf; SCC - town.mines finger at hs.#180.JPG

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

re: Isola PUD application, 16-143970-LK, 16-145946-LO, 10-121109-LL

Attached find engineering reports and photographs of 'repairs' to Lakemont Blvd. for a mine shaft which also has extensions under the Isola PUD site. Three different coal mines had tunnels and excavated 'rooms' under the PUD site starting as early as 1868. The Number 3 "Coal Creek" mine caught fire in 1894, and in spite of the creek being diverted into the shaft, the fire could not be put out. This raises concerns about new construction there, as well as far more disruptions to traffic on Lakemont Blvd. that would be caused by construction of new sewer & water lines for the PUD. Please consider this material and add it to the official record. Note that I ask to be made a Party of Record.

Thank You, Steven R. Williams



SEATTLE FILE COPY

January 18, 2002

Anchorage

U.S. Department of the Interior
Office of Surface Mining
1999 Broadway, Suite 3320
Denver, Colorado 80202

Boston

**Re: Final Construction Report
No. 4 Air Shaft Reclamation Project
Newcastle, Washington
4382-93**

Denver

Dear Ms. Kaldenbach:

Edmonds

The coal mine feature addressed herein was identified in 1998 for priority hazard abatement. Mitigation of the abandoned mine hazard at the above-referenced site was completed in July and August 2001, by PC Exploration, Inc. This letter report summarizes the mine hazard, work accomplished, problems encountered, and the significant variances from the project plans and specifications during construction. This work was conducted on behalf of the U.S. Department of the Interior, Office of Surface Mining (OSM) in accordance with our Contract No. 1438-53-CTS-14006.

Eureka

The Contractor's work was documented in our daily reports as it was accomplished. Table 1 lists the general sequence of work, and Table 2 presents a summary of the bid quantities and corresponding final costs. A Vicinity Map is shown on Figure 1, and as-built drawings of the Grout Hole Plan and Cross Section, from the contract plans, are shown on Figures 2 and 3. Appendix A contains a photographic record of construction activities. Attachment 1 presents the modified grout mix.

Jersey City

Juneau

PROJECT BACKGROUND

Long Beach

The abandoned coal mine feature addressed herein is located beneath Lakemont Boulevard SE near its intersection with Newcastle Coal Creek Road. The site is near the Town of Newcastle, Washington, in King County, and adjacent to the entrance to Cougar Mountain Regional Wildland Park.

Portland

Seattle



U.S. Office of Surface Mining
January 18, 2002

4382-93
Page 2

Reclamation included grout filling of one abandoned coal mine feature; a mine-related air shaft. A portion of the sloping air shaft extended beneath Lakemont Boulevard, which is a well traveled county road. Previously conducted exploratory drilling revealed voids and areas of disturbed debris (i.e., fill and/or collapsed material) within the area of the air shaft. At the time of our work, the shaft was not open at the road surface.

The mine hazard reclamation work was described in the Construction Specifications issued for bid by OSM on April 9, 2001. Bids were opened on May 8, 2001, and the contract was awarded to PC Exploration, Inc. of Rocklin, California. Construction began on July 18, 2001.

CONSTRUCTION METHODS

Reclamation of the No. 4 Air Shaft was accomplished by filling a finite segment of it with grout. Grout was placed through existing boreholes, that were redrilled by the Contractor, as well as through new drill holes. The contractor utilized two drill rigs equipped with hollow-stem auger and conducted sampling by standard penetration test (SPT) methods. Extra drill footage was included in the overall quantity estimate presented in bid document. This extra footage was used to drill "verification holes" after grouting to confirm the extent of fill or potential voids in the shallow area.

Grout was pumped under pressure into the boreholes to fill open voids and compact voids filled with collapsed material or sloughed debris (fill). The contract documents specified two different grout mixes to be used; however, only Grout Mix No. 1 was determined to be needed (see discussion in the **VARIANCES FROM PLANS AND SPECIFICATIONS** section). The sequence of grouting generally progressed from the lower portion of the shaft first, moving upward. The Contractor preferred to have as many holes drilled and open at any one time as possible, to maximize efficiency when placing grout and to minimize waste when subsurface voids were smaller than anticipated. Prior to placing any orders for grout, the Contractor and OSM's on-site representative discussed and agreed to the amount of grout to order.

The Contractor provided temporary closure over most of the drill holes by using 3/8-inch-thick steel plates, 2 feet square, welded to a 3-foot-long pipe that was inserted into the drill hole. On several occasions the Contractor placed asphalt cold patch around the steel plates. For several temporary hole closures, the Contractor reused steel plates from existing boreholes that were recessed several inches down the borehole. Asphalt cold patch was placed over the plate to match the surrounding pavement. Upon final abandonment, the drill holes were backfilled with grout and asphalt patch was placed over the top.



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January 18, 2002

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During grouting the Contractor monitored elevations on the pavement, near the injection hole, using a "manometer" (water-filled tube). The Contractor attached one end to a point near the grout injection hole and marked the water level prior to grouting so that it was easily monitored during grout placement. OSM's on-site representative also conducted independent optical survey monitoring during all grouting operations. No changes in elevation were recorded by either survey system during grouting.

Traffic control was provided by the Contractor as part of the contract. Concrete waste and drill cuttings were stockpiled by the Contractor and removed by King County Department of Transportation, Road Services Division when the work was complete. Final regrading of the stockpile area was also accomplished by King County.

PROBLEMS ENCOUNTERED DURING CONSTRUCTION

Several minor problems arose during construction; however, the difficulties that were encountered were managed without significant delays.

Grouting

Grout Mix Design

After pumping several cubic yards of grout (Grout Mix No. 1) in the first two drill holes, the Contractor reported that the grout mix was too difficult to pump. The Contractor requested that the mix be modified so that it could be pumped more readily. The Contractor met with the batch plant personnel and ordered two trial loads of a proposed modified grout which contained increased cement and fly ash content and less sand than the original mix. The modified mix was pumped more readily than the original mix. The modified mix design, which was used during the remainder of the project, is included as Attachment 1.

Grout Injection Pressure

As specified, the Contractor installed the pressure gage at the top of the casing past the elbow. The first gage installed, however, had a maximum range of 600 pounds per square inch (psi). Changes in pressure while injecting grout were not noticed on this gage. When discussed with the Contractor, he noted that he relied on the hydraulic pressure values at the concrete pump and felt his extensive background in grouting provided a better measure of actual pressure, than the gage attached to the grout line. Upon our request, however, the Contractor did install a gage with a much lower maximum range of 200 psi. This gage



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yielded more credible pressure values, as long as it was cleaned out periodically. The addition of oil as a buffer between the gage and the grout did not appear to affect the pressure readings, and was preferred by the Contractor.

Drilling

Drilling under Overhead Power Lines

While drilling HC-202 (located in the northbound lane), with the A-400 drill rig, the drillers were notified by Puget Sound Energy that they were in violation of the 10-foot required clearance from the overhead power lines. The drillers stopped work with the A-400 rig, and finished drilling with the Mobile B-61 drill rig, with the mast down.

Boring HC-212

While drilling HC-212, the auger became stuck at a depth of 62.5 feet. The subsurface material consisted of very dense sand and the drilling was very slow. Inspection of the auger once it was freed and removed, revealed that the bottom 15 feet were damaged and bent. This could have been caused by a cobble or boulder present in/adjacent to the borehole. The Contractor reported that the driller would not continue to drill this hole, as there was a high risk that the auger would become stuck again. OSM agreed to terminate the boring at this depth and determined that it would not be necessary to spend the time and cost to redrill this hole for several reasons:

- 1) The hole was originally intended only as a verification hole. Open voids were not present in the neighboring borings, HC-203 and HC-106, which were located only approximately 7 feet away. The amount of grout placed in those holes appeared substantial enough to consolidate the area between the holes.
- 2) Because of the significant extent of, and the dense nature of the overburden above the shaft at this location, propagation of any possible voids to the surface would be unlikely. The material would likely provide adequate bridging over potential areas of loose fill or small voids, *if* present.

Injection of grout was attempted in this boring, but did not result in a significant volume take.



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Temporary Hole Closure

The temporary hole cover placed in HC-208 at the end of the day on July 31, 2001, apparently came out of the hole sometime during that evening or night. The steel hole cover, as described above in the **CONSTRUCTION METHODS** section, reportedly caused damage to a boat trailer and reportedly caused a flat tire to at least one vehicle. King County Department of Transportation (DOT) was made aware of the situation, and the Contractor handled the associated claims. It was unknown exactly how the steel hole cover came out of the hole, as the Contractor and DOT have reportedly used this or similar style hole covers many times before on other projects.

VARIANCES FROM PLANS AND SPECIFICATIONS

With approval of OSM, several variances from the plans and specifications were made during construction. Significant changes are discussed below.

- Grout Mix No. 2, a relatively thick mix that was specified to build intermittent grout pillars was not used. The conditions encountered in many of the new drill holes (HC-201, HC-202, HC-203) consisted of disturbed material (fill debris and/or sloughed/collapsed material) rather than open void space. Because of the extent of the disturbed material, and because the grout was injected in stages allowing deeper portions to set first, grout pillars placed from Mix No. 2 were not needed.
- A modified Grout Mix No. 1 was proposed by the Contractor and approved by OSM, as discussed above in the **PROBLEMS ENCOUNTERED DURING CONSTRUCTION** section. The revised mix is presented as Attachment 1.
- The overall total volume of grout placed was significantly lower than that estimated in the bid document. This was because conditions encountered in the air shaft consisted of a greater extent of fill/caved material versus open void as originally estimated.

CLOSING

Except for the problems and changes noted, construction was generally completed in accordance with the plans and specifications. Hart Crowser accomplished our observations and prepared our reports for the exclusive use of the U.S. Department of the Interior, Office of Surface Mining, for the specific subject site. We performed our work in accordance with



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January 18, 2002

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engineering practices generally accepted for the nature and conditions of the work completed, in the same or similar localities, at the time the work was performed. No other warranty, express or implied, is made.

We appreciate the opportunity to work for OSM on this project. Please call if you have any questions regarding this report or other aspects of the project.

Sincerely,

HART CROWSER, INC.

AMY J. JONES, P.E.

Project Geotechnical Engineer

J. JEFFREY WAGNER, P.E.

Principal, Project Manager

Attachments:

- Table 1 - General Sequence of Work
- Table 2 - Summary of Bid Items and Cost
- Figure 1 - Vicinity Map
- Figure 2 - Grout Hole Plan
- Figure 3 - Grout Hole Cross Section
- Appendix A - Construction Photographs
- Attachment 1 - Grout Mix Design

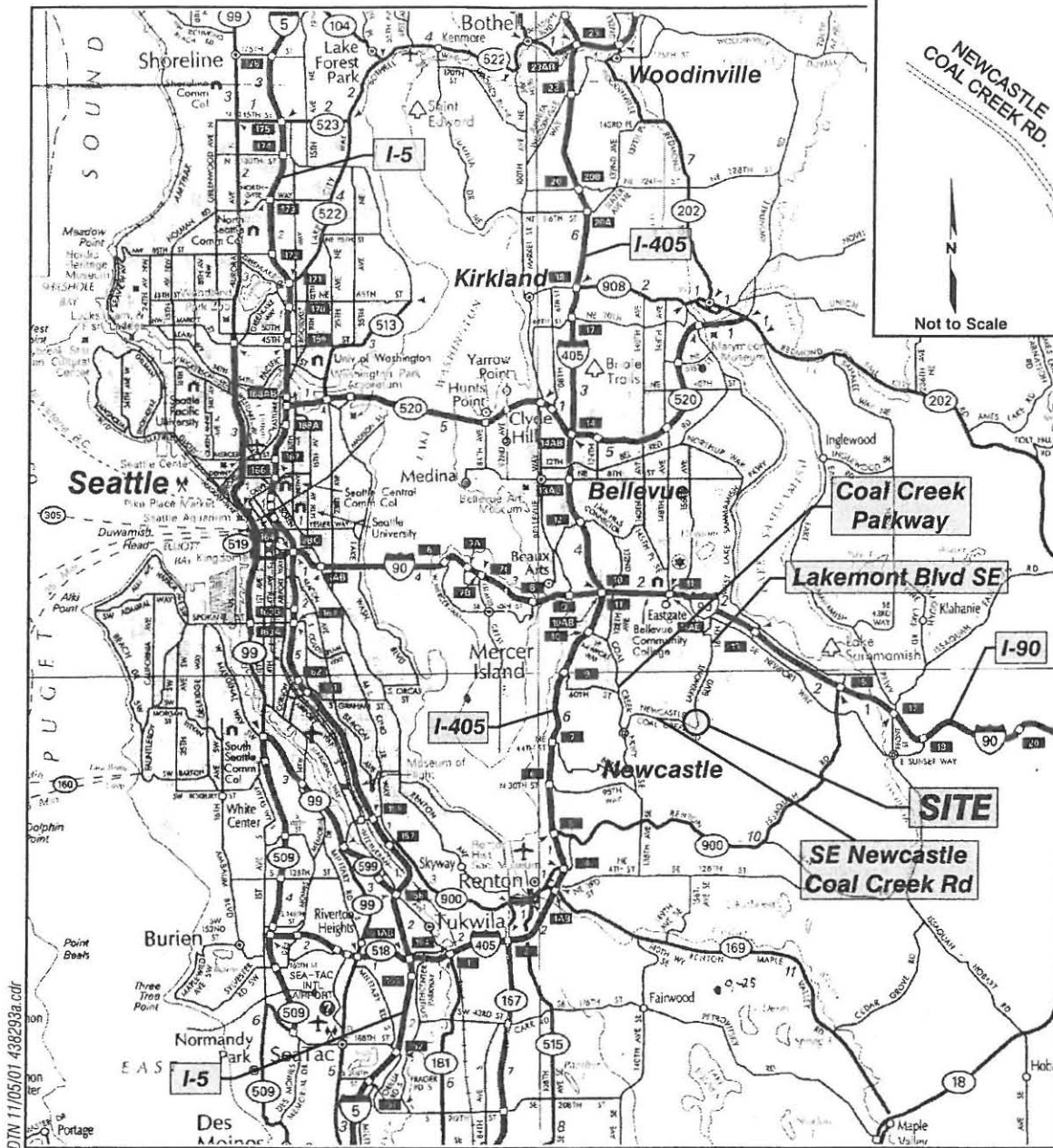
Table 1 – General Sequence of Work

Date	Activity
4/24/01	Pre-bid meeting.
7/11/01	On-site pre-construction meeting.
7/16/01	Contractor begins mobilizing crew and equipment from California.
7/18/10	Notice to proceed. Contractor completes utility check and begins work on-site. Contractor begins drilling.
7/25/01	First stage of grout placement. Contractor proposed modified Grout Mix No. 1.
7/26 - 8/3/01	Sequenced drilling and grouting performed.
8/3/01	Final verification holes and grouting complete, per OSM's satisfaction. Contractor demobilizes.
8/8/01	Drill cuttings and concrete waste removed by King County. Final site walk though with Contractor and Cougar Mountain Park representative (King County).

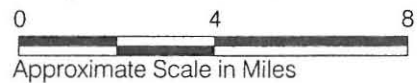
DSD - 001765

Table 2 – Summary of Bid Items and Cost

Item Description	Units	Unit Price	Estimated Quantity	Bid Cost per Estimated Quantity	Actual Quantity	Cost per Actual Quantity
<u>ORIGINAL BID ITEMS</u>						
1 Mobilization	LS	\$9,500.00	1	\$9,500.00	1	\$9,500.00
2 Drill Hole Set-up	Each	\$258.20	17	\$4,389.00	22	\$5,680.40
3 New Drilling	FT	\$37.50	550	\$20,625.00	535	\$20,062.50
4 Redrilling Existing Holes	FT	\$35.50	300	\$10,650.00	294	\$10,437.00
5 Standard Penetration Tests Samples	Each	\$103.35	55	\$5,684.25	52	\$5,374.20
6 Placement of Grout to Form Grout Pillars	CY	\$218.65	20	\$4,373.00	0	\$0
7 Placement of Grout to Fill Subsurface Voids	CY	\$134.65	250	\$33,662.50	150	\$20,197.50
8 Additional Grout Set-up	Each	\$567.00	4	\$2,268.00	2	\$1,134.00
9 Demobilization	LS	\$6,230.00	1	\$6,230.00	1	\$6,230.00
Total				\$97,382.15		\$78,615.60
<u>NEW ITEMS ADDED DURING CONSTRUCTION</u>						
10 Sanican	LS	\$146.05	-	-	1	\$146.05
11 Additional Cost for Modified Grout Mix	CY	\$2.56	-	-	150	\$384.00
Total Additions						\$530.05
Total Project Cost						\$79,145.65

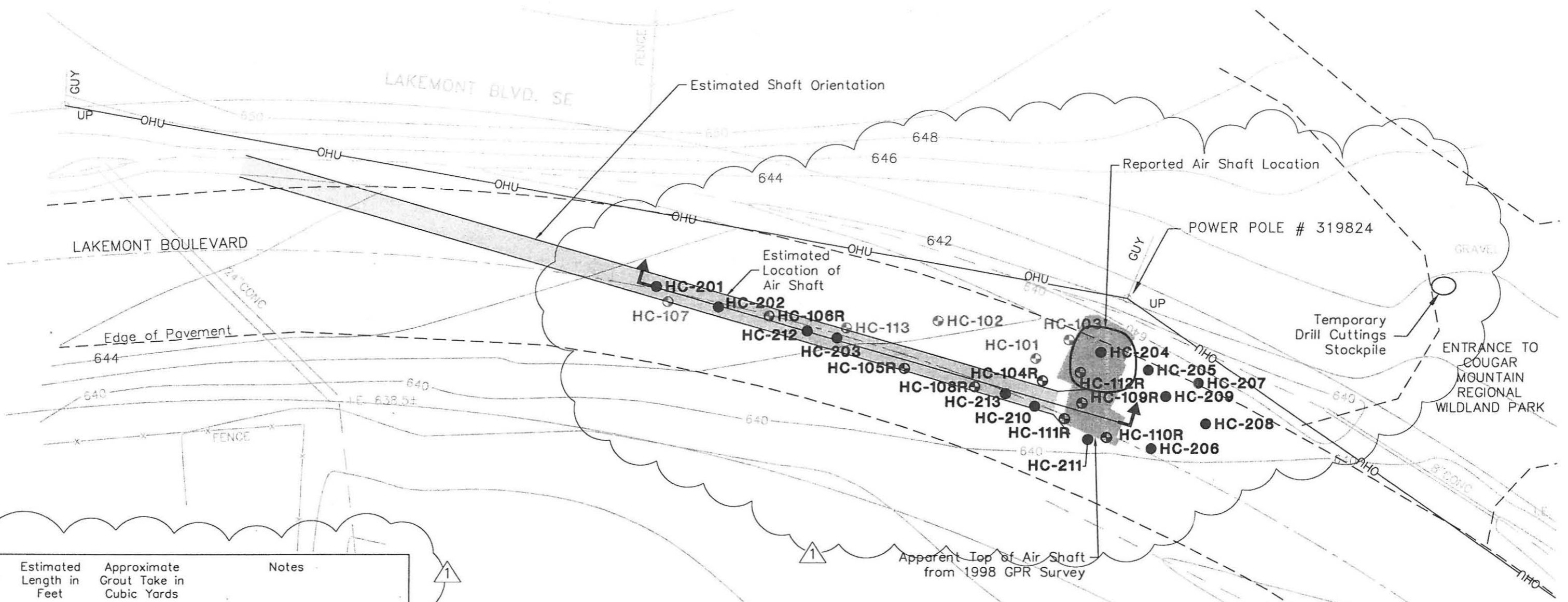


- Notes:
- 1) Site is located in T24N, R5E, Section 26.
 - 2) Site location detail from drawing titled, "Topographic Survey, Entrance Coal Creek Park, Newcastle Coal Creek", by Hugh G. Goldsmith & Associates, Inc., dated 3/19/98.



REVISIONS				
SYMBOL	ZONE	DESCRIPTION	DATE	BY
 HARTCROWSER <small>EARTH AND ENVIRONMENTAL TECHNOLOGIES</small>		U.S. DEPARTMENT OF INTERIOR OFFICE OF SURFACE MINING		
NO. 4 AIR SHAFT RECLAMATION VICINITY MAP				
KING COUNTY			WASHINGTON	
SIZE A	DRAWN BY D. NGUYEN	DATE: 05 NOVEMBER 01	JOB NO J- 4382-93	
DSGN	A.J. JONES	APP'D: J. WAGNER	FIGURE 1	

HEL 11/07/01 1=20 charlie.pc2 4.3829.301



Drill Plan

Boring Number	Estimated Length in Feet	Approximate Grout Take in Cubic Yards	Notes
New Borings			
HC-201	112.5	3.75	
HC-202	97.5	1.25	
HC-203	67.5	9	
HC-204	26	<0.5	Verification Hole
HC-205	15	<0.5	Verification Hole
HC-206	19	0	
HC-207	15	<0.5	Verification Hole
HC-208	10	<0.5	Verification Hole
HC-209	20	<0.5	Verification Hole
HC-210	35	6	
HC-211	20	0.5	Verification Hole
HC-212	62.5	0.9	Verification Hole
HC-213	35	0.6	Verification Hole
Existing Borings That Were Redrilled			
HC-104R	23	0.5	
HC-105R	46	32	
HC-106R	85	11.25	
HC-108R	38	27.3	
HC-109R	29	22.7	Large Void Visible. Connected to 111R
HC-110R	18	<0.5	
HC-111R	24	0.25	
HC-112R	6	0.75	

All holes were drilled at 90 degree inclination from horizontal.

1

1

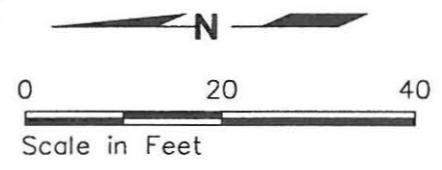
— Anomalous Area from 1999 GPR Survey

⚡ Power Pole

⊙ HC-107R Redrilled Boring Number and Approximate Location.

↑↑ Subsurface Cross Section Location (see Figure 2)

● HC-201 New Boring Number and Approximate Location



Notes:

- 1) Base map prepared from drawing provided by Golder Associates entitled "Geophysical Survey Plan Showing Anomalous Areas", dated April 3, 1998 as modified from drawing titled "Topographic Survey, Entrance Coal Creek Park, Newcastle Coal Creek", by Hugh G. Goldsmith & Associates, Inc., dated March 19, 1998.
- 2) Locations of proposed borings are approximate and will be confirmed in the field by OSM rep.
- 3) Steel plates are present beneath pavement patches in existing borings.



REVISIONS				
SYMBOL	ZONE	DESCRIPTION	DATE	BY
△		AS-BUILT INFORMATION ADDED	10/01	AJJ

HARTCROWSER
EARTH AND ENVIRONMENTAL TECHNOLOGIES

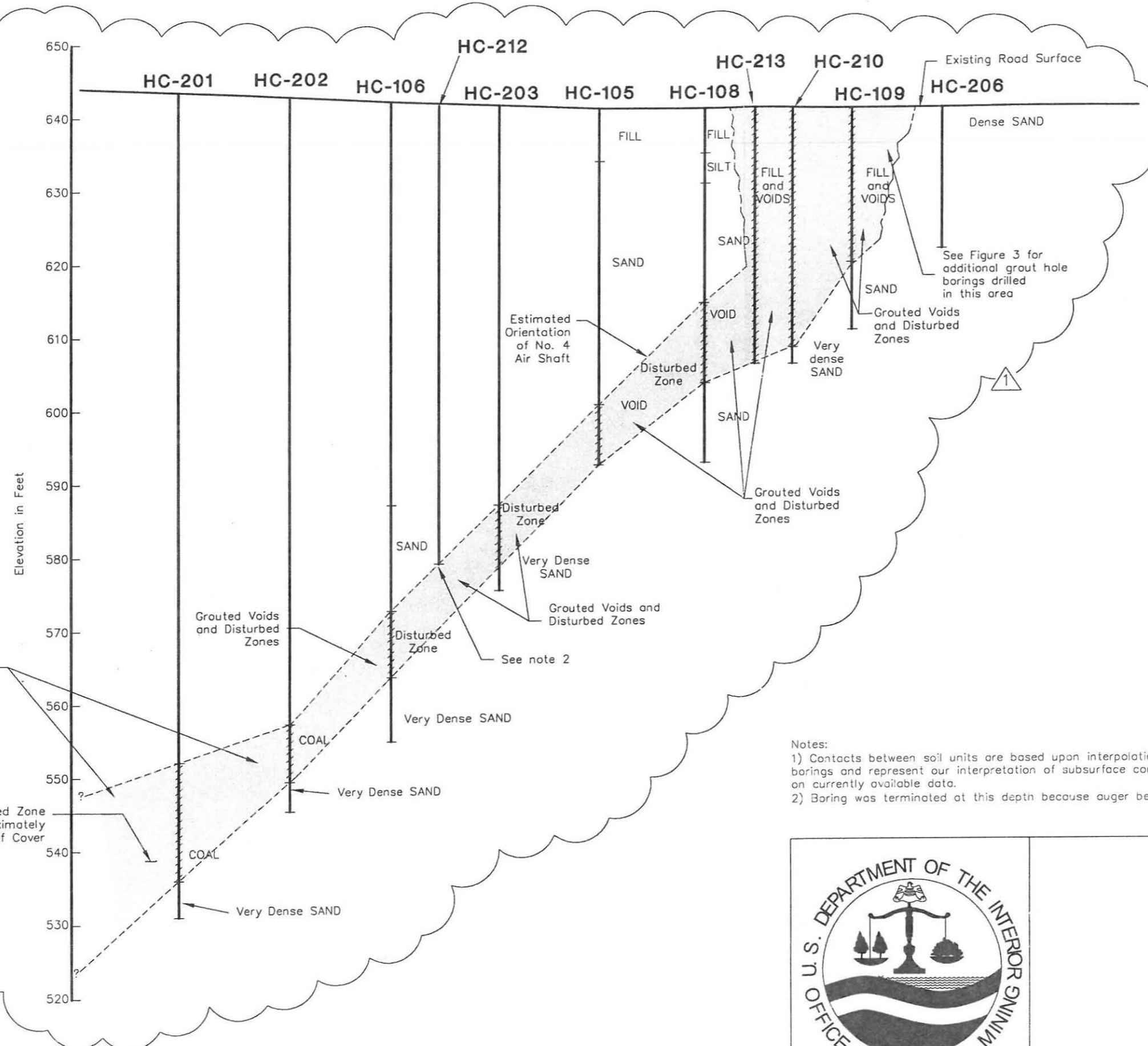
U.S. DEPARTMENT OF INTERIOR
OFFICE OF SURFACE MINING

NO. 4 AIR SHAFT RECLAMATION

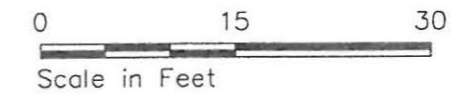
GROUT HOLE PLAN

KING COUNTY WASHINGTON

SIZE	DRAWN BY	DATE	JOB NO.
B	D. NGUYEN	05 NOVEMBER 01	J-4382-93
DSGN.	A.L. JONES	APPD.	J. WAGNER
			FIGURE 2



HC-104 Grout Hole Number
 Grout Hole Location
 Grout Injection Zone



- Notes:
 1) Contacts between soil units are based upon interpolation between borings and represent our interpretation of subsurface conditions based on currently available data.
 2) Boring was terminated at this depth because auger became stuck.



REVISIONS				
SYMBOL	ZONE	DESCRIPTION	DATE	BY
△		AS-BUILT INFORMATION ADDED	10/01	AJJ

HARTCROWSER
 EARTH AND ENVIRONMENTAL TECHNOLOGIES

U.S. DEPARTMENT OF INTERIOR
 OFFICE OF SURFACE MINING

NO. 4 AIR SHAFT RECLAMATION

GROUT HOLE CROSS SECTION

KING COUNTY WASHINGTON

SIZE B	DRAWN BY D. NGUYEN	DATE 05 NOVEMBER 01	JOB NO. J-4382-93
DSGN. A.L.JONES	APPD. J. WAGNER	FIGURE 3	

**APPENDIX A
CONSTRUCTION PHOTOGRAPHS**



Photograph 1 - Overview of project site on Lakemont Boulevard, looking north. Entrance to Cougar Mountain Park in foreground.



Photograph 2 - Looking south. Drilling in northbound lane.



Photograph 3 - Looking north. Drilling in southbound lane with two drill rigs (Mobile B-61 in front of A-400).



Photograph 4 - Grout placement. Looking northwest. OSM optical survey monitoring setup in foreground.



Photograph 5 - Close up of grout injection through drilled hole. Contractor ground monitoring "manometer" is visible attached to right-most outrigger.



Photograph 6 - Daily clean up. Hole cover plates in place.



Photograph 7 - Patching drill holes.



Photograph 8 - Patched drill hole and steel plate hole cover prior to placement.



Photograph 9 - Damaged plate.



Photograph 10 - Drill cutting stockpile and concrete waste clean out area.



Photograph 11 - Contractor staging area.

**ATTACHMENT 1
GROUT MIX DESIGN**

DSD - 001777



STONEWAY CONCRETE

MIX ID : 2051 [] CONCRETE MIX DESIGN 1000 PSI 07/25/01

CONTRACTOR : P C Exploration, Inc.
PROJECT : Newcastle / Coal Creek #4 Reclamation
SOURCE OF CONCRETE : Plant #11 Seattle
CONSTRUCTION TYPE : Pumpable Lean Mix

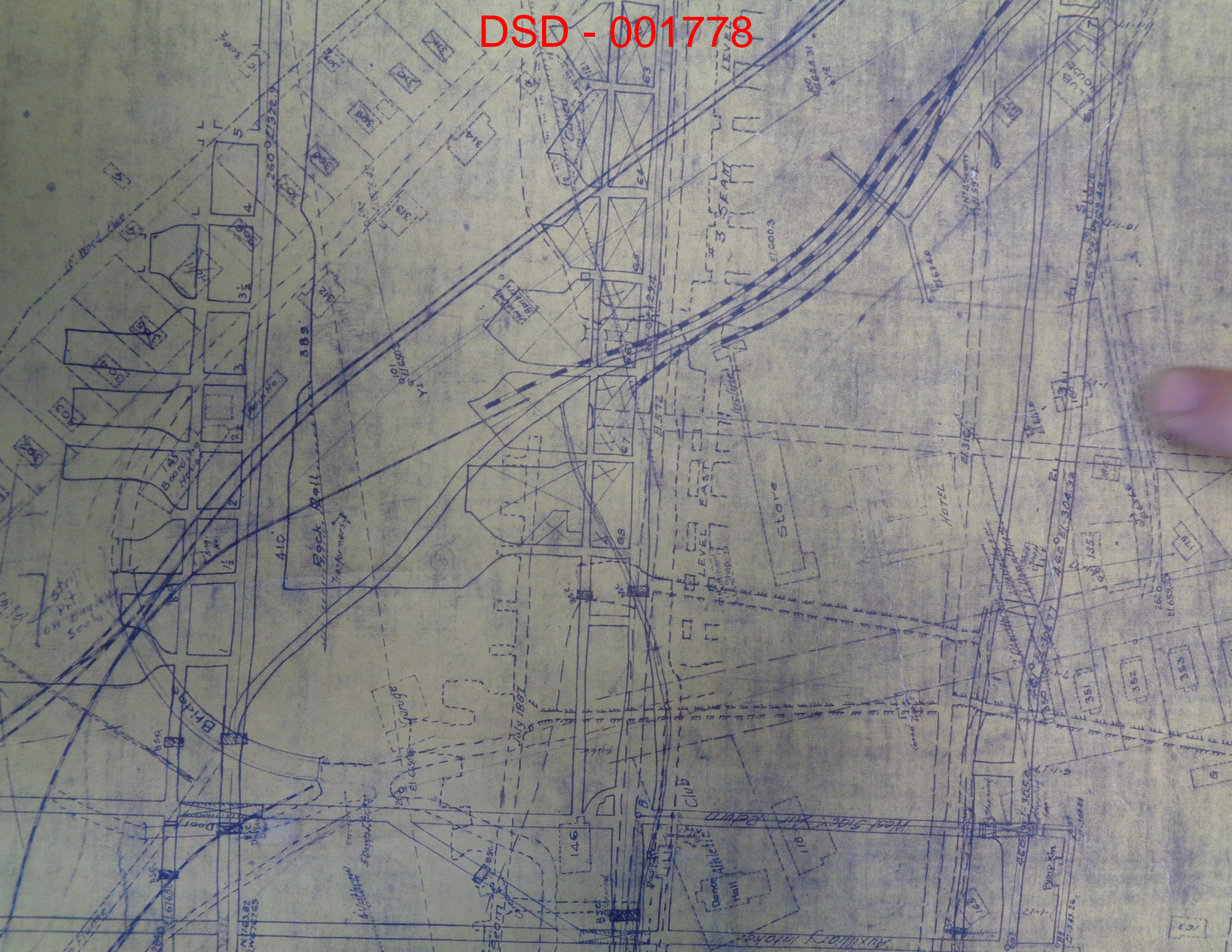
WEIGHTS PER CUBIC YARD (SATURATED, SURFACE-DRY)

Table with 3 columns: Material, Weight (LB), and Yield (CU FT). Rows include Ashgrove Type I-II, ISG Resources Fly Ash, CDF Sand, WATER, TOTAL AIR, and a TOTAL row. Includes a crossed-out row for Masterbuilders 100XR.

Contractor must order 100XR retarder for it to be in each load.

PREPARED BY :
Maser Brown
Maser Brown

DSD - 001778



Pittman, Reilly

From: Anne Lapora <ajlapora@msn.com>
Sent: Wednesday, April 6, 2022 12:07 AM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Acting Planning Manager Pittman:

I would like to be a party of record in stating my opposition to the proposed housing development referenced above. The area contains a large part of the history of the Eastside, one that will be turned under if this development is allowed to proceed. Much has gone into restoring the salmon to Coal Creek and the watershed, why abandon that important work now? It was important when the work started and it's more important now.

Bellevue should be looking to preserve and improve the many nature trails scattered throughout that include Coal Creek Natural Area and Cougar Mountain Regional Wildland Parks. That's something the city should take pride in - preserving nature - not turning it over to developers.

If the pandemic taught us anything it's that we need the outdoors, we need the trees, we need the wildlife, we need the fresh air. Please don't let this proposed development proceed.

Respectfully,

AJ Lapora
4733 146th Place SE
Bellevue, WA 98006

- **Email:** Reilly Pittman, Acting Planning Manager, Bellevue Development Services, at rpittman@bellevuewa.gov
- **Subject:** Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL
- **Content:** Start by saying you would like to be a "party of record" and that you oppose this housing development. Short and sweet is good, but great to include your own experiences, emotions, critters, hiking, and general connection with nature. Let the city know why Milt's historic homestead and the Coal Creek watershed is the wrong place for 35 new homes. Include your home address at the end of the letter.
- **Please send in your comment letters by April 4th.**

Pittman, Reilly

From: Charles McCrone <director@issaquahlessons.com>
Sent: Friday, April 1, 2022 12:25 PM
To: Pittman, Reilly
Subject: Please reject The Park Pointe development adjacent to Cougar Mt and Coal Creek Parks

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

I'm writing as former Cougar Mountain Advocate for the Issaquah Alps Trails Club and a longtime hiker and resident of the area.

The Red Town / Coal Creek area is a still extant testimony to King County history, from the many coal mining artifacts in both parks to the hotel foundation in the field north of Coal Creek park to the home of Milt Swanson. There is development on a huge portion of Cougar Mountain and surrounds; we don't need development right here, intruding on a special historical area.

The Red Town area is a place for residents and schoolchildren to appreciate our history. Given the scale of nearby development it is actually an amazing treasure that the area right around Coal Creek Park is as free of the visual intrusion of megalopolis as it is. Let's keep it that way. There is no reason to sacrifice what we currently have.

Thanks you for your consideration,

Charles McCrone
Issaquah

Pittman, Reilly

From: Leslee Jaquette <lesleejaquette3@gmail.com>
Sent: Friday, April 1, 2022 7:37 AM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-L

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Reilly Pittman
Acting Planning Manager
Bellevue Dept Services

Re: Permit 3s 16-143970-LK; 16-145946-LO; 10-121109-LL

Dear Reilly Pittman:

Please register me as a “party of record” and note that I am opposed to this housing development. Milt’s historic homestead and the Coal Creek watershed are amazing natural resources and add greatly to the economic and personal quality of life of Bellevue.

In this day of global warming, residents of Bellevue and greater King County will benefit much more from elegant natural spaces close-to-home than a development that caters to a few people with large pocketbooks.

Personally, I have owned a home in Bellevue since 1979. I have always valued and been grateful for the fact that I live in Bellevue, “The city in a park.” I have always found solace and recreation in the parks, wetlands, and forested areas and believe them to be our city’s most important features.

Now in my early and very active 70s, I continue to use the parks and hiking areas on a weekly basis. We need these spaces to continue to offer the quality of life and healthy community that make Bellevue distinctive.

Please oppose this development. WE do not need 35 more homes. Instead, WE DO NEED to preserve our heritage and natural spaces for everyone!

Thank you and please contact me if you have any questions.

Leslee Jaquette
71 158th PL SE
Bellevue, WA 98008
425-746-9198
[Lesleejaquette3@gmail.com](mailto:lesleejaquette3@gmail.com)

Pittman, Reilly

From: Doug Wiviott <doug@rainieros.com>
Sent: Sunday, March 27, 2022 4:35 PM
To: Pittman, Reilly
Cc: marciawiv@gmail.com
Subject: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Pittman,

Please be advised that my wife and I would like to be a "party of record" on the above subject and that we strongly oppose this housing development, as do all of our neighbors in the Newcastle Reserve. This property holds many fond memories for our family, and it should be left natural for our children and grandchildren to experience hiking and nature the way we have over the years. This property has a lot of historical significance and is the home to a lot of wildlife as well. Milt's historic homestead and the Coal Creek watershed is the wrong place for 35 new homes.in fact it is the wrong place for any new homes...period.

Please keep us advised of any new hearing on the future of this unique property.

Thank you...

Doug and Marcia Wiviott
8115 155th Ave SE
Newcastle, WA 98059
425-941-8763

Doug Wiviott
Director, International Business Development Rainier Overseas Movers, Inc.
7003 132ND PL SE - STE. 200
NEWCASTLE, WA 98059
Direct line: 425-336-4071
Toll free 800-426-9928 extn 220
Local 425-277-6000 extn 220
Fax 425-643-0448
Please visit us today at WWW.RAINIEROS.COM

Pittman, Reilly

From: Kristina Weir <khweir@hotmail.com>
Sent: Saturday, March 26, 2022 7:32 PM
To: Pittman, Reilly
Subject: Park Pointe Planned Development: file No 19-1211090--LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

We would like to be a "party of record" and we oppose this housing development. We have hiked the Coal Creek area and have learned a lot about the history of the Coal Creek mines. We also heard Milt Swanson speak at Newcastle Historical Society years ago. We need this acreage to add to the Coal Creek Park.

Kristi and Tom Weir
4639 133rd Ave SE
Bellevue WA 98006

Pittman, Reilly

From: Dana Gaddy <danag329@msn.com>
Sent: Friday, March 25, 2022 4:30 PM
To: Pittman, Reilly
Cc: Randy Gaddy (ICE); Colin Gaddy
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr. Reilly Pittman,

We expect a public hearing on the Isola development proposal some time after April 1st. We should already be a party of record, but if not, please include us so that we know when a proposal is near.

We live across the street from the proposed development, and we have quite a few issues with putting 35 homes on this unique 12.5 acre site. We hike on both Cougar Mountain Regional Wildland Park and Coal Creek Natural Area. Milt Swanson, the previous owner, was a dear friend and neighbor for 30 years before his passing. We know it was his wish to preserve his land for future generations to enjoy the rich coal mining history. He was a history buff and a naturalist. We have seen bear, coyote, deer, bobcat, cougar, bats, and many of type of birdlife, including eagles, hawks and owls. Because of the location of the two parks adjoining the property, the wildlife corridor would be destroyed, as it cuts right through the property.

There's also the issue of coal mine shafts that run underneath the whole area. We have three homes on the east side of Lakemont Blvd. SE that use well water and septic tanks, and we are more than concerned with what a large development would do to our water table and quality of our drinking water. We are also very concerned with the amount of traffic that this development would no doubt bring into this area. There are no bus lines, bike lanes, or convenient shopping within walking distance.

We have been residents for the last 38 years. We raised our son Colin here, who loved these woods, also. We are aware that other people that like to hike and observe the wildlife here feel the same way we do. We have a petition of over 4000 concerned citizens. This number grows by the day.

Thank you for hearing our concerns.

Randy and Dana Gaddy
7242 Lakemont Blvd. SE
Bellevue, WA 98006

Sent from [Mail](#) for Windows

Pittman, Reilly

From: Annemarie Roche <annemarie@theproductionagency.net>
Sent: Thursday, March 24, 2022 1:43 PM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello - I would like to be a party of record for opposition to this housing development. Newcastle is being lost and will be completely developed if we don't make space for the nature that has been there long before us.

Bellevue in general is losing its appeal as it becomes overcrowded. This particular site would be awful for homes. The street itself has no infrastructure for sidewalks or any type of walking to get to this site. Its on a busy and blind corner. It sits right next to walking / hiking trails, waterfalls and some of the most gorgeous forest we have left in Bellevue.

Milt's historic homestead and the Coal Creek watershed is the wrong place for 35 new homes. The property itself deserves to be enjoyed by the local community and the history shared for generations to come, not torn down and concreted over. I have lived in Newcastle and Somerset since I was a child and it is virtually unrecognizable.

We hike and explore these areas frequently and will be crushed if they are destroyed and turned into a money making machine that Bellvue solely focused on.

Be our champion for the waterfalls and trees and help preserve, not destroy our backyard.

Thanks so much for your time and attention,

Annemarie Roche / Newcastle Resident
206-419-2373
13404 Newcastle Commons Drive
Newcastle, WA 98059

Annemarie Roche / VP Operations
design / build strategize / execute

CELL / 206.419.2373

USA / www.theproductionagency.net

CAN / www.productioncanada.com

SOCIAL / [@TheProductionAgency](https://www.instagram.com/TheProductionAgency)

SEA / YVR / YYC / YYZ

Pittman, Reilly

From: Leslie Geller <lesliegeller@gmail.com>
Sent: Thursday, March 24, 2022 1:16 PM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Reilly,

I would like to be a party of record for the project indicated in this email's Subject.

I oppose this housing development. I have greatly enjoyed walking the trails that cross through this area. It is wonderful to have this dedicated natural area so close to Bellevue residential neighborhoods (I live in Eastgate).

Thank you,

Leslie
Leslie Geller
15102 SE 43rd St.
Bellevue, 98006
lesliegeller@gmail.com

Pittman, Reilly

From: Annette Miller <annettelynmiller@yahoo.com>
Sent: Wednesday, March 23, 2022 11:16 PM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

I am writing this email to say that I would like to be a "party of record" and I strongly oppose this housing development.

I grew up just down the hill in the Eastgate part of Bellevue and currently live in Newcastle so I often drive past this site to visit my mom. This proposed development is NOT in the best interest of the community or nature/wildlife. The curve near this site is dangerous enough for hikers and wildlife as drivers often speed along this road, adding more cars will only compound the problem. I have personally witnessed many deer in the area grazing and crossing the road. What we need is a safer wildlife and pedestrian corridor and more parking for a very popular hiking destination that is used by locals and many other king county residents. I love hiking here- please help us protect this treasured and historically important land!

Sincerely,

Annette Miller
206-850-3977
12932 SE 95th Way
Newcastle, WA 98056

Pittman, Reilly

From: Debbie Roberts <robertsdebbie00@gmail.com>
Sent: Tuesday, March 22, 2022 9:05 PM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To Whom It May Concern:

I would like to be a party of record, who opposes this housing development. Milt's historic homestead and the Coal Creek watershed is the wrong place for 35 new homes.

I live at 16617 SE 46th St, Bellevue, WA 98006 and have been mortified at the rate and density of development that surrounds my home. Traffic, congestion, noise and light pollution is so extreme on 46th Street, Newport Way and Lakemont Blvd, that I no longer find my home, Lewis Creek Park and Cougar Mountain trails to be a peaceful place to hike or spend time.

Coal Creek and this unique watershed is already threatened by the new density development in Newcastle plus the pressure from surrounding neighborhood construction projects.

The trend clearly favors developers, who can purchase a "single" home and cram-in multiple multi-million dollar dwellings that have small lawns yet lack space for native trees and shrubs. These are not peaceful, sustainable landscapes. It's nearly impossible to have a single hour go by (at my home or in the parks listed above) without hearing a "leaf blower" or gas-powered edger/mower adding even more pollution into our air and storm drains - plus the additional cars/trucks/ heavy construction machinery.

For this homeowner, quality of life decreased significantly in 2012 when this neighborhood was incorporated into the city of Bellevue. I used to hear birdsnow I hear gas-powered land-scraping crews, and heavy, heavy traffic.

Is this really Bellevue's idea of a legacy for our children? A stressful, noisy, cement city?

Debbie

Pittman, Reilly

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Tuesday, March 22, 2022 6:41 PM
To: Pittman, Reilly
Subject: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

March 22 2021
Betsi Hummer
14541 SE 26TH St
Bellevue WA 98007

Mr Pittman
Please put my name as a party of record opposing the Coal Creek housing development.
The riparian zone that Coal Creek has is irreplaceable.
Preservation is imperative.
Thank you
Betsi Hummer

[Sent from Yahoo Mail on Android](#)

Pittman, Reilly

From: Dianne Bugge <dlbugge@hotmail.com>
Sent: Tuesday, March 22, 2022 6:10 PM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To Reilly Pittman,

I would like to be a “party of record” that I fervently **oppose** the proposed housing development planned by Isola Homes to develop the 12-acre parcel on Lakemont Boulevard. Instead of approving permits for wedging 35 homes there, the City of Bellevue should acquire the property to improve hiking and wildlife corridor access.

This property is one of the few remaining pieces of local coal mining history and is also very important to protecting Bellevue’s huge investment in restoring Coal Creek’s salmon.

We hike this area several times a week and wedging 35 new homes on this land will disrupt wildlife, streams, and disrupt the flow between the two large areas of land on either side of Lakemont Blvd. It will increase traffic on an already dangerous curve. Once this land is developed, we can never get it back. Cougar Mountain Park is a Bellevue treasure that should include the 12-acre parcel adjacent to it.

Please save this precious open space for ALL to enjoy, not just 35 homes. Milt Swanson would have wanted it that way! We need more open space in an ever-growing area.

Please Save Coal Creek!

Respectfully,

Dianne Bugge
15865 SE 58th Street
Bellevue, WA 98006

Pittman, Reilly

From: T Gabel <gomoall@comcast.net>
Sent: Tuesday, March 22, 2022 5:54 PM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello,

I would like to go on record as being opposed to development of this land. It is too close to valuable wildlife areas and should be protected. The encroachment into wilderness area has to stop. It is what makes the pacific northwest and Bellevue such a desirable place to live. We have lived here for 30 years and have seen more and more wildlife displaced from their habitat and pushed into ours.

Please work to develop urban properties and honor the spirit of the Growth Management Plan that was put into place 30 years ago – high density in urban centers, not urban sprawl into undeveloped land.

Thank you,
Theresa Meyer-Gabel
6623 119th Ave SE
Bellevue, WA 98006

Pittman, Reilly

From: pjspt@aol.com
Sent: Tuesday, March 22, 2022 1:34 PM
To: Pittman, Reilly
Subject: Permit # 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

This email is to express to you my opposition to the housing development on Lakemont Blvd near the Coal Creek Trail system. I would like to be included as a party of record to be kept informed of the proposal.

We moved here 8 years ago from California to experience the open spaces and the many trails in the City of Bellevue. We are very proud to call this city our home. We see older homes being torn down and 2 or 3 mega houses being erected and sold to the very rich. Much increased density and the loss of "open space" between homes. I understand the need for more housing, BUT we need more affordable housing.

One solution with this project is to push it back from the Coal Creek area by half and put up townhomes...which would house the same number of families at a reasonable price.

The best solution is for the City to buy the land and keep it open space. I wager that the Bellevue Citizens would even donate to such an endeavor.

Thank you for reading this and thank you for your service to the City of Bellevue.

Pat Schaechter
16547 SE 49th St
Bellevue, WA 98006
408-396-7494
Pjspt@aol.com

Sent from AOL Mobile Mail

Pittman, Reilly

From: Lynn Rainsford <lynnrainsford@gmail.com>
Sent: Tuesday, March 22, 2022 11:46 AM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Planning Manager Pittman,
I would like to be a party of record opposing any development of the Coal Creek watershed area. I moved here because of the beauty of the area, and the wonderful flora, fauna, and history provided here. I have enjoyed hiking these trails many times, and would like to enjoy them in the future.
Please take into consideration all the nature lovers and hikers who utilize this area.
Thank you for your kind attention in this matter....Lynn Rainsford

Pittman, Reilly

From: Nancy Faulk <dwnafaulk@gmail.com>
Sent: Tuesday, March 22, 2022 11:05 AM
To: Pittman, Reilly
Subject: Housing development on cougar mountain

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

As a party of record, I oppose this housing development. I oppose the permitting of #s16-143970-LK,16-145946-LO,& 10-121109-LL. I live in the lower part of Cougar Mountain & enjoy hiking & connecting with people and nature. The park has been such a blessing to me & my family over the years & especially during this Covid period. I hope you will take my concerns regarding this & keep this area undeveloped.

Thank you very much.

Nancy Faulk
15635 S.E. 42 CT.
Bellevue 98006

Sent from my iPad

Pittman, Reilly

From: LYNDA NIELSEN <lyndakn@comcast.net>
Sent: Tuesday, March 22, 2022 10:36 AM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I would like to be "Party of Record" and I oppose this housing development.

Milt's historic homestead and the Coal Creek watershed is not the place for 35 new homes. My family hikes in that area all the time and we enjoy the peace and quiet of the area, watching the birds, squirrels and chipmucks. This area is great for teaching children about nature, and breathing some fresh forest air. We need to protect these forest areas not only for the people, but for the forest animals and fauna. Please don't destroy something that can never be rebuilt.

We live at 18626 SE 42nd Place Issaquah 98027

-- Lynda K. Nielsen

Pittman, Reilly

From: Lars <thelford@yahoo.com>
Sent: Tuesday, March 22, 2022 10:21 AM
To: Pittman, Reilly
Subject: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I would like to be a party of record to oppose this development.

We need to preserve all of the green space possible, especially since this is abutting an existing park. The city should purchase this instead and incorporate it into the surrounding park. It would be of far larger public value than the 35 homeowners who would buy these new houses.

Thanks
Lars Larson

Sent from my iPhone

Pittman, Reilly

From: Kathy Tuttle <bryant_ms@msn.com>
Sent: Tuesday, March 22, 2022 9:39 AM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear City of Bellevue,

I would like to express my concerns and oppose the building of 35 homes on this property. It is so sad how so many trees in Bellevue have been cut down recently. My family loves to hike Cougar Mountain and it would be wonderful if Bellevue would make this parcel a protected park area for many generations to come.

Sincerely,
Kathy Tuttle
7326 135th Pl SE

Pittman, Reilly

From: Dylan O'Hearn <dylanp.ohearn@gmail.com>
Sent: Tuesday, March 22, 2022 9:36 AM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Reilly,

I'd like to be a party of record on the permit in the subject line. I'm dismayed by the constant assault on our open spaces by development, particularly in Seattle's surrounding suburban areas. Seems to me developers are always eating cake - fueling the bandwagon for more density in Seattle AND subdividing beautiful greenspace in the suburbs for tacky-tacky housing.

Saving Coal Creek is an opportunity to put a check on car-centric sprawl as well as improve a wildlife and recreational corridor. Not doing so is irreversible. Please keep me notified.

Regards,
Dylan

--

Dylan P. O'Hearn
109 NW 45th Street
Seattle, WA 98107

"A foolish consistency is the hobgoblin of little minds..." R.W.E.

Pittman, Reilly

From: andersoncreel@comcast.net
Sent: Tuesday, March 22, 2022 9:34 AM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I would like to be a party of record to oppose this housing development across from the Cougar Mountain Wildland Park. That area should be left in a natural state to enhance the experience of the hiking on the Coal Creek trail and the Cougar Mountain Park.

My husband and I frequently hike on the trails there and it would be very sad to see many new houses built on that piece of property.

Kathy Anderson
6549 126th Ave SE
Bellevue, WA 98006

Pittman, Reilly

From: Terry Bosworth <tbos805@gmail.com>
Sent: Tuesday, March 22, 2022 9:31 AM
To: Pittman, Reilly
Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello -

I would like to be a "party of record" and I strongly oppose the referenced housing development.

In addition to the environmental impacts and loss of natural habitats and places of enjoyment, I am extremely concerned about the clearing of vegetation and the risk of another "Oso" disaster.

Milt's historic homestead and the Coal Creek watershed is the wrong place for 35 new homes.

Thank you for the opportunity to comment.

Theresa Bosworth
30112 SE 86th St.
Issaquah, WA 98027

Pittman, Reilly

From: Nate Smith <nsmith1721@gmail.com>
Sent: Tuesday, March 22, 2022 9:10 AM
To: Pittman, Reilly
Subject: Subject: Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Reilly,

I would like to be a party of record of the permit in the subject line. I am opposed to housing development. This watershed helps support many different animals and not the right spot for 35 more homes. Please do not move forward with this development.

Thank you,
Nate Smith

Pittman, Reilly

From: Michelle Mentzer <michelle.mentzer2@gmail.com>
Sent: Tuesday, March 22, 2022 8:42 AM
To: Pittman, Reilly
Subject: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Development Services:

As a resident of Bellevue for the last 32 years, I would like to be a party of record in the hearing on the above-referenced permits.

I oppose the development of 35 new homes in the Coal Creek watershed. Large homes far from transit, in an environmentally important green space, is not the way to achieve the increase in housing and density that we need in Bellevue.

Thank you,

Michelle Mentzer
15709 SE 6th St.
Bellevue WA 98008

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, March 21, 2022 4:20 PM
To: Pittman, Reilly; Stead, Elizabeth
Cc: Hilary Barnes
Subject: Isola Wildlife Comment Letter March 2022
Attachments: SaveCoalCreekWildlife comment letter-March2022.docx

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To: Reilly Pittman, planner, Bellevue Development Services
To: Elizabeth Stead, co-director, Bellevue Development Services
From: Hilary Barnes and Sally Lawrence

Date: March 22, 2022

Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Please find attached Comment Letter on Recent Wildlife Observations in the vicinity of the Isola Park Pointe PUD. Save Coal Creek and ourselves as individuals should be included as Parties of Record for these Wildlife observations.

Regards,
Sally Lawrence and Hilary Barnes
Advocates for Save Coal Creek.org
104 174th Ave NE, Bellevue 98008
4933 131st Place SE, Bellevue 98008

Wildlife Comment letter

To: Reilly Pittman, Development Services rpittman@bellevuewa.gov; Liz Stead, co-director of Development Services estead@bellevuewa.gov

Date: March 22, 2022

From: Hilary Barnes and Sally Lawrence, both advocates of Save Coal Creek.org

- Hilary Barnes, B.S. Geology, University of Michigan, member Eastside Audubon Society; Bellevue Master Naturalist; Utah Natural History Museum classroom docent; City of Bellevue Stream Team Salmon Watcher; Willowmoor wildlife survey participant; Woodland Park Zoo Amphibian Monitor.
- Sally (Sarah) Lawrence, B.A. Biology, Brown University; M.S. Biological Oceanography, University of Rhode Island; Bellevue Master Naturalist; Member of the Board, Bats Northwest, Seattle; Eastside Audubon Environmentalist of the Year 2021; retired Water Quality Specialist, Washington Department of Ecology.

Purpose of Wildlife Comment Letter

This letter provides supportive evidence of the diversity of species that reside or migrate through the Red Town Trailhead and its surroundings, including the Isola property. These areas comprise a vibrant ecological community that can support many species if left in a natural state. The edge habitat of the unmown pasture on the Isola property represents a valuable and unique habitat element.

The documentation provided here should far outweigh the vague, unsupported list of animal species in Isola's Environmental Checklist, page 8 of 14, *Critical Areas Report, Habitat Evaluation, and Conceptual Mitigation Plan, Park Pointe PUD Permit #: 15-115585-DB, 16-143970-LK and 16-145946-LO Bellevue, Washington, 2017, revised 16 August 2019.*

The species documented here are not officially listed as federal or state species of concern. However, they are not "backyard" species, either. They are less frequently, even rarely, seen by hikers, birders and other nature lovers. Sightings are associated with healthy forest and open pasture habitat. If the Isola PUD of densely-packed homes were built, it would interrupt the wildlife connections between Cougar Mountain and the Coal Creek Natural Area. These species would be driven further into the nature parks to the west and to the east, where they would compete with those areas' existing wildlife communities.

These species are our neighbors in nature. Their presence attests to the current health of the environment. They are indicators that this area is recovering from its industrial history. When so little of the Coal Creek Watershed remains that is buffered from housing and human activities, the loss of the Isola property would clearly have negative environmental consequences. Even though the two nature parks are neither wilderness nor pristine, disruption of the narrow connection between them and loss of the rare pasture habitat can be expected to result in the loss of individual populations of wildlife species and a reduction in biodiversity. The expectation of disruption and degradation by a housing development is not speculative -- it is based on our lived experiences and observations of nature and wildlife over the past 40 years in rapidly growing urban areas, including Bellevue.

DSD - 001805

Below, we provide photo and date documentation of species recently observed in the vicinity of the Isola property.

Species observed on or within 1/2 mi of Isola property

Western Wood-Peevee

Northern Pygmy Owl

American Dipper

Other Bird Species

Red-legged Frog

American Black Bear (pawprint in sediment pond/wetland just north of property)

Species observed about 1 mile away

Northwestern Salamander, Klondike Marsh Trail, Cougar Mountain

Western Wood-Pewee

Contopus sordidulus



Photo: Hilary Barnes, Isola property, August 16, 2020

In our area, Western Wood-Pewee, a flycatcher that frequents edges between forest and meadow, is a migratory resident during the spring and summer breeding and growth period. “Although common throughout its breeding range [including Western Washington] many aspects of Western Wood-Pewee biology are not well known, especially its habits during migration and winter. Populations appear to be declining overall. This species may suffer from loss of riparian habitat in the United States and from unknown changes on migration and wintering grounds.”

<https://birdsoftheworld.org/bow/species/wewpew/cur/introduction>

Northern Pygmy-Owl
Glaucidium gnoma



Photo: Hilary Barnes, Feb. 1, 2022, near Steam Hoist Trail, Cougar Mountain Regional Wildland Park, less than 1/3 mi from Isola property

Birds of the Pacific Northwest (Aversa, Cummings and Opperman, 2016, 2020 University of Washington Press) describes Northern Pygmy Owl status as "mostly extirpated throughout urbanized Puget Trough."

The Cornell Lab of Ornithology's *Birds of the World* research database cites this species is "one of the least studied owls on the continent." <https://birdsoftheworld.org/bow/species/nopowl/cur/introduction>
At 6.75 inches long - smaller than an American Robin- it is one of the smallest owls in North America. It is solitary and uncommon, and it was a rare privilege to see one!

With respect to the 'Effects of Human Activity' Holt et al. 1999c, states: "Habitat alterations that affect prey species or woodpeckers (the primary nest excavators) and nest cavities, would likely harm Northern Pygmy-Owl."

<https://birdsoftheworld.org/bow/species/nopowl/cur/conservation#human>

Seattle naturalist and photographer Paul Bannick describes such resident owls as "vulnerable to forest fragmentation because it does not migrate and requires linked habitat" p. 69 "The Owl and the Woodpecker."

American Dipper
Cinclus mexicanus



Photos: (left) Hilary Barnes; (right) Sally Lawrence. Both photos Feb. 9th, 2022 on Coal Creek above Lakemont Boulevard SE, within 1/3 mi of Isola property

The American Dipper is an unusual, uniquely adapted, aquatic songbird. David Allen Sibley's *eGuide to the Birds of North America* (V2 app 2018) describes American Dippers as "Uncommon along clear, fast-flowing mountain streams. A solitary bird, it perches on rocks within streams and dives underwater for aquatic insect larvae, trilling and whistling merrily. Probably named for its habit of bobbing body up and down (not for its dipping underwater.)" It is resident year-round in the Pacific Northwest – which suggests it could be breeding in the vicinity of Coal Creek. Seeing Dippers in Coal Creek indicates this stream is fast enough and clean enough to support the aquatic insect life these birds depend on for food. They have been observed up and down the Coal Creek year-round, although infrequently seen. "Birds with breeding territories with reliable (year-round) open water usually remain on their territories all year." <https://birdsoftheworld.org/bow/species/amedip/cur/movement#mignat>

Effects of human activity which may affect the conservation status of the American Dipper may include "Less visible, more insidious, effects come from industrial and agricultural pollution, bank erosion resulting from agriculture, mining, and clearcutting, deforestation that reduces stream cover and may increase stream temperatures and alter entire food web. Silting and acidification, by destroying stream insect fauna, render streams unsuitable for the dipper. Major changes to stream ecology occur from deforestation, acid pollution, sulfur-dioxide and nitrogen-dioxide emission, heavy metals, and organochlorides. Upon removal of forest, soil becomes compacted, and erosion and runoff accelerate." <https://birdsoftheworld.org/bow/species/amedip/cur/conservation#conserv>

DSD - 001809

The City of Bellevue should continue to support recovery from the area's past history of logging and coal mining to prevent further degradation. At the Isola property location, within 15 miles of cities with populations exceeding 1 million, seeing this secretive bird can be an exciting and memorable experience.

iNaturalist (<https://www.inaturalist.org/home>) includes 51 observations of American Dipper in King County, including five specifically tagged in the Seattle Metro area, one at Carkeek Park. Birds of the World lists this as a "species of least concern." So, while this is a uniquely adapted bird, it appears to have a strong presence in appropriate habitat in King County.

Other Bird Species

Other bird species observed on several days in the Red Town Trailhead near the Isola/Milt Swanson property in the spring/summer of 2020 and documented on eBird (<https://ebird.org/home>) include the following 22 species:

Rufous Hummingbird, Pacific Wren, Swainson's Thrush, American Robin, Cedar Waxwing, Purple Finch, Dark-eyed Junco, Song Sparrow, Spotted Towhee, Blackheaded Grosbeak, Northern Flicker, Downy Woodpecker, Willow Flycatcher, Pacific-slope Flycatcher, Stellar's Jay, American Crow, Chestnut-backed Chickadee, Tree Swallow, Golden-crowned Kinglet, Brown Creeper, American Goldfinch, Brown-headed Cowbird, Wilson's Warbler, Red-tailed Hawk, Bushtit, Common Yellowthroat, Red-breasted Nuthatch.

Northern Red-legged Frog



Photo: Sally Lawrence, Milt Swanson's back pasture, Isola property, Oct. 18, 2020

“Outside of the breeding season, adult Red-legged Frogs are highly terrestrial and are frequently encountered in woodlands adjacent to streams. They are extremely wary and will leap off hurriedly through the brush when startled.” (William P. Leonard; Herbert A. Brown; Lawrence L.C. Jones; Kelly R. McAllister; and Robert M. Storm, *Amphibians of Washington and Oregon*. Seattle Audubon Society, 2000).

This frog was in Milt Swanson's back pasture, not adjacent to any wetland or slack waters that would be appropriate breeding habitat, which Leonard et al. (cited above) describe as, “marshes, bogs, swamps, ponds, lakes and slow-moving streams.” The female lays 750 to 1,000 eggs in a large (20-30cm) gelatinous cluster, weakly attached to submerged branches or emergent vegetation. The stream identified as Stream 3 in Isola's plans (actually off the property in the Coal Creek Natural Area) may be the closest water body to where this adult was found, but it may not be sufficiently slow-moving in January-February to support breeding. The water bodies identified as Stream 1 and Wetland B on Isola's plans are also possible breeding locations.

American Black Bear (pawprint)



Photo: Hilary Barnes, April 2020. Location - sandy emerging shoreline along Stream 2, in Coal Creek Natural Area just north of Isola property

While many Bellevue neighborhoods are too densely populated to provide habitat for American Black Bears, people living in the Coal Creek watershed occasionally see black bears (pawprint photo above, and also YouTube video, *Bears near Park Pointe PUD* by local resident Paul Van Atta at: <https://www.issaquahalps.org/save-coal-creek>)

Placing 35 homes at a location where bears already are resident or wander through creates a situation ripe for human-bear conflicts. The humans will need to learn to manage their garbage well in order not to attract bears. Though American Black Bears are far less aggressive than Brown Bears (Grizzlies), encounters with humans can be harmful to both bears and humans. Bellevue residents remember well the incident in 2010 when Bellevue city councilmember John Chelminiak encountered a black bear near Lake Wenatchee and was injured but fortunately not killed. The bear was subsequently killed by State Fish and Wildlife agents.

Northwestern Salamander



Photo: Sonya Metcalfe, February 9, 2022. Sonya is a volunteer with Woodland Park Zoo's Amphibian Monitoring Program. Location: Klondike Marsh Trail, King County's Cougar Mountain Regional Wildland Park, about 1 mile east of Isola property. White splotches on dorsal center line of tail are poisonous secretions to deter predators.

Nationally, including in the Pacific Northwest, amphibian populations are declining due to habitat loss from development and also because their life-cycle requires clean natural waters for breeding and larval development. However, "Northwestern Salamanders are among the relatively few native amphibians that continue to survive in medium to large lowland lakes and sluggish streams that have well-established populations of introduced fishes and Bullfrogs. Both larvae and adults are mildly poisonous and presumably distasteful, which may explain their continued survival in the presence of numerous introduced predators." Page 24, *Amphibians of Washington and Oregon*, William P. Leonard, Herbert A. Brown, Lawrence L.C. Jones, Kelly R. McAllister, Robert M. Storm. Seattle Audubon Society, Seattle Washington, June 2000.

Pittman, Reilly

From: S. Williams <swilliams453@yahoo.com>
Sent: Friday, March 18, 2022 10:03 AM
To: Pittman, Reilly
Subject: Wildlife - Attachment #2, Shapiro Associates Report
Attachments: Scan_20220318 (3).jpg; Scan_20220318 (4).jpg; Scan_20220318 (5).jpg; Scan_20220318 (6).jpg; Scan_20220318 (7).jpg; Scan_20220318 (8).jpg; Scan_20220318 (9).jpg

Follow Up Flag: Follow up
Flag Status: Completed

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Species	Status	Grasslands/Shrubland	Shrub and Forested Swamp	Marsh	Upland Forest	Riparian	Open Water Wetlands
Lagomorphs							
Eastern cottontail	U	X	X	X	X		
Snowshoe hare	U	X	X	X	X		
Rodents							
Mountain beaver	C				X		
Douglas squirrel	C		X	X	X	X	
Flying squirrel	U				X	X	
Townsend's chipmunk	U	X	X	X	X		
Deer mouse	C		X	X	X		
Bushy-tailed woodrat	R		X		X	X	
Oregon meadow vole	U			X			
Townsend's vole	C	X		X			
Red-backed vole	C		X	X	X		
Muskat	U		X			X	
Norway rat	U						
House mouse	U	X	X				
Pacific jumping mouse	C		X		X	X	
Porcupine	U		X	X	X	X	
Carnivores							
Raccoon	C	X	X	X	X	X	
Longtailed weasle	C	X	X	X	X	X	
Ermine	C		X	X	X	X	
Mink	U		X	X	X	X	
Striped skunk	C	X	X	X	X	X	
Coyote	C	X	X	X	X	X	
Red Fox	R	X	X	X	X	X	
Black bear	U	X	X	X	X	X	
Bobcat	U		X	X	X	X	
Cougar	C		X	X	X	X	
Deer							
Black-tailed deer	C		X	X	X	X	

Species	Status	Grasslands/Shrubland	Shrub and Forested Swamp	Marsh	Upland Forest	Riparian	Open Water (Wetlands)
Swills							
Vaux's swift	U	X			X	X	
Hummingbirds							
Rufous hummingbird	C	X			X	X	
Anna's hummingbird	C	X			X	X	
Woodpeckers							
Red-breasted sapsucker	R				X	X	
Downy woodpecker	C				X	X	
Hairy woodpecker	C				X	X	
Northern flicker	C				X	X	
Pileated woodpecker	U				X	X	
Elmcatchers and Horned Lark							
Olive-sided flycatcher	U				X	X	
Western wood pewee	U				X	X	
Willow flycatcher	U				X	X	
Hammond's flycatcher	U				X	X	
Swallows							
Tree swallow	C	X		X	X	X	X (aerial)
Violet-green swallow	C	X		X	X	X	X (aerial)
Barn swallow	C	X		X		X	X (aerial)
Crows, Jays, and Ravens							
Stellar's jay	C				X	X	
Crow	A	X		X	X	X	
Raven	U				X		
Chickadees, Nuthatches, etc.							
Black-capped chickadee	C	X			X	X	
Chestnut-backed chickadee	C	X			X	X	
Bushy-tit	C	X			X	X	
Red-breasted nuthatch	R				X	X	
Brown creeper	U				X	X	

Shapiro Report Pg. 2

Species	Status	Grasslands/Shrubland	Shrub and Forested Swamp	Marsh	Upland Forest	Riparian	Open Water (Wetlands)
Wrens, Kinglets, Thrushes, and Near Relatives							
Bewick's wren	C	X	X	X	X	X	
Winter wren	U		X	X	X	X	
Golden-crowned kinglet	C	X	X	X	X	X	
Rufous-crowned kinglet	C	X	X	X	X	X	
Swainson's thrush	U		X	X	X	X	
Hermit thrush	R		X	X	X	X	
American robin	A	X	X	X	X	X	
Varied thrush	U		X	X		X	
Dipper							
Pipits, Waxwings, and Starlings							
Northern Shrike	R	X	X	X	X	X	
European starling	C	X	X	X	X	X	
Cedar Waxwing	C						
Virgos, Wood Warblers, and Towhees							
Solitary vireo	U		X	X	X	X	
Orange-crowned warbler	R	X	X	X	X	X	
Yellow warbler	C	X	X	X	X	X	
Yellow-rumped warbler	U	X	X	X	X	X	
Black-throated gray warbler	U	X	X	X	X	X	
Townsend's warbler	U	X	X	X	X	X	
MacGillivray's warbler	U	X	X	X	X	X	
Common yellowthroat	C	X	X	X	X	X	
Wilson's warbler	C	X	X	X	X	X	
Western tanager	R	X	X	X	X	X	
Rufous-sided towhee	C	X	X	X	X	X	
Hutton's vireo	C						
Sparrows, Blackbirds, and Orioles							
Fox sparrow	C	X	X	X	X	X	
Song sparrow	A	X	X	X	X	X	
White-crowned sparrow	C	X	X	X	X	X	

Shapiro Report R-3

VIII. CONSULTANT TEAM

THE PORTICO GROUP (Prime Consultant)

Architects, Landscape Architects, Interpretive Planners

Mike Hamm, Principal In Charge - Landscape Architect and Planner

Daniel Winterbottom, Project Planner

SHAPIRO ASSOCIATES

Wildlife Biologists & Environmental Consultants

Jim Keany, Wildlife Biologist

Scott Rosenbaum, Biologist

INCA ENGINEERS, INC.

Transportation Planners

Don Nutter, Transportation Planner

SVR INC.

Civil Engineers

Peg Staeheli, Planner

HART & CROWSER INC.

Engineering Geologists

Mike Bailey, P.E. Geologist

Jeff Wagner, Geologist

GAMBRELL & URBAN INC.

G.I.S. Base Map Preparation

Richard Gambrell

RED

Identity Signage and Guidelines

Rick Eiber, Designer

Species	Status	Grasslands/Shrubland	Shrub and Forested Swamp	Marsh	Upland Forest	Riparian	Open Water (Wetlands)
Amphibians and Reptiles							
Northwestern salamander	C		X	X		X	X
Long-toed salamander	U		X	X		X	X
Rough-skinned newt	C		X	X		X	X
Western red-backed salama	C		X	X		X	
Pacific giant salamander	U		X	X		X	
Ensalina	C		X	X		X	
Pacific tree frog	A	X	X	X	X	X	X
Red-legged frog	U		X	X		X	X
Northern alligator lizard	U	X	X		X	X	
Common garter snake	A	X	X	X	X	X	X
Western Terrestrial garter	U	X	X	X	X	X	X
Northwestern garter snake	U	X	X	X	X	X	X
NOTES							
General Status In Its Range							
A-Abundant: very likely to be seen in large numbers every time by a person visiting its habitat at the proper season							
C-Common: may be seen most of the time or in smaller numbers under the same circumstances.							
U-Uncommon: may be seen quite regularly in small numbers in the appropriate environment and season							
R-Rare: occupies only a small percentage of its preferred habitat or occupies a very specific limited habitat: It is usually found only by an experienced observer; can be accidental							

Shapiro Report pg. 6

Cougar Mountain Wildlife:		OBSERVED AND EXPECTED SPECIES						
Species	Status	Grasslands/Shrubland	Shrub and Forested Swamp	Marsh	Upland Forest	Riparian	Open Water Wetlands	
BIRDS								
Hérons and Bitterns								
Great blue heron	U			X		X		
Waterfowl								
Canada goose	R	X		X			X	
Wood duck	R			X			X	
Mallard	C	X		X			X	
American wigeon	C	X		X				
Vultures, Hawks, Eagles, and Falcons								
Bald eagle	U				X	X		
Northern harrier	R	X			X	X		
Sharp-shinned hawk	C	X			X	X		
Cooper's hawk	U			X	X	X		
Red-tailed hawk	C	X		X	X	X		
American kestrel	U	X		X	X			
Grouse, Quail, and their Relations								
Ring-neck pheasant	U	X		X	X	X		
California quail	C	X		X		X		
Pigeons and Doves								
Rock dove	C	X			X	X		
Band-tailed pigeon	C	X		X	X	X		
Mourning dove	U	X		X				
Owls								
Barn owl	U	X		X	X	X		
Screech owl	C	X		X	X	X		
Great horned owl	C			X	X	X		
Saw-whet owl	U			X	X	X		
Snowy owl	R	X			X			

Shepero Report pg. 1

Pittman, Reilly

From: S. Williams <swilliams453@yahoo.com>
Sent: Friday, March 18, 2022 9:54 AM
To: Pittman, Reilly
Subject: Wildlife - Attachment #1 from Steve Williams
Attachments: Wildlife List.jpg

Follow Up Flag: Follow up
Flag Status: Completed

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60+ species personally observed at Coal Creek and Cougar Mountain Parks

Wildlife Observations at DeLeo Wall and on adjacent trails

For 20 years (1984 to 2005) I served as District Manager of Cougar Mountain Regional Wildland Park for the King County Parks Department. I had many occasions to pass through the 'De Leo Wall' property or to work on the adjacent park trails, and I list here wildlife (or signs) observed:

Mountain Beaver	Townsend Chipmunk	Douglas Squirrel	Deer Mouse
Townsend Vole	Weasel	Skunk (odor)	Bear (smell & sound)
			Raccoon
Shrew (vagrant ?)	Shrew-Mole	Coyote	Flying Squirrel (tail left by owl G.H. Owl)
Cotton-Tail Rabbit	Opossum	Bat	Bobcat
			Deer
			Cougar (scat & tracks)
Saw-whet Owl	Bald Eagles (nesting)	Osprey (fly - by)	Red-Tailed Hawk
Sharp-shinned Hawk	Steller's Jay	Ravens	Pileated Woodpecker
			Flicker
Band-tailed Pigeon	Rufous Hummingbird	Downy & Hairy Woodpeckers	Quail
Kinglets (G.C. & R.C.)	Swainson's Thrush	Flycatchers sp.	Swallows (several sp.)
Red-breasted Sapsucker	Varied Thrush	Chickadees (B.&C.)	Winter & Bewick's Wrens
Red-breasted Nuthatch	Brown Creeper	Wilson's Warbler	Townsend's Warbler
Black-headed Grosbeak	White-crowned Sparrow	Junco	Robin
			Crow
			Towhee
W. Long-toed Salamander	Pacific Giant Salamander	Re-legged Frog	Pacific Chorus Frog
Northern Alligator Lizard	Garter Snake	Mondenia Snail	Townsend's Snail
			W. Toad

The upper wall habitat is primarily Coniferous Forest, dominated by Douglas Fir with Hemlock, Cedar and Madrone present. Deciduous trees are Big-leaf Maple, Red Alder, Cascara and Hawthorn. The understory includes Vine Maple, Hazelnut, Indian Plum, Salal, Oregon Grape, Sword Fern, Salmonberry and Red Huckleberry. The lower portion of the property approaching May Valley Road would have wetland vegetation including Willow, Devil's Club, Elderberry, Gooseberry, Horsetail, Skunk Cabbage, Stinging Nettle, Lady Fern & Maidenhair Fern. The DeLeo Wall itself is unique to Cougar Mountain in having a dry, rocky southern exposure which supports stands of Pacific Madrone, Garry Oak and patches of Indian Paintbrush and Chocolate Lily, all rare plants for this area.

Pittman, Reilly

From: S. Williams <swilliams453@yahoo.com>
Sent: Friday, March 18, 2022 9:40 AM
To: Pittman, Reilly
Subject: Wildlife lists & issues re: Isola development proposal
Attachments: Scan_20220317 (3).jpg; Scan_20220317 (5).jpg; Scan_20220318.jpg; Scan_20220317 (4).jpg; Scan_20220317 (2).jpg; Scan_20220318 (2).jpg

Follow Up Flag: Follow up
Flag Status: Completed

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From: Steve Williams 18 March, 2022

12634 SE 4th Place

Bellevue, WA 98005

To: Reilly Pittman

City of Bellevue, Development Services

re: 16-143970-LK, 16-145946-LO, 10-121109-LL

Wildlife Issues with Isola Development Proposal

Please find attached **(#1)** a listing of wildlife observed during my 20 year career as King County Parks Manager for Coal Creek and Cougar Mountain Parks. The listing refers to the DeLeo Wall Trail, but nearly all of the 60+ species are also found in, or traveling above or through Coal Creek Park. In conversations with Milt Swanson, who lived at 7231 Lakemont Blvd. for over 80 years, he noted that Quail, Pheasants, Nighthawks, Barn Owls and Barn Swallows lived on the property. These additional species show the added value that pasture and meadow edge habitat would bring to Coal Creek Park.

Also attached **(#2)** is a Wildlife listing by Shapiro Associates/Wildlife Biologists & Environmental Consultants, which was produced for the 1993 Cougar Mountain Park Master Plan. Their studies and maps included the eastern end of Coal Creek Park as contiguous and essential to the Regional Wildland Park watershed and habitat corridor. 132 species were listed; 75 noted as being uncommon or rare.

Finally, I have attached **(#3)** photographs of just a few of the unusual species that I have observed while working on the Coal Creek Park trails near Lakemont Boulevard. Some, like the lacewing insect are small and missed by hikers, but

DSD - 001823

provide food for fish and amphibians; while other colorful critters like birds and butterflies provide educational opportunities and enjoyment for people of all ages.

Following my retirement in 2006, I worked part time as a 'seasonal' KC Parks employee for 12 years, May to October. One of my responsibilities was opening the Red Town Trailhead gate each morning. Frequently, I would find dead or injured animals that had been hit by cars during the evening. The critters had been trapped between the metal guard-rails on the big curve, or were stunned by speeding cars with high-beam headlights as they tried to cross the road. Saddest of these experiences was picking up a bear cub, no bigger than a small dog, perhaps only weeks old. It felt just like carrying my four month old son in my arms. Rumble strips and reduced speeds might help; but animals, people and even drivers would all benefit from a crossing with good sight lines further up the road.

In fact, Milt and his brother John left their gates open to enable wildlife to safely cross Lakemont well north of the 'big curve'. Animals move downstream to find water during our drought summers. Many also migrate to find mates or to harvest salmon and other fish during spawning seasons. Squeezing 35 houses between the two parks will effectively block the wildlife corridor, to the detriment of both parks and the loss of the animals that many hikers had come to see. I would ask the City to work with the developer to instead save the land and its unique habitat for the completion of Coal Creek Park.

- Please add all of these documents to the Public Comments file, Thank You, Steve Williams.

DSD - 001824



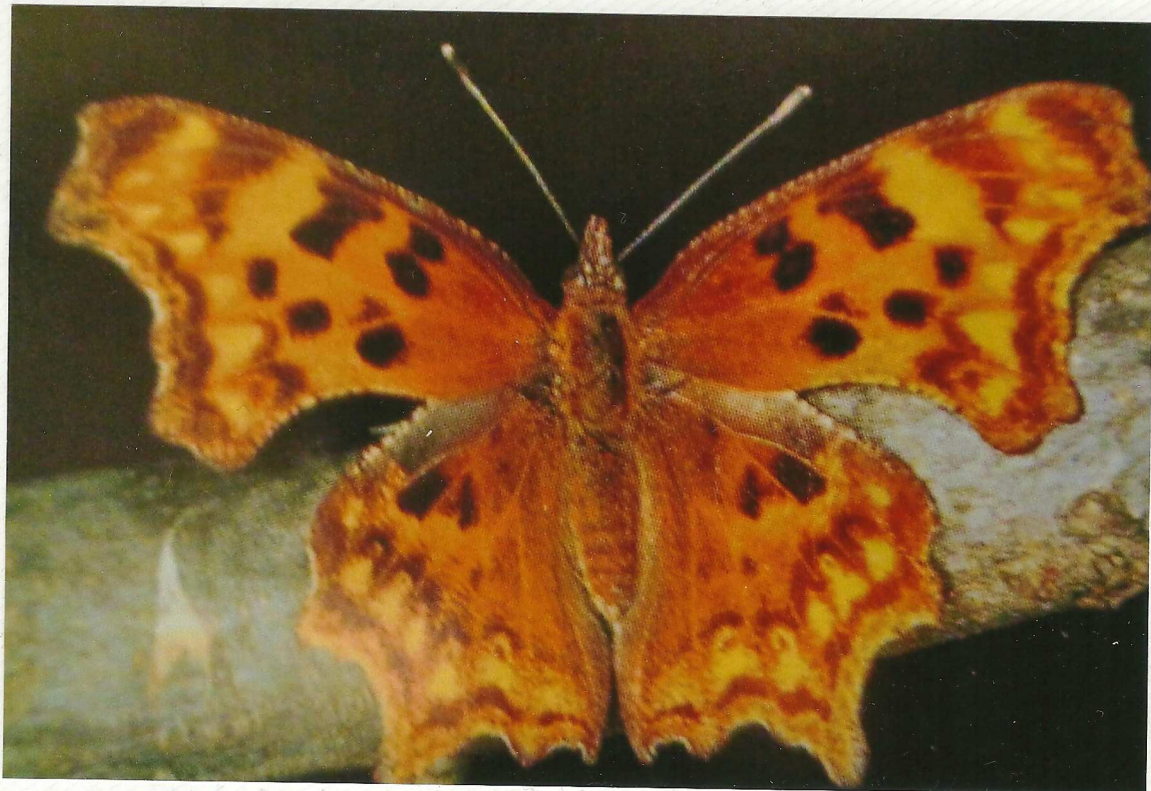
Mourning Cloak, *Nymphalis antiopa*



Polyphemus Moth, *Antheraea polyphemus*



Tiger Moth, *Arctia caja*



Satyr Anglewing, *Polygonia satyrus*

DSD - 001826



Painted Lady, *Vanessa cardui*



Lacewing, *Chrysopa* sp.



Western Red-backed salamander, *Plethodon vehiculum*



Pacific Chorus or Tree frog, *Pseudacris* or *Hyla regilla*

DSD - 001828



Western Toad, *Bufo boreas*



White Plume Moth, *Pterophorus pentedactyla*

Salmon, photo by Wayne Lynch



Pittman, Reilly

From: Pittman, Reilly
Sent: Wednesday, March 16, 2022 12:18 PM
To: Mark Swanson
Subject: RE: Coal Creek Development, Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

Hi Mark,

Thank you for submitting these comments and concerns. You will be added as a party of record to receive notice of future steps in the process for this proposal. These comments will be included with the other comments submitted and reviewed as part of the City's review of the Park Pointe proposal. Please let me know if you have any questions.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Mark Swanson <markaswanson@hotmail.com>
Sent: Tuesday, March 8, 2022 9:30 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Coal Creek Development, Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To: Reilly Pittman, Acting Planning Manager, Bellevue Development Services
From: Mark Swanson, 2236 108th Ave. S.E. Bellevue, WA 98003
Date: 3/8/2022
Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

As a life-long Washingtonian, Issaquah native, and current Bellevue resident, I know and love this area. I have a special affinity for the trails of the Cascades, Olympics, and Issaquah Alps. Several years ago, I discovered the trail from Coal Creek parkway to Redtown and have been hiking it ever since. I was

DSD - 001831

dumbfounded that this gem of a trail -- only 10 minutes from my Bellevue doorstep --had somehow escaped my attention. I am an avid hiker and have hiked nearly every trail in the Issaquah Alps and the local Cascades. The Coal Creek trail is a truly exceptional hiking experience, especially considering its urban location. It has gigantic old growth maples and cottonwoods, two beautiful waterfalls, several wonderful, long bridges that cross over the creek, blackberry patches that provide a delicious distraction in August, and historic remnants of the mining operations that existed there years ago. On a recent hike, I saw two large, crow-size pileated woodpeckers with bright red heads sitting on a branch above the trail. In my 66 years living and hiking in this area, I had never encountered these magnificent birds. Importantly, this hike is long enough to provide a good workout, but gentle enough to be hiked by people of all ages.

Development, however, is encroaching on the trail. A huge condominium complex just opened on the hip of the Coal Creek drainage, degrading the wilderness experience along that section of the trail. I cannot stress enough how unique and precious this trail is. It needs and deserves our protection. It warrants a full EIS.

Thank you,
Mark Swanson

Pittman, Reilly

From: Mark Swanson <markaswanson@hotmail.com>
Sent: Tuesday, March 8, 2022 9:30 PM
To: Pittman, Reilly
Subject: Coal Creek Development, Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

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To: Reilly Pittman, Acting Planning Manager, Bellevue Development Services
From: Mark Swanson, 2236 108th Ave. S.E. Bellevue, WA 98003
Date: 3/8/2022
Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

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Thank you,
Mark Swanson

Pittman, Reilly

From: Pittman, Reilly
Sent: Wednesday, March 2, 2022 11:16 AM
To: Witt, Brigitta
Cc: Brennan, Mike; Stead, Elizabeth; Peter Marshall; Dave Hamilton; david kappler; Steve Williams; Sally Lawrence
Subject: RE: Ask EIS requirement for Isola

Follow Up Flag: Follow up
Flag Status: Completed

Hi Brigitta,

Thank you for your inquiry about the Isola Planned Unit Development (PUD) project; the City is still reviewing the environmental record, including the recent comments you have submitted, and has not yet issued a threshold determination under the State Environmental Policy Act (SEPA) for this project. A SEPA determination will be issued with the decision for the Critical Areas Land Use Permit and the recommendation on the PUD application to the Hearing Examiner who will hold a public hearing.

The City is reviewing everything that was submitted by the applicant as well as by the public which form the record related to this proposal. Staff need to review and consider all of the information in the record to reach a decision regarding the adequacy and merit of the submitted materials for environmental review. The city's decision will be described and explained in the City's staff report. Issuance of the staff report is the next step in the process and is how the City provides responses to not only the applicant's proposal but also to comments and concerns raised by the public. You and all other parties of record will be notified when this staff report is published. Please let me know if you have additional comments, however responses from the City will be consolidated under the future staff report issued by the City.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Witt, Brigitta <Brigitta.Witt@T-Mobile.com>
Sent: Monday, February 7, 2022 12:57 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Cc: Brennan, Mike <MBrennan@bellevuewa.gov>; Stead, Elizabeth <estead@bellevuewa.gov>; Peter Marshall <psmarshall@comcast.net>; Dave Hamilton <dave@deliveryexpressinc.com>; david kappler <davidkappler@hotmail.com>; Steve Williams <swilliams453@yahoo.com>; Sally Lawrence <s24lawrence@gmail.com>
Subject: RE: Ask EIS requirement for Isola
Importance: High

DSD - 001835

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Dear Mr. Pittman,

I trust this note finds you well! I'm sure the year is off to a busy start for you, but I do want to follow up on Sally's email below. As a member of the Save Coal Creek Steering Committee and a *concerned resident* of Lakemont / Cougar Mountain I'm eager to understand the status of the request that Isola conduct a proper EIS for the proposed development.

Thank you in advance Mr. Pittman for your timely response. We look forward to hearing from you.

Sincerely
Brigitta

Brigitta Witt

Vice President, Social Impact and Sustainability
☎ 312.451.2959 | ✉ Brigitta.witt@t-mobile.com

From: Sally Lawrence <s24lawrence@gmail.com>

Sent: Wednesday, February 2, 2022 8:55 AM

To: Reilly Pittman <RPittman@bellevuewa.gov>

Cc: mbrennan@bellevuewa.gov; estead@bellevuewa.gov; Peter Marshall <psmarshall@comcast.net>; Witt, Brigitta <Brigitta.witt@t-mobile.com>; Dave Hamilton <dave@deliveryexpressinc.com>; david kappler <davidkappler@hotmail.com>; Steve Williams <swilliams453@yahoo.com>

Subject: Ask EIS requirement for Isola

[External]

Hello Reilly,

On December 14, Save Coal Creek's Steering Committee met virtually with Michael Brennan and Elizabeth Stead of Bellevue's Development Services Department. We reviewed the numerous potential environmental impacts of the Isola proposal for a housing development on Lakemont Boulevard SE. We requested that the Department require Isola to prepare a full Environmental Impact Statement to more fully and widely disclose the significant negative consequences of this development.

We have not heard from Development Services in response to our request. Please provide an update of the Department's consideration of our request.

Best regards,

Sally Lawrence,
chair, Steering Committee
www.SaveCoalCreek.org
(425) 351-6881

Pittman, Reilly

From: DS Records
Sent: Thursday, January 27, 2022 3:43 PM
To: Pittman, Reilly
Cc: DS Records
Subject: D000137-012622-Sally Lawrence / 16-143970-LK, 16-145946-LO, 19-121109-LL

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Hey Reilly:

Received the following records request from Sally Lawrence: *Report on cultural resources investigation of the Park Pointe Project by Tierra Right of Way Services, Ltd. Survey report by Steinkraus (2017) was submitted to Isola Homes in April 2017. (This is the first report by Tierra, not the supplemental report that came later.)*

Sally submitted request just last year in December for the 3 files, records request D002158-120221. Since the LK and LO files are electronic, I providing everything in the file at that time. So what am I looking for that would not have been in the file back on December 10th?

And does this still holds true for 19-121109 LL: *that there has not been any action on this permit so have not received any letters or responses* [last stated in December 2021 records request D].



One City

Committed to Excellence

Clarence Copeland | Public Records Analyst |

City Of Bellevue - Development Services Records

DS Records 425.452.7914 | dsrecords@bellevuewa.gov

Check the status of your permit at www.MyBuildingPermit.com

Submit and check the status of your request: [request](#)

Pittman, Reilly

From: S. Williams <swilliams453@yahoo.com>
Sent: Monday, January 3, 2022 11:43 AM
To: Pittman, Reilly; LizStead@bellevuewa.gov
Subject: Isola app. - missed items of historical significance
Attachments: 2-2015 IATC obit. for Milt.jpg; CC - Milt spear point.jpg; CM cultural history.jpg; CC - 1918 hotel, store, Finn Town.jpg

Follow Up Flag: Follow up
Flag Status: Completed

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re: development proposal #'s 16-145946, 16-143970

The attached documents demonstrate the historical and cultural significance of the property, and should be added to the file. We mentioned these in our discussion with Director Mike Brennan on December 14th. They are among many shortcomings and omissions in the developer's proposal, and again argue for a full EIS. - Thanks for your attention, Steve Williams

07 MILT SWANSON (1918 - 2014)

George Potter posted on February 07, 2014 17:25

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Ernest "Milt" Swanson, our local 'living history treasure' recently passed away at the age of 95. His house, at one time part of the Newcastle mining operation, sits across from Cougar Mountain's Red Town Trailhead, and Milt had a key role in creating that park.

He was born in 1918 during the flourishing years of the huge coal-mining operation centered there on Coal Creek. His father and grandfather before him had worked in the mines. Milt himself worked as a mechanic and truck driver for the B & R Coal Company during the last 17 years of Newcastle operations, right up until 1963.

Except for a few years in Alaska and a five-year stint with the Coast Guard, Swanson lived in Company house #180 next to Lakemont Boulevard his entire life. The coal car pictured above resided in the front yard, and many of us remember the tours Milt graciously gave of his Mini-Museum out back. We all owe him a great debt for conserving the maps and artifacts that today document 100 years of hidden history. (It is hoped that these things will find a permanent home in a future City of Newcastle Historical Museum). For 15 years Milt and his brother John displayed those items as an integral part of Trail Club "Return to Newcastle" events which helped convince people that the area should become a regional park.

Though not officially a member of the Issaquah Alps Trails Club, Milt was a friend of Harvey Manning and an ally in efforts to preserve the Cougar landscape and save it from eager developers. Harvey did the politicking, but Milt provided the knowledge and mine maps that helped save Coal Creek and a lot of Cougar Mountain from development. (Building freeways and shopping centers above hollow mineshafts is not a good idea!)

Swanson was Newcastle's Citizen of the Year in 1997, and he was a founder, President, and active member of the Newcastle Historical Society for the rest of his life. He was a consultant—and great resource—for IATC's book "The Coals of Newcastle." His legacy lives on in that book, two major parks and vital museum yet to be. "Thanks a bunch uncle Milt - you did good!"

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Washington Forest Law Center

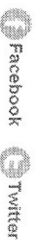
More Friends

Issaquah Alps Trails Club

Dedicated to the protection of the lush mountains, valleys, rivers and streams in the Issaquah Alps region and beyond

IATC has 501(c)(3) status
EIN: 91-108185

Follow Us



to the Newcastle Historical Society in memory of Mr. Langlie's grandparents, Bjarné Alfred Langlie and Carrie Dahl Langlie. They lived in Newcastle for a few years prior to 1936 and his grandfather was in charge of the company store at Newcastle. The Langlie gift will be used to further the goals of preserving.

We would like to also give recognition to the monetary gift given by Gladys Lewis, of Seattle. Gladys spent her early childhood years in Newcastle and still shares some vivid memories at age 87! She is one of the remaining 17 grandchildren of Thomas Henry Rouse who homesteaded in May Valley in 1878. (80 acres - \$5.00 per acre!)

HISTORY OF NEWCASTLE SUFFERERS "SETBACK" BY: MILT SWANSON

Dr. Richard Greengo, an archaeologist from the University of Washington, states that the stone spear point I found in my barn yard could be up to "5500" years old! The spear point is 5½" long and 2¼" wide and was made from a black basalt type rock, called siltstone. So we can safely say that man (Indian) was here long before 1859 and later dates used in our known history of Newcastle.

The spear point is on display with a collection of tools, mine lamps, pictures, mine records, mine maps, cooking utensils, school desks, school books and much more. The display of "Milt's and John's Little Museum" is in a 10X14 building in my back yard and is open to anyone wishing to see it. So drop in or call me at 255-6996. My house is the one with the historic mine car in the front yard.

In celebration of our State's Centennial, starting Nov-1988 to Nov-89, we are inspired to undertake a project of having Interpretive Signs placed at strategic, historical places in the Newcastle area. We hope to eventually have signs at the following tentative sites - The Newcastle Landing, Company House #75, Coal Creek-The Second Newcastle, The Newcastle Cemetery and the May Creek Trestle. When the ramifications for design, placing, etc. are cleared and funding available, we can perhaps make this goal a reality.

Another "good news" is the THOMAS ROUSE ROAD MARKER will be installed in May, 1988 on 136th Ave. SE according to the Historic Preservation Office. The designation and marker for roads was something new for the Landmark Commission so Mary Jo and Oliver Rouse and others have "pioneered and persevered" for 3 years plus in setting this precedent.

Many of you, who for various reasons, cannot attend our meetings but have indicated you would like to be supportive of our efforts by paying the yearly dues of \$5.00 per family . . . if this is your desire, enclosed is a self-addressed envelope for your convenience.

Write and send us any of your "folk-lore" or bring to our next meeting March 24th at the Eastgate Elementary School, 4255 153rd Ave. SE Bellevue, WA at 7:30 PM.

THE NEWCASTLE HISTORICAL SOCIETY - MILT SWANSON, PRESIDENT

III. CULTURAL RESOURCES

A. SITE HISTORY AND CULTURAL FEATURES

Early History

The early inhabitants of the territory now included in the Cougar Mountain Regional Wildlife Park were predominately the Duwamish Indians, a local subgroup of a wide ranging group of North American Coastal Indians known as the Salish. It is suspected that the Duwamish shared the area with both the Sammamish and Snoqualmie Indians that used the area primarily for gathering wild roots, plants and berries, as well as game and other animals. Indian artifacts have been found at the park including grinding stones and scrapers along the creeks. It is believed that the Duwamish Trail dates back 8,000 years, when local Indians used the overland route on or near this grade.

In 1855, The Port Elliot Treaty assigned the tribes to a reservation near Port Madison on Bainbridge Island. At the same time, white settlers began moving into the Puget Sound and starting coal mine explorations in the foothills of the Cascades.

Coal Mining and Early Settlement

"A Glimpse Into the Past"

On Cougar Mountain, not far from the eastern shore of Lake Washington lie the long abandoned Coal Creek and Newcastle townsites. Few people realize they are the site of King County's earliest large industry - coal mining. These lucrative mines transformed Seattle from a small village in the 1860s to the dominant port city it is today. Miners worked these hills for 100 years, digging nearly 11 million tons of coal.

"Golden sunlight of a pre-historic age,

Stored up in Nature's treasure vaults forever and a day,

To soothe our souls when wintry torrents rage."

Harry A. Clark

Newcastle began with discovery of coal outcroppings along Coal Creek (within portions of the property boundary) in 1859, and the formation of the first coal mining corporation, the Lake Washington Coal Company in 1867. Within two years, tunnels were dug and a major coal mine was operating in the new mining town of Newcastle.

For the next sixty years several businessmen bought out or salvaged mining operations. There was prosperity. In 1871, San Francisco investors poured money into the operation and improved production, transportation, and living conditions. In 1876, Newcastle claimed one hundred houses and 500 residents.

DSD - 001841

Lakemont Blv'd. in 1918 - Store, Hotel, Finn Town



Pittman, Reilly

From: Stead, Elizabeth
Sent: Thursday, December 16, 2021 1:22 PM
To: Pittman, Reilly
Subject: FW: Thanks for your time on Tuesday

Follow Up Flag: Follow up
Flag Status: Completed

FYI – for the file. Liz

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Thursday, December 16, 2021 1:04 PM
To: Brennan, Mike <MBrennan@bellevuewa.gov>; Stead, Elizabeth <estead@bellevuewa.gov>
Cc: Peter Marshall <psmarshall@comcast.net>; Steve Williams <swilliams453@yahoo.com>; Brigitta Witt <Brigitta.witt@t-mobile.com>; Dave Hamilton <dave@deliveryexpressinc.com>; david kappler <davidkappler@hotmail.com>
Subject: Thanks for your time on Tuesday

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mike and Liz,

All of us at Save Coal Creek appreciate your taking the time on Tuesday to hear our case regarding the need for an EIS for the Isola project. We are convinced that a development on this location would be a significant loss for not only the city but the region, and that an EIS would be very helpful in shining a light on the negative environmental impacts of the Isola proposal.

We look forward to hearing from you as decisions are made about Isola's proposal.

Regards,
Sally Lawrence
SaveCoalCreek.org
(425) 351-6881

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Tuesday, December 7, 2021 9:47 AM
To: Pittman, Reilly
Subject: Re: Comments on Isola from Save Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Thanks, Reilly. Save Coal Creek uses my email, s24lawrence@gmail.com.

Sally

On Tue, Dec 7, 2021 at 9:29 AM Pittman, Reilly <RPittman@bellevuewa.gov> wrote:

Hi Sally,

Thank you for the summary of concerns which will be added to the comments that have been submitted. I have listed Save Coal Creek as a party of record as well as Ms. Newman who is representing SCC. All communication with parties is through email. Can you confirm the email contact for SCC so that future correspondence can be emailed?



Reilly Pittman

Acting Environmental Planning Manager

Development Services Department

425-452-4350

rpittman@bellevuewa.gov

Pronouns: He/Him/His

****New!**** Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.

DSD - 001844

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, December 06, 2021 8:47 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Cc: Brennan, Mike <MBrennan@bellevuewa.gov>
Subject: Comments on Isola from Save Coal Creek

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To: Reilly Pittman

Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Please find attached a summary of Save Coal Creek's Environmental Concerns related to the proposed Isola Homes Park Pointe PUD. Please list Save Coal Creek as a Party of Record for all concerns identified.

Sally Lawrence

Save Coal Creek

(425) 351-6881

Pittman, Reilly

From: Pittman, Reilly
Sent: Tuesday, December 7, 2021 9:32 AM
To: Claudia M. Newman Henry
Subject: RE: Park Point PUD, Permit #s 16-143970-LK; 16-145946-LO; 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Newman,

I have added you as a party of record. All communication with parties is sent by email and this email address will be listed as your contact. Please let me know if you need anything further.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: LandUseReview <LUZI@bellevuewa.gov>
Sent: Wednesday, December 01, 2021 7:45 AM
To: Claudia M. Newman Henry <newman@bnd-law.com>; LandUseReview <LUZI@bellevuewa.gov>; PermitTech <Permit@bellevuewa.gov>
Cc: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: RE: Park Point PUD, Permit #s 16-143970-LK; 16-145946-LO; 19-121109-LL

Good Morning Ms.Newman,

The planner assigned to the PUD and Critical Areas Permit referenced in your email is Reilly Pittman. I have cc'd him here for your convenience. Please direct any future correspondence related to these permits directly to Reilly; it won't be necessary to include LandUseReview or PermitTech. Thanks!



Leticia Wallgren (She/Her)

Associate Planner, Land Use Division
Development Services Department
(425)452-2044

[How are we doing?](#) 👍 👎

DSD - 001846

From: Claudia M. Newman Henry <newman@bnd-law.com>
Sent: Tuesday, November 30, 2021 4:16 PM
To: LandUseReview <LUZI@bellevuewa.gov>; PermitTech <Permit@bellevuewa.gov>
Subject: Park Point PUD, Permit #s 16-143970-LK; 16-145946-LO; 19-121109-LL

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Good afternoon,

I have been hired to represent Save Coal Creek with respect to the Park Point PUD and subdivision development project that is currently under review in your department.

Will you please add me to the list of interested persons to receive notice of all applications and decisions related to that project? I would prefer receiving notice via email if that is an option, but my other contact information is provided below if it is not.

There appear to be several different iterations of permit numbers for this project, but my understanding is that they are currently: Permit #s 16-143970-LK; 16-145946-LO; 19-121109-LL.

Thank you,
Claudia Newman

Claudia M. Newman
Bricklin & Newman LLP
1424 Fourth Avenue, Suite 500
Seattle, Washington 98101

Phone: 206.264.8600
newman@bnd-law.com
www.bricklinnewman.com



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Pittman, Reilly

From: Pittman, Reilly
Sent: Tuesday, December 7, 2021 9:29 AM
To: Sally Lawrence
Subject: RE: Comments on Isola from Save Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

Hi Sally,

Thank you for the summary of concerns which will be added to the comments that have been submitted. I have listed Save Coal Creek as a party of record as well as Ms. Newman who is representing SCC. All communication with parties is through email. Can you confirm the email contact for SCC so that future correspondence can be emailed?



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, December 06, 2021 8:47 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Cc: Brennan, Mike <MBrennan@bellevuewa.gov>
Subject: Comments on Isola from Save Coal Creek

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To: Reilly Pittman

Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Please find attached a summary of Save Coal Creek's Environmental Concerns related to the proposed Isola Homes Park Pointe PUD. Please list Save Coal Creek as a Party of Record for all concerns identified.

Sally Lawrence
Save Coal Creek
(425) 351-6881

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, December 6, 2021 8:47 PM
To: Pittman, Reilly
Cc: Brennan, Mike
Subject: Comments on Isola from Save Coal Creek
Attachments: Summary Comments on Isola-120621-SaveCoalCreek.pdf

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To: Reilly Pittman

Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Please find attached a summary of Save Coal Creek's Environmental Concerns related to the proposed Isola Homes Park Pointe PUD. Please list Save Coal Creek as a Party of Record for all concerns identified.

Sally Lawrence
Save Coal Creek
(425) 351-6881

DSD - 001849

Summary Comment letter to:
Reilly Pittman, Acting Planning Manager, Bellevue Development Services
Cc: Mike Brennan, Director of Development Services
From: **Save Coal Creek** via Sally Lawrence
Date: 12/6/2021)

Re: Permit #s 16-143970-LK; 16-145946-LO; 10-121109-LL

Please confirm by email to Sally Lawrence at s24lawrence@gmail.com, that the organization **Save Coal Creek** is a Party of Record with respect to the following environmental concerns. Overall, the project will have significant adverse impacts related to earth (including mine tunnels), environmental health, water quality and quantity, plants, fish and wildlife, noise, land use, aesthetics, light and glare, recreation, historic and cultural preservation, and transportation that have not been adequately disclosed and assessed as required by SEPA.

Who We Are: **Save Coal Creek** is a group of Bellevue residents and residents of neighboring communities who have organized to oppose the Isola Homes proposal for a “Park Pointe PUD” at 7219 and 7231 Lakemont Boulevard SE, Bellevue. With Issaquah Alps Trails Club, we have posted an online petition opposing the development, and to date more than 3,900 people have signed, approximately half from Bellevue. Our steering committee is comprised of Sally Lawrence, David Kappler, Dave Hamilton, Brigitta Witt, Peter Marshall and Steven Williams. Except for David Kappler, a resident of Issaquah, all are residents of Bellevue. Please see www.savecoalcreek.org.

GENERAL

Bellevue Comprehensive Plan	POLICY	Save Coal Creek Concern
https://bellevuewa.gov/sites/default/files/media/pdf_document/CompPlan_Vol_2_SP07.Newcastle.pdf	POLICY S-NC-11. Promote infill development at a density consistent with the existing character of established neighborhoods. POLICY S-NC-27. Require that the development of property considered historic or property adjacent to an historic site be done in a manner sensitive to preserving the historic character of the site. POLICY S-NC-28. Encourage the identification, preservation, restoration and/or adaptive use, and interpretation of historic sites and resources. POLICY S-NC-29. Coordinate historic preservation policies with King County’s historic preservation program. POLICY S-NC-84. Restrict development in coal mine hazard areas.	Density: The Isola Park Pointe PUD would be at a much higher density than any housing within ½ mile radius, and out of character with surrounding public natural areas. History: The PUD would remove two historic coal-mining era buildings, the “mini-museum” shed and the horse barn on the former Milt Swanson property. The Cultural Resources Assessment by Tierra Right-of-Way for Isola neglects the historical significance of former resident Milt Swanson and pays scant attention to the possibility of the presence of Native American artifacts on the properties. Coal Mine Hazards: The PUD would be built on a former coal mining location, with unknown mine workings at depth.
Bellevue Comprehensive Plan Volume 1. Housing https://bellevuewa.gov/sites/default/files/media/f	(p. 85). The Planned Unit Development process allows for variations in site design and density from the requirements of the Land Use Code in exchange for public review and design	Development Services has not provided for public review of the Isola Park Pointe PUD to discuss compatibility with the setting.

ile/2021/Housing%202020%200121%20C-1.pdf	review to ensure compatibility with the setting. Clustering may be encouraged to protect critical areas.	
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LOCATION

Figure 1. The web-based interactive map from City of Bellevue, trial for public use. Search = “Red Town”. Download 8/11/2020. Three sides of the combined 2 parcels are surrounded by the Coal Creek Natural Area. This figure provides a basis for comments in Table 1, below, about the interruption of two adjacent public natural areas by the proposed project.

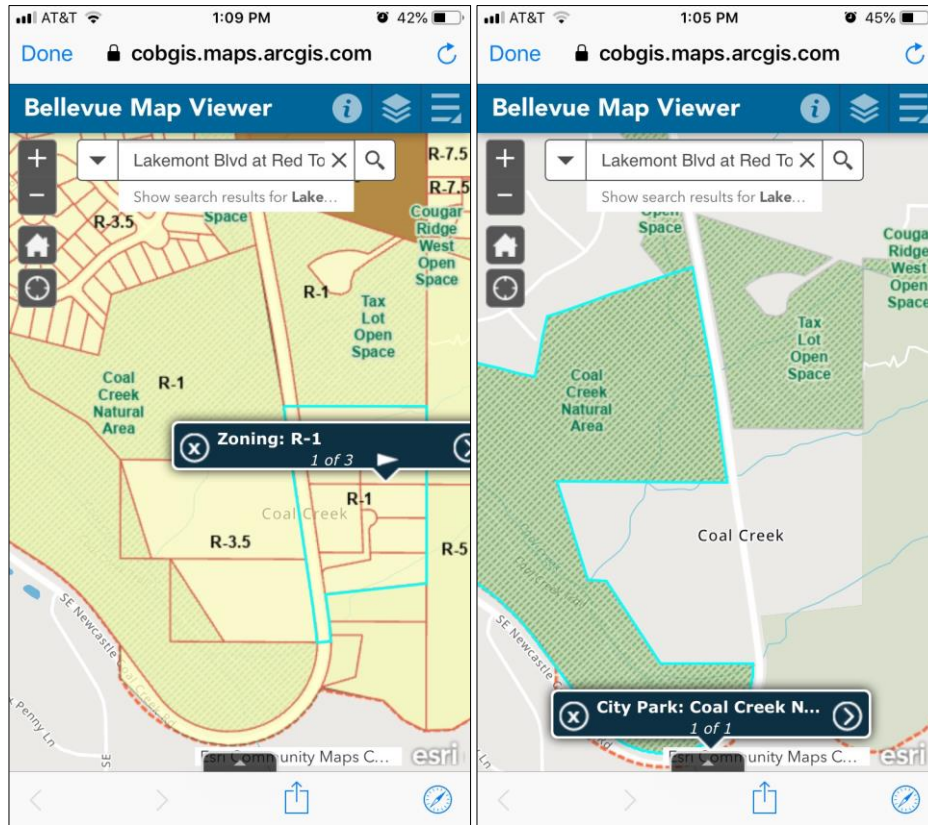


TABLE 1. Isola Environmental Checklist and Comments by Save Coal Creek. Applicant’s answers to some Environmental Checklist questions are provided here in quotation marks. (“ ”).

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
Environmental Checklist Part A. Background	
10. Government approvals needed	Applicant failed to list Hydraulic Project Approval (HPA) needed to discharge treated stormwater to a stream
Environmental Checklist Part B. Environmental Elements	
1. Earth and 7. Environmental Health	
Coal Mining Hazards Note: The Environmental Checklist	Comment: The risks associated with building a 35-home development in an area of inadequately

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
<p>does not include a section related to Mine Safety Hazards. We address the potential for such hazards under 1. Earth and 7. Environmental Health.</p>	<p>mapped mine tunnels, voids and air shafts are not adequately understood.</p> <ul style="list-style-type: none"> a. Sink-hole risk is now acknowledged in the plans, i.e. the city now requires steel pipe sleeve on both storm water and sewage pipes near the pump lift-station in anticipation of a 10' soil collapse. (This requirement may relate to the fact that one of 64 test borings hit a void during the geotechnical survey.) Other voids might have been encountered if more borings had been conducted. A more accurate way to assess risk is the depth to bedrock and testing the overburden with Standard Penetration Tests (blow counts at depth). b. Beginning in the 1860s, three different coal mines operated under this site. Undocumented work in the Depression years, a fire that could not be put out, and ground collapse into open tunnels may have left unstable ground or hidden shafts here. Will contractor be prepared for these hazards? (Note that the open mine airway is just 40' south and below the developer's rail fence). c. The long-term stability of the ground is difficult to quantify. The mine tunnels pose a significant long-term risk for ground subsidence, including public safety concerns. Because the extent of excavation of the coal seams was not mapped or recorded in any quantitative way, there is elevated risk from subsidence that can only be minimized, not eliminated. It is also not clear how small changes in surface drainage patterns from the development (higher % impervious) may affect the subsurface stability, with respect to potential water saturation of glacial till and liquefaction risks. The City must consider and assess the worst case scenario with regard to these impacts.
<p>1. Earth, continued: NOTE: The Environmental Checklist does not address risk related to the</p>	<p>Potential hazard not addressed in Environmental Checklist: Isola Park Pointe PUD civil engineering plans, sheet 10 of 22, notes, "...extremely low</p>

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
proposed lowering ground surface through grading and removal of 24,700 cu yds native soil, in soils with low infiltration rate and seasonally high groundwater.	infiltration rates of native soil (1/4 inch per hour) and "...seasonally high groundwater." Isola needs to provide assurance that the excavation and grading would not make this problem worse and would not uncover hidden seeps or springs.
3. Water	
<p>a. Surface Water Significant work will occur within 200 ft of Stream 1 (Type N)</p>	<p>Erosion concern: Isola proposes to discharge piped stormwater via a rock gabion to the native buffer adjacent to Stream 1, on top of, or mid-way down, a steep slope. The native soils are known to have low infiltration rates. As a result, even with the gabion to reduce stormwater energy, the slope soils could be eroded, affecting stream water quality.</p>
<p>c. Water runoff including stormwater</p> <p>The applicant proposes: A new discharge of stormwater to Stream 1, which flows directly to Coal Creek, a Type F (fish bearing) creek. [In fact, Coal Creek is a salmon creek, with chinook, a threatened species; coho; and sockeye salmon returning yearly to spawn in the lower third of the watershed.] Cutthroat trout also occur.</p> <p>New curb and gutter along Lakemont Boulevard</p>	<p>c. The applicant's plan for stormwater collection and treatment will not adequately protect Coal Creek, a salmon creek. The city of Bellevue has invested millions of dollars of public funds to make habitat improvements for salmon over the past 20 years.</p> <p>The new discharge will result in a higher discharge rate and volume of water after storms, causing erosion & destruction of scenic falls, undercutting of trees, and increase sediment deposition into salmon stream. (This is same waterfall pictured on "Welcome to Bellevue" road signs – meant to visualize Bellevue as "the City in a Park").</p> <p>New curb and gutter would accelerate water flow (and road pollutants) into a tributary stream and ultimately Coal Creek. Currently some of this flow is absorbed in the pervious pasture and open space of the Isola properties. Applicant's consultant modeled the 50-year storm using precipitation data starting in 1939. Given the expectation of climate change, is this modeling appropriate for predicting future 50-year storms, and would the 92,400-gal vault have sufficient capacity for a larger 50-year storm? What impacts would occur to Coal Creek in terms of water quality and quantity if a storm</p>

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
<p>Stormwater would be treated in a 92,400 gallon vault on site. Water quality will be treated in the stormwater vault by 5 Contech 27-in filters, then conveyed to a buffer area adjacent to Stream 1 via an 18" pipe that would run underground for 382 ft using directional boring.</p> <p>Stormwater collected in 92,400 gal-vault could potentially carry a weight of water of 385 tons</p>	<p>exceeded the capacity of the vault?</p> <p>Stormwater from the impervious areas on site is to be conveyed to the stormwater vault. This runoff will carry pollutants from vehicles used by 35 homes as well as some runoff from Lakemont Boulevard. The vault's filtration system is not rated for removal of the tire-wear chemical 6PPD, shown to be fatally toxic to both adult and juvenile coho salmon. (New research has determined that the chemical 6PPD from vehicle tire wear is the cause of death of coho salmon returning to streams in the Puget Sound region. [Science, vol 371, January 2021, no. 6525, pp. 185-189].) The buffer area soils where the treated stormwater will be discharged are native soils that are not allowed to be disturbed. To date, research has shown bioretention soils may be effective treatment for 6PPD; however, Isola's selected discharge location to a native riparian buffer precludes replacement of the native soils and plants by an engineered bioretention soil/swale. Note the native soils on site have very low infiltration rate, therefore most of the discharge will go straight into Stream 1 without slowing down or infiltrating/cleaning up.</p> <p>Who is responsible for maintaining/changing the Contech filters, which can clog if not properly maintained? City of Bellevue or an HOA? What are the guarantees that an HOA would perform effectively many years into the future?</p> <p>The water treatment structure is large enough that when fully loaded with water, it could trigger ground subsidence from mine tunnels. This could then crack the concrete, leading to stormwater leaking, which could contribute to added risk of liquefaction of the subsurface (water saturated glacial till that was previously like concrete may fall apart under a new water saturation regime).</p>

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
4 Plants	
<p>b. Kind and amount of plants to be removed. "Vegetation scheduled for removal includes: lawn, pasture, second growth trees, invasive plants such as blackberries, and assorted shrubs."</p>	<p>Inadequate response: This response understates the huge change in appearance and ecosystem services of the existing plant community. In the developable area, Isola would remove more than 75 mature trees and retain only one, a mature Ponderosa Pine. Many are unique species or of significant size and habitat value, including Sitka Spruce, Red Alder, Big Leaf Maple, Douglas Fir, Western Hemlock, Western Red Cedar. This would result in loss of nesting and foraging habitat, a reduction in climate cooling effect, and a scenic loss.</p>
5 Animals	
<p>a. List – hawk, songbirds, deer, bear</p>	<p>The list is incomplete. [See Steve Williams' list of wildlife observed at the adjacent Cougar Mountain Regional Wildland Park, pp. 14-15]* Without a full EIS, the actual impacts to local wildlife cannot be assessed.</p> <p>The Critical Area report, Appendix G noted that the site scored high for its potential habitat function, including species of local importance--Bald Eagles (during migration), Pileated Woodpeckers, Townsend's Big-eared Bats and Red-tailed Hawks. But the SEPA Checklist response on "animals found on or near the site" merely checked off the standard "...hawk, deer, bear..." and the City reviewer apparently added "raccoon, coyote, potential cougar." This very routine response understates the unique range of wildlife and their habitat requirements.</p> <p>An EIS would more fully document expected impacts of a dense subdivision to birds, fish and other wildlife. The proposal by the developer to put up a fence to keep people and pets out of the natural area adjacent to the proposed subdivision is an indication that wildlife need to be protected from (i.e., kept separate from) pets and people.</p>

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
<p>b. Threatened and endangered species: “None identified.”</p>	<p>Not correct. 1. Chinook salmon migrate to, and establish redds (nests for eggs) in the middle third of Coal Creek. Puget Sound Chinook are a federally-listed (Threatened) species. A physical barrier prevents migration as far upstream as the Isola property; nevertheless, any impacts to Coal Creek waters adjacent to Isola will be carried downstream, affecting the adults, redds and juveniles where they occur. Negative impacts would be expected from erosion, contributing sediment that can smother redds, and from chemical pollutants introduced from direct street runoff or inadequately treated stormwater from the site. Conversely, retaining open space areas with native habitats upstream will assist in protecting the Coal Creek watershed.</p> <p>2. Western Toad, a DFW candidate species, would very likely be found on the Isola property – they are found in the adjacent Cougar Mountain natural area. See species list pp.14-15.*</p>
<p>c. Is site part of a migration route? “Not to our knowledge.”</p>	<p>Not correct. There is an existing wildlife corridor between Cougar Mountain Regional Wildland Park and Coal Creek Natural Area.</p> <p>Before Isola installed fencing along Lakemont Boulevard SE, wildlife such as deer, bear, raccoon, coyote, bobcat, cougar and other animals could use a wide crossing (~1/2 mile) along Lakemont Boulevard SE. This wide crossing would be reduced to a few hundred feet if the Isola PUD were built. This corridor has been used for ~80 years. Crossing Lakemont Boulevard SE during the daytime is dangerous for wildlife as vehicular traffic has increased. However, it can be safer at night with fewer vehicles. Research on animal behavior has shown that wildlife are affected by human disturbance, as human activities and structures affect more and more of the environment remaining to wildlife. As a result, many types of wildlife have adapted by using night hours for</p>

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
	activity (see Science, vol. 360, (2018) no. 6394, pp. 1232-1235). This could be a successful adaptation for wildlife crossing between the two natural areas, if the existing stretch of open crossing along Lakemont Boulevard SE were maintained. However, the Isola development would restrict the usable wildlife corridor to a couple hundred feet.
7 Environmental Health	
<p>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? "No."</p> <p>a3. Describe toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operation of the project. "None."</p>	<p>a. Not correct. See comment on 3. Surface Water, c. Runoff, above. Stormwater released from the vault could still retain the road runoff chemical compound 6PPD that is toxic to coho salmon.</p> <p>a3. Not correct. Fuels for equipment (e.g. diesel, gasoline) would be used onsite. Some detail should be provided regarding securing these chemicals during construction.</p>
<p>7 b NOISE</p> <p>1. What types of noise exist in the area? "Existing noise is typical of existing urban areas."</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis? "Short-term: Construction equipment during permitted hours. Long-term: Noise typical of residential neighborhoods."</p>	<p>1 and 2. Not correct. The existing noise levels are considerably lower than typical urban areas or even typical residential neighborhoods. The noise levels associated with the prior residences housed 1 to 4 people, compared with the noise and activities of an estimated 88 people (see Env. Checklist 8.i answer) to be housed at Park Pointe, would represent a change that would dramatically affect the public's enjoyment of the hiking trails adjacent to these parcels. Similarly, wildlife associated with the two park's natural areas would be adversely affected and driven further from Lakemont Boulevard SE by this increase in noise and human activity. To be clear, interior roads, pavement, closely packed buildings, pets, dogs, streetlights and human activity would block the existing wildlife corridor between two designated 'natural area wildlife parks'. Both noise and lighting associated with 35 homes will disrupt this quiet, dark open space.</p>

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
8. Land and Shoreline Use	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. “The site and adjacent properties are low-density residential.”</p>	<p>Not correct. Three sides of the property are publicly-owned parkland, the "Coal Creek Natural Area." The fourth side is Lakemont Boulevard, a high-traffic street that is a challenge for both humans and wildlife to cross. East of Lakemont Boulevard is Cougar Mountain Regional Wildland Park, a King County park and natural area with dozens of hiking trails. A very limited extent of the land area to the east of the Isola Homes parcels and across Lakemont Boulevard is taken up by a shared driveway for three rural residential homes - these are the <i>only</i> "low-density residential" properties for a half-mile each way, along Lakemont Boulevard SE and Newcastle Golf Course Rd.</p> <p>In addition, the project is inconsistent with Comprehensive Plan policies as outlined above and is inconsistent with the land use in the area.</p>
10. Aesthetics	
<p>b. What views in the immediate vicinity would be altered or obstructed? “None.”</p>	<p>Not correct. The existing views of the Isola property as you drive along Lakemont Boulevard or walk the adjacent Coal Creek Trail are of open space with a number of mature trees. The two or three existing homes are not obtrusive; they are either set back from the road or hidden by trees. Birds and deer are frequently seen. The three rural residences on east side of Lakemont Boulevard are not visible from the street. A half mile north on Lakemont Boulevard SE, the adjacent neighborhoods accessed from Forest Drive and SE Cougar Mountain Way are not visible; their entrances secluded with mature trees. There are no private homes to the south and west of the Isola property for more than a mile along Lakemont Boulevard SE/Newcastle Golf Course Rd. In contrast, the Isola homes would be built immediately adjacent to Lakemont Boulevard; this high-density development would be incompatible with the surrounding hidden homes</p>

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
	<p>and forested public natural areas.</p> <p>Preserving the properties formerly owned by the Swanson and Gentry families as historic open space and an extension of the Coal Creek Natural Area natural area is consistent with Bellevue’s branding as a City in a Park. (See Comprehensive Plan – “Bellevue’s parks and open space system policies focus on linking existing components of the parks system, providing new recreation opportunities, and protecting environmentally sensitive areas.Policies focused on stewardship reflect the community’s value in preserving and protecting natural resources”).</p>
11. Light and glare	
<p>What type of light or glare will the proposal produce? “No unusual light or glare is anticipated.”</p>	<p>Not correct. The light and glare associated with 35 homes is incompatible with existing conditions -- an area of 2 rural residences surrounded by pasture, open space and public natural areas. See comments on 5 Wildlife and 7b Noise, above.</p>
12. Recreation	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. “No.”</p>	<p>Not correct. Current recreational users of trails starting at Red Town Trailhead and those using the Coal Creek Trail would experience significant adverse impacts. At present, hikers wishing to access the eastern end of Bellevue’s Coal Creek Natural Area must park at Red Town Trailhead (King County) and cross Lakemont Boulevard SE. The first ¼ mi of the Coal Creek Trail heading west is in dense old growth forest. From this trail hikers can look north and uphill to the Isola property and enjoy the views of the historic red horse barn, Milt’s equipment sheds, and open pasture. These views and noise levels will be permanently changed to the backyards of suburbia, with gas grills, pet fencing, backyard lighting, and lack of mature trees and understory.</p>
13. Historic and cultural preservation	
<p>a. Buildings on site that have historic significance? “Yes. and reference to Tierra Right-of-Way Cultural Resources</p>	<p>Not correct: a and c. The Tierra Right-of-Way investigation of the site’s historical and cultural significance is not</p>

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
<p>Assessment and Addendum.”</p> <p>c. Describe methods used</p> <p>b. Landmarks, features or other evidence of Indian or historic use or occupation?</p> <p>d. Proposed measures to avoid, minimize or compensate for loss, changes to, and disturbance to resources. “The historic coal mine remnants will not be disturbed. They are located deeply below and out of the development area. Project construction will only impart (<i>sic</i>) areas that have undergone significant disruption through farming and clearing.”</p>	<p>adequate for assessing impacts of the development proposal. The Addendum is limited in geographic scope and does not sufficiently address the subject of historic and cultural preservation. The authors admit they did not succeed in making contact with Newcastle Historical Society or Eastside Heritage Center. They must also have avoided checking any local newspaper archives. Without such research, the Tierra effort is clearly inadequate.</p> <p>b. The Isola property has not been fully investigated for evidence of Native American use. Milt Swanson found on his property a stone spear point, 5-1/2” long, made of black basalt or siltstone, and estimated by a University of Washington archeologist to potentially be up to 5500 years old (January 1988, Newsletter of the Newcastle Historical Society). Isola plans to remove large amounts of soil (24,870 cubic feet). Prior to removal this material needs to be inspected for pre-settlement Native American artifacts and historic artifacts from the 1890s coal mining town that reached a population of over 1,000 people by 1917.</p> <p>d. The Park Pointe PUD proposal would result in the destruction of two historically-significant structures from the coal mining era of the early 20th century. If the proposal were to move forward, the site should be investigated for pre-settlement Native American artifacts and coal-mine era historical artifacts.</p> <p>Loss of the intact horse barn at the former Swanson property (date ~ 1930’s), belonging to someone of local significance (Milt Swanson). There are also trestle abutments underneath this barn from the train trestle that crossed Coal Creek, connecting the Primrose Seam opening (about ½ mile N of Red Town Trailhead) with the main coal rail route that ran along the southern bank of Coal Creek. Both the barn and machine shed on the former Swanson property have historical value and merit review as</p>

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
	<p>historical structures. The barn is intact, and the machine shed is built in the style of the mining homes, all of which except for one (the Baima House) have been destroyed.</p> <p>Milt Swanson, the former owner of the property, has local historical significance. He not only worked for the Baima & Rubitino Coal Company but also was a founder of, and expert on local mining history for, the Newcastle Historical Society. He frequently taught school children the history of this area, showing them his collection of mining equipment and artifacts. Milt donated parts of his collection to Newcastle Historical Society over a period of years. The remainder and large items were donated in 2015-2016, after his death in 2014.</p> <p>In addition, removing the surface soils and replacing them with development-grade soils for the purpose of house construction does not “avoid disturbance of” the coal mining tunnels and associated history that would remain deep underground. Rather, it ensures that this history is entombed forever, precluding any opportunity for future generations to learn about Bellevue’s coal mining past.</p>
14 Transportation	
<p>h. Proposed measures to reduce or control transportation impacts, if any. “The homebuilder will encourage carpool, use of park and ride facilities, as well as public transit.</p>	<p>h. Not correct. The homebuilder will be long gone once the homes are sold to buyers who will need automobiles to access local services.</p> <p>Also, the applicant’s description of transportation impacts does not accurately describe the impacts of the traffic hazards associated with the development. According to Isola’s 2021 Traffic Study, the more southerly of the two planned exits onto Lakemont Boulevard is not a safe distance from Lakemont Boulevard’s hazardous turn toward Newcastle, and therefore this exit will be right-turn only. In addition, the Traffic Study notes that City of</p>

DSD - 001861

No. or Page in Isola Environmental Checklist or civil engineering plans	Comment by Save Coal Creek
	Bellevue will need to reduce and trim back existing vegetation WITHIN the Coal Creek Natural Area to ensure safe sight distance for drivers. This requirement creates a potential liability on the part of the city, if it fails to prune this vegetation; and it infringes on the public's enjoyment of the current natural conditions at the park.
16 Utilities	
c. 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.	Installation of sewer and water lines under Lakemont Boulevard (the distance to Forest Drive is 2,972') would limit traffic to one lane only for weeks. This would have a huge commuter traffic impact. Widening of road and construction of bike lane and sidewalk would likewise impede normal traffic for weeks, perhaps months. (Even after construction, bicyclists would still be forced into narrow traffic lanes on the tight curve to the south on the embankment above Coal Creek.)

DSD - 001862

***List of wildlife observed or detected in Cougar Mountain Regional Wildland Park, compiled by Steven Williams (from email to Sally Lawrence Feb. 25, 2021)**

This is a list I developed for City of Newcastle for the DeLeo Wall property ... Nearly all of these species would be found at or passing through the Isola property near Coal Creek. In addition there would be more wetland and meadow species like Red-wing Blackbirds, Goldfinches and Barn Owls. Eastside Audubon should have a detailed list of expected meadow species - certainly expanding and adding diversity to what is found in the existing forested & tree-covered two adjacent parks (Coal Creek & Cougar Mountain). - Steve`

Wildlife Observations at DeLeo Wall and on adjacent trails

For 20 years (1984 to 2005) I served as District Manager of Cougar Mountain Regional Wildland Park for the King County Parks Department. I had many occasions to pass through the 'De Leo Wall' property or to work on the adjacent park trails, and I list here wildlife (or signs) observed:

Mountain Beaver	Opossum
Townsend Chipmunk	Bat
Douglas Squirrel	Bobcat
Deer Mouse	Deer
Townsend Vole	Cougar (scat & tracks)
Weasel	Saw-whet Owl
Skunk (odor)	Bald Eagles (nesting)
Bear (smell & sound)	Osprey (fly - by)
Raccoon	Red-Tailed Hawk
Shrew (vagrant ?)	Sharp-shinned Hawk
Shrew-Mole	Steller's Jay
Coyote	Ravens
Flying Squirrel (tail left by Great Horned Owl)	Pileated Woodpecker
Cottontail Rabbit	Flicker
	Band-tailed Pigeon

DSD - 001863

Rufous Hummingbird	Black-headed Grosbeak
Downy & Hairy Woodpeckers	White-crowned Sparrow
Quail	Junco
Kinglets (Golden Crowned & Ruby Crowned)	Robin
Swainson's Thrush	American Crow
Flycatchers spp.	Spotted Towhee
Swallows (several spp.)	Western Long-toed Salamander
Red-breasted Sapsucker	Pacific Giant Salamander
Varied Thrush	Red-legged Frog
Chickadees (Black-capped & Chestnut-backed)	Pacific Chorus Frog
Pacific & Bewick's Wrens	Northern Alligator Lizard
Red-breasted Nuthatch	Garter Snake
Brown Creeper	Mondenia Snail
Wilson's Warbler	Townsend's Snail
Townsend's Warbler	Western Toad**

** <https://wdfw.wa.gov/species-habitats/species/anaxyrus-boreas>. Western Toad is a candidate species on the Department of Fish & Wildlife list of threatened and endangered species.

Pittman, Reilly

From: LandUseReview
Sent: Wednesday, December 1, 2021 7:45 AM
To: Claudia M. Newman Henry; LandUseReview; PermitTech
Cc: Pittman, Reilly
Subject: RE: Park Point PUD, Permit #s 16-143970-LK; 16-145946-LO; 19-121109-LL

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Ms.Newman,

The planner assigned to the PUD and Critical Areas Permit referenced in your email is Reilly Pittman. I have cc'd him here for your convenience. Please direct any future correspondence related to these permits directly to Reilly; it won't be necessary to include LandUseReview or PermitTech. Thanks!



Leticia Wallgren (She/Her)
Associate Planner, Land Use Division
Development Services Department
(425)452-2044

[How are we doing?](#) 👍 👎

From: Claudia M. Newman Henry <newman@bnd-law.com>
Sent: Tuesday, November 30, 2021 4:16 PM
To: LandUseReview <LUZI@bellevuewa.gov>; PermitTech <Permit@bellevuewa.gov>
Subject: Park Point PUD, Permit #s 16-143970-LK; 16-145946-LO; 19-121109-LL

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Good afternoon,

I have been hired to represent Save Coal Creek with respect to the Park Point PUD and subdivision development project that is currently under review in your department.

Will you please add me to the list of interested persons to receive notice of all applications and decisions related to that project? I would prefer receiving notice via email if that is an option, but my other contact information is provided below if it is not.

There appear to be several different iterations of permit numbers for this project, but my understanding is that they are currently: Permit #s 16-143970-LK; 16-145946-LO; 19-121109-LL.

Thank you,
Claudia Newman

DSD - 001865

Claudia M. Newman
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Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Wednesday, November 24, 2021 9:54 AM
To: Brennan, Mike
Cc: Shiosaki, Michael; Pittman, Reilly
Subject: Request meeting regarding Isola Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Date: Nov. 23, 2021

To: Mike Brennan, Director of Development Services, City of Bellevue

Cc: Michael Shiosaki, Director, Bellevue Parks and Community Services; Reilly Pittman, Acting Environmental Planning Manager, Development Services

From: Save Coal Creek via s24lawrence@gmail.com

Re: Permit #s 16-143970-LK; 16-145946-LO; 19-121109-LL

Who We Are: **Save Coal Creek** is an affiliation of Bellevue residents and residents of neighboring communities who have organized in response to the Isola Homes proposed Park Pointe PUD in south Bellevue. With Issaquah Alps Trails Club, we have posted an online petition opposing the development, and to date more than 3,800 people have signed, approximately half from Bellevue. Our steering committee is comprised of Sally Lawrence, David Kappler, Dave Hamilton, Brigitta Witt, Peter Marshall and Steven Williams. With the exception of David Kappler, all are residents of Bellevue. Please see www.savecoalcreek.org.

We have retained Attorney Claudia M. Newman, Bricklin & Newman LLP, 1424 4th Ave #500, Seattle, WA 98101 to represent our interests in this matter.

- We have reviewed the environmental documents your department provided and what appears to anticipate a SEPA determination of environmental non-significance.

We have reviewed the public comment records your department provided us, including many that questioned the validity or quality of information in the environmental checklist. We are particularly concerned about the incompatibility of the proposed development with the surrounding natural areas (public parks) and its expected negative impacts on the existing scenic open space, hiking trails and wildlife habitats.

- The City has not responded to these concerns, and as we understand the process, intends to proceed to a public hearing before a Hearing Examiner.
- Based on the unique site of the proposed Isola PUD, at the juncture of the Coal Creek and Cougar Mountain public open spaces, we believe the proposal warrants a full environmental impact statement.

DSD - 001867

- Much of the technical work has already been done to support a full EIS. What is missing is the public review and comment that a full SEPA process would allow for such a regionally-significant development proposal.

We would like to encourage the City of Bellevue to fully comply with the spirit and letter of SEPA. We request an opportunity to meet with you to fully explain our reasoning, and discuss your reasons for concluding otherwise.

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Thursday, November 4, 2021 10:22 AM
To: Pittman, Reilly
Subject: Fwd: thanks and ask past timeline Isola Homes decisions

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Reilly,
RE: Isola Permit Application #s 19-121109-LL, 16-143970-LK, 16-145946-LO

I need copies of the following documents referred to in Peter Rosen's email to me 07/28/2020 (forwarded below). Peter states: " **There have been 4 revision letters and re-submittals responding to City comments. The revision letters have included comments from all reviewers in Development Services and the comments based on City Code requirements.**

I'd like both the City comment letters and the revision letters from Isola. In addition, if the City has commented further on the Isola proposal since 7/29/20, I'd like copies of these more recent City comments.

Please let me know if I need to submit a Public Records Request to obtain these documents.

Thanks very much,

Best regards,
Sally Lawrence
www.SaveCoalCreek.org
425-351-6881

----- Forwarded message -----

From: Rosen, Peter <PRosen@bellevuewa.gov>
Date: Tue, Jul 28, 2020 at 12:05 PM
Subject: RE: thanks and ask past timeline Isola Homes decisions
To: Sally Lawrence <s24lawrence@gmail.com>

See responses below.

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Friday, July 24, 2020 12:12 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: thanks and ask past timeline Isola Homes decisions

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Again, thanks for your time on the phone on Tuesday.

I understand the two points you're hoping I'll share with folks. [I was a water quality specialist for state Department of Ecology for 10 years, so I'm know that government processes remain inscrutable to a wide swath of the public!]

I'm happy to pass on those points as there is opportunity.

However, I'd like to better understand a couple points about the planning process for Park Pointe PUD so far. It would help if you could provide:

- Date first application for Park Pointe PUD (41 homes) received by Bellevue - was it 2016? – **October 10, 2016 - Date of Application for PUD and Critical Areas Permit, Notice of Applications was sent on December 15, 2016.**
- Date City asked Isola to revise their proposal:
 - What is this decision called, who made it (title of person & agency) **There have been 4 revision letters and re-submittals responding to City comments. The revision letters have included comments from all reviewers in Development Services and the comments based on City Code requirements.**
 - What criteria was decision based on?
- Date City received revised application for Park Pointe PUD (35 homes). This included the revised CAR with Mitigation Plans (was this August 2019)? **Yes**
- Has city made a Mitigated Determination of Non-Significance based on review of the revised application? Or is this what the Hearing Examiner will decide based on the revised application and a public hearing? **The SEPA Determination is an administrative decision and will be issued with the Critical Areas Land Use permit. The PUD and preliminary plat applications will require a public hearing and are Hearing Examiner decisions.**

DSD - 001870

- Besides the Notice of Land Use signs posted at 7219 and 7331 Lakemont Boulevard and permit application info on the city of Bellevue website, what public outreach has the city done about this permit application? For example to King County Parks and to residents of Bellevue? **Public notice has followed code requirements – posting signs at the site, notice to property owners within 500 feet, publishing in the Weekly Bulletin, 2 public meetings.**

Thanks for your help,

Sally Lawrence

425-351-6881

Pittman, Reilly

From: Pittman, Reilly
Sent: Friday, October 15, 2021 12:55 PM
To: Alison Evans
Subject: RE: Permit Application Nos. 16-143970-LK; 16-145946-LO; 19-121109-LK

Follow Up Flag: Follow up
Flag Status: Completed

Hi Alison,

Thank you for submitting these comments and concerns. You will be added as a party of record to receive notice of future steps in the process for this proposal. These comments will be included with the other comments submitted and reviewed as part of the City's review of the Park Pointe proposal. No meetings or hearings on this project are anticipated until 2022. Please let me know if you have any questions.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Alison Evans <alisonbevans@gmail.com>
Sent: Sunday, October 10, 2021 11:10 AM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Permit Application Nos. 16-143970-LK; 16-145946-LO; 19-121109-LK

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Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

To: Reilly Pittman, Acting Environmental Planning Manager

Permit Application Nos. 16-143970-LK; 16-145946-LO; 19-121109-LK

DSD - 001872

Hi, my name is Alison Evans and I live at 4512 174th Ave SE, Bellevue, WA 98006. I am concerned about the Isola development planned on Lakemont Blvd, across the street from the Red Town Trailhead. This greenspace connects the protected Coal Creek natural corridor with King County's Cougar mountain park and provides an essential wildlife migration path for deer, bear, and likely cougar and countless other animals. Also, Coal Creek supports salmon and numerous other aquatic species, in addition to Bull Trout which are protected under the Endangered Species Act. This development will have a direct negative impact on this wildlife corridor and significantly increase polluted stormwater runoff to Coal Creek.

I understand the need for more human habitat, but I would like to encourage the City to allow human growth to continue in areas less precious than this piece of land that connects two protected areas. By leaving this connecting piece of land intact, the wildlife range and habitat are increased significantly. These endangered wildlife areas cannot be recreated once destroyed.

Due to the critical use of this land by wildlife, I urge the City to require an Environmental Impact Statement before permits are issued. Isola's Environmental Checklist falls short of capturing the true impacts of the proposed development as follows:

1. Page 7, Environmental Elements, 4. Plants to be removed include several mature native trees, including Sitka Spruce, Red Alder, Big Leaf Maple, Douglas Fir, Western Hemlock, Western Red Cedar. Only one mature tree, a Ponderosa Pine, will be retained within the cleared and graded area of the proposed PUD.
2. Page 9, Environmental Elements, 7. "*Existing noise is typical of existing urban areas*". This is inaccurate. Existing noise levels are typical of rural residential and rural open spaces. The proposed concentration of homes will bring new levels of noise associated with suburban living: vehicles, leaf-blowers, power washers, radios, the hum of air conditioners, and more.
3. Page 9, Environmental Elements, 8a. "*The site and adjacent properties are low-density residential.*" This is inaccurate. Most of the properties surrounding the site are either city park or county park and are maintained as natural areas and open space.
4. Page 11, Environmental Elements, 10. What views in the immediate vicinity would be altered or obstructed? Answer: *None*. This is inaccurate. One of Bellevue's last remaining views of open space/pasture/farm buildings will be lost.
5. Page 11. Environmental Elements, 11. b. Could light or glare from the finished project be a safety hazard or interfere with views? Answer: *No*. This is inaccurate. The lights of 35 homes will interrupt the nighttime darkness of the adjacent nature parks.
6. Page 12. Environmental Elements, 13. A. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. *Yes. Refer to the Cultural Resources Assessment and Addendum prepared by Tierra Right-of-Way.* - The Tierra Cultural Resources Assessment states that attempts to contact the Newcastle Historical Society were unsuccessful. As a result, they learned nothing of the local significance of former property owner Milt Swanson and commitment to preserving local coal mining history, including talking with hundreds of schoolchildren. They fail to describe his extensive collection of coal mining artifacts. They did not learn that the red horse barn on the property played a role in the railway from the Primrose Mine down to the main line at Coal Creek.
7. Page 12. Transportation, 14. h. Proposed measures to reduce or control transportation impacts, if any. The applicant's description of transportation impacts does not accurately describe the impacts of the traffic hazards created by the development. According to Isola's Traffic Study, the more southerly of the two planned exits onto Lakemont Boulevard is not a safe distance from Lakemont Boulevard's hazardous turn toward Newcastle, and therefore this exit will be right-turn only. In addition, the Traffic Study notes that the City of Bellevue will need to reduce and trim back existing vegetation WITHIN the Coal Creek Natural Area to ensure safe sight distance for drivers. This requirement creates a potential

DSD - 001873

liability on the part of the city, if it fails to prune this vegetation; and it infringes on the public's enjoyment of the current natural conditions at the park.

Again, for the many reasons mentioned above, please consider requiring an Environmental Impact Statement to fully assess how the construction and addition of 35 homes will forever alter the landscape in this sensitive and critical area.

Thank you for your consideration in this matter,

Alison Evans

Pittman, Reilly

From: Pittman, Reilly
Sent: Friday, October 8, 2021 12:15 PM
To: Witt, Brigitta
Subject: RE: Concerns: Isola Development - Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

Hi Brigitta,

Thank you for submitting these comments and concerns. You will be added as a party of record to receive notice of future steps in the process for this proposal. These comments will be included with the other comments submitted and reviewed as part of the City's review of the Park Pointe proposal. No meetings or hearings on this project are anticipated until 2022. Please let me know if you have any questions.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Witt, Brigitta <Brigitta.Witt@T-Mobile.com>
Sent: Monday, October 04, 2021 9:53 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Concerns: Isola Development - Coal Creek

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To: Reilly Pittman, Acting Environmental Planning Manager

Permit Application Nos. 16-143970-LK; 16-145946-LO; 19-121109-LK

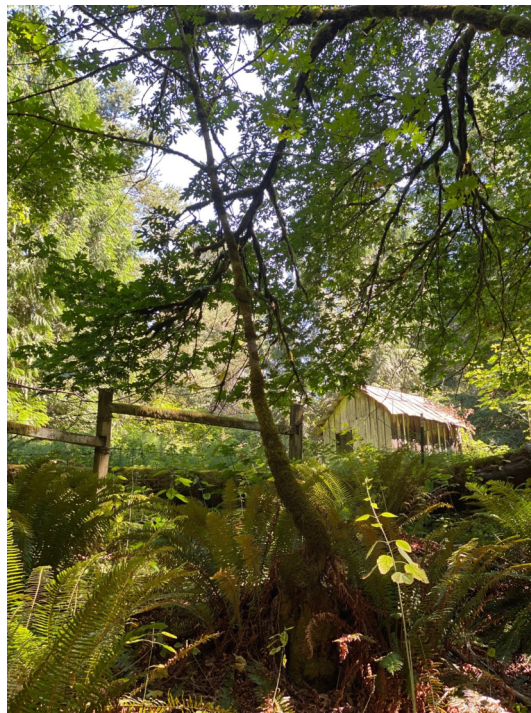
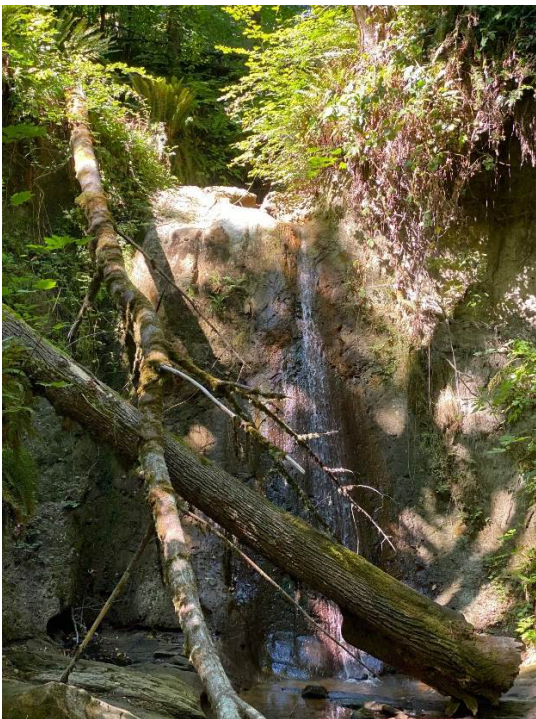
Dear Mr. Pittman,

My name is Brigitta Witt-Medanich. My family and I live in Lakemont at 16565 SE 61st Place. I'm writing today because we are very concerned about the proposed **Isola development in Coal Creek on Cougar Mountain**, which will bring 30+ homes to the land directly in front of one of the most pristine and beloved parks and trailheads in Bellevue, and destroy an area of historical significance in King County. I share these concerns

DSD - 001875

with you as a resident of the area, the mother of an 8 year old, a sustainability executive who worked on large scale hotel developments and, as one of the 3,000+ signatories to the Save Coal Creek petition.

My family and I moved to Bellevue from Chicago 3 years ago. One of the reasons we chose Lakemont is proximity to nature and downtown Bellevue. The drive on Lakemont Blvd enchanted us and we often take advantage of the opportunities to hike in the area with Coal Creek being our favorite. My son especially loves the trails with the old railroad tracks and mine shaft openings that lead to the waterfall – it's a kids paradise and the history of the place is magic for him and his friends. Unfortunately, the Isola development is planned to be directly adjacent to the trails and on top of the former and existing location of historical buildings an. I can't imagine how immeasurably a 30+ housing development will impact this little swath of history and natural beauty. I took these pictures recently. Can you imagine looking at the waterfall and seeing homes behind it? Or, instead of seeing this quaint house seeing a huge housing developing? Or hearing jack hammers and bulldozers as you hike?



In addition to the profound impact that this development will have on the area's natural beauty and wildlife (see detailed assessment below) I'm concerned how it will impact the quality of life for Lakemont residents. In the three years that we have been here we have seen traffic increase significantly during peak times, no doubt coinciding with the increased development in Newcastle. Lakemont blvd is a two lane road that gets increasingly windy as it goes toward Newcastle. The Isola development exists at one of the curviest areas, which happens to also be across the street from the parking lot for hikers which will no doubt increase traffic delays, cause safety / blind spot issues, noise and air pollution (for people and wildlife) as cars navigate going into and out of both areas simultaneously.

Finally, I have read Isola's Environmental Checklist and it's exactly what I would expect – it's bare minimum and under-represents the true impact of the development. A little note about myself - I used to oversee

DSD - 001876

global Sustainability for Hyatt Hotels Corporation in Chicago. We often developed hotels in ecologically and culturally sensitive areas and part of my job was working with our development team to do the most possible to preserve the natural and cultural heritage of an area. In this role I saw first hand how even stringent requirements got watered down as developers with patience and long-term financial incentives threw concession after concession at local governments. Development teams almost always got the permits for developments that still fundamentally and irreversibly altered the local ecology including watersheds, wildlife habitats and damage done by pollution and foot-traffic. **Unfortunately, it's a simple truth – humans will always leave a footprint – and the bigger and more permanent the footprint the bigger and more profound the impact. A huge housing development will forever change this area in ways we don't have the foresight and imagination to see today.** Even the Urbanist – Bellevue's pro-development advocacy publication, is against this development.

Below are examples of how Isola's Environmental Checklist falls short of capturing the true impacts of the proposed development.

- a. Page 7, Environmental Elements, 4. Plants to be removed include several mature native trees, including Sitka Spruce, Red Alder, Big Leaf Maple, Douglas Fir, Western Hemlock, Western Red Cedar. Only one mature tree, a Ponderosa Pine, will be retained within the cleared and graded area of the proposed PUD.
- b. Page 9, Environmental Elements, 7. *"Existing noise is typical of existing urban areas"*. This is inaccurate. Existing noise levels are typical of rural residential and rural open spaces. The proposed concentration of homes will bring new levels of noise associated with suburban living: vehicles, leaf-blowers, power washers, radios, the hum of air conditioners, and more.
- c. Page 9, Environmental Elements, 8a. *"The site and adjacent properties are low-density residential."* This is inaccurate. Most of the properties surrounding the site are either city park or county park and are maintained as natural areas and open space.
- d. Page 11, Environmental Elements, 10. What views in the immediate vicinity would be altered or obstructed? Answer: None.
This is inaccurate. One of Bellevue's last remaining views of open space/pasture/farm buildings will be lost.
- e. Page 11. Environmental Elements, 11. b. Could light or glare from the finished project be a safety hazard or interfere with views? Answer: No.

This is inaccurate. The lights of 35 homes will interrupt the nighttime darkness of the adjacent nature parks.

- f. Page 12. Environmental Elements, 13. A. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. *Yes. Refer to the Cultural Resources Assessment and Addendum prepared by Tierra Right-of-Way.*

The Tierra Cultural Resources Assessment states that attempts to contact the Newcastle Historical Society were unsuccessful. As a result, they learned nothing of the local significance of former property owner Milt Swanson and commitment to preserving local coal mining history, including

DSD - 001877

talking with hundreds of schoolchildren. They fail to describe his extensive collection of coal mining artifacts. They did not learn that the red horse barn on the property played a role in the railway from the Primrose Mine down to the main line at Coal Creek.

g. Page 12. Transportation, 14. h. Proposed measures to reduce or control transportation impacts, if any.

The applicant's description of transportation impacts does not accurately describe the impacts of the traffic hazards created by the development. According to Isola's Traffic Study, the more southerly of the two planned exits onto Lakemont Boulevard is not a safe distance from Lakemont Boulevard's hazardous turn toward Newcastle, and therefore this exit will be right-turn only. In addition, the Traffic Study notes that City of Bellevue will need to reduce and trim back existing vegetation WITHIN the Coal Creek Natural Area to ensure safe sight distance for drivers. This requirement creates a potential liability on the part of the city, if it fails to prune this vegetation; and it infringes on the public's enjoyment of the current natural conditions at the park.

I look forward to attending any upcoming hearings. Thank you in advance for your time and consideration of this important issue.

Best regards,
Brigitta Witt Medanich

Brigitta Witt

Vice President, Social Impact and Sustainability

☎ 312.451.2959 | ✉ Brigitta.witt@t-mobile.com

Pittman, Reilly

From: Pittman, Reilly
Sent: Tuesday, October 5, 2021 8:51 AM
To: Franja Bryant
Subject: RE: Comment on Permit Application Nos. 16-143970-LK; 16-145946-LO; 19-121109-LK

Follow Up Flag: Follow up
Flag Status: Completed

Hi Franja,

Thank you for submitting these comments and concerns. You will be added as a party of record. These comments will be included with the other comments submitted and reviewed as part of the City's review of the Park Pointe proposal. Please let me know if you have any questions.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Franja Bryant <franjabryant@hotmail.com>
Sent: Saturday, September 25, 2021 12:36 AM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Comment on Permit Application Nos. 16-143970-LK; 16-145946-LO; 19-121109-LK

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Pittman,

I am a Bellevue resident. I hike the Coal Creek trail and use the Red Town trailhead often and am very concerned about the potential effects Isola's development of Park Pointe PUD on Lakemont Boulevard could have on our environment. I have noted several inaccuracies in their environmental checklist and would like to comment on these.

p.7, **Environmental Elements, 4 – Plants.** My understanding is that all but one of the mature, native trees growing on the property under consideration would be removed to make room for this housing development. Bellevue likes to refer to itself as a "City within a Park." Not only would removing all these trees conflict with this standard, it would sacrifice all the benefits of a forest – erosion control, wildlife habitat and carbon sequestration to combat climate change, among other things. Even if Isola were to replace these trees within the development, it would take many years for them to mature in order to provide the benefits the established mature trees there already do.

p.11. **Environmental Elements, 11b - Could light or glare be a safety hazard?** The Isola checklist says “No.” This may be true for human beings, but light pollution is known to have a devastating effect on migrating birds, and other nocturnal creatures. Artificial lights cause many migrating birds to wander off course and nocturnal hunters often are not be able to locate their prey. A housing development with its porch lights and all-night street lights will contribute greatly to light pollution in this area. The glare from these lights will impact the activities of nocturnal mammals and amphibians too – all part of a healthy ecosystem.

p. 12 – **Transportation 14 h. Traffic study.** Lakemont already carries considerable traffic moving at fairly high speeds. (I have walked along it at midday and have felt the need to wear a brightly colored vest to alert drivers to my presence as they sped by.) The addition of 35 more houses, meaning probably 70 more cars passing by at varying speeds, will increase traffic in an area where animals and hikers regularly need to cross the road. This is dangerous!

In addition to the environmental impacts a housing development would have on this special area, it is also an area of **historical coal mining significance**. In my opinion this area would be of much greater value as an addition to the Coal Creek Natural Area where people could learn about an interesting part of our local history, where animals would be safer, and where a forest could thrive to our human benefit.

Please, please consider saving this very special area from development and protecting it to benefit our community in so many ways.

Also, please consider me a Party of Record and notify me when any public hearings on this project are scheduled. Thank you!

Best regards,

Franja Bryant
2436 129th Avenue SE
Bellevue, WA 98005

Pittman, Reilly

From: Witt, Brigitta <Brigitta.Witt@T-Mobile.com>
Sent: Monday, October 4, 2021 9:53 PM
To: Pittman, Reilly
Subject: Concerns: Isola Development - Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To: Reilly Pittman, Acting Environmental Planning Manager

Permit Application Nos. 16-143970-LK; 16-145946-LO; 19-121109-LK

Dear Mr. Pittman,

My name is Brigitta Witt-Medanich. My family and I live in Lakemont at 16565 SE 61st Place. I'm writing today because we are very concerned about the proposed **Isola development in Coal Creek on Cougar Mountain**, which will bring 30+ homes to the land directly in front of one of the most pristine and beloved parks and trailheads in Bellevue, and destroy an area of historical significance in King County. I share these concerns with you as a resident of the area, the mother of an 8 year old, a sustainability executive who worked on large scale hotel developments and, as one of the 3,000+ signatories to the Save Coal Creek petition.

My family and I moved to Bellevue from Chicago 3 years ago. One of the reasons we chose Lakemont is proximity to nature and downtown Bellevue. The drive on Lakemont Blvd enchanted us and we often take advantage of the opportunities to hike in the area with Coal Creek being our favorite. My son especially loves the trails with the old railroad tracks and mine shaft openings that lead to the waterfall – it's a kids paradise and the history of the place is magic for him and his friends. Unfortunately, the Isola development is planned to be directly adjacent to the trails and on top of the former and existing location of historical buildings an. I can't imagine how immeasurably a 30+ housing development will impact this little swath of history and natural beauty. I took these pictures recently. Can you imagine looking at the waterfall and seeing homes behind it? Or, instead of seeing this quaint house seeing a huge housing developing? Or hearing jack hammers and bulldozers as you hike?



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DSD - 001882

Below are examples of how Isola's Environmental Checklist falls short of capturing the true impacts of the proposed development.

- a. Page 7, Environmental Elements, 4. Plants to be removed include several mature native trees, including Sitka Spruce, Red Alder, Big Leaf Maple, Douglas Fir, Western Hemlock, Western Red Cedar. Only one mature tree, a Ponderosa Pine, will be retained within the cleared and graded area of the proposed PUD.
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DSD - 001883

I look forward to attending any upcoming hearings. Thank you in advance for your time and consideration of this important issue.

Best regards,
Brigitta Witt Medanich

Brigitta Witt

Vice President, Social Impact and Sustainability

☎ 312.451.2959 | ✉ Brigitta.witt@t-mobile.com

Pittman, Reilly

From: Franja Bryant <franjabryant@hotmail.com>
Sent: Saturday, September 25, 2021 12:36 AM
To: Pittman, Reilly
Subject: Comment on Permit Application Nos. 16-143970-LK; 16-145946-LO; 19-121109-LK

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Pittman,

I am a Bellevue resident. I hike the Coal Creek trail and use the Red Town trailhead often and am very concerned about the potential effects Isola's development of Park Pointe PUD on Lakemont Boulevard could have on our environment. I have noted several inaccuracies in their environmental checklist and would like to comment on these.

p.7, **Environmental Elements, 4 – Plants.** My understanding is that all but one of the mature, native trees growing on the property under consideration would be removed to make room for this housing development. Bellevue likes to refer to itself as a "City within a Park." Not only would removing all these trees conflict with this standard, it would sacrifice all the benefits of a forest – erosion control, wildlife habitat and carbon sequestration to combat climate change, among other things. Even if Isola were to replace these trees within the development, it would take many years for them to mature in order to provide the benefits the established mature trees there already do.

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In addition to the environmental impacts a housing development would have on this special area, it is also an area of **historical coal mining significance.** In my opinion this area would be of much greater value as an addition to the Coal Creek Natural Area where people could learn about an interesting part of our local history, where animals would be safer, and where a forest could thrive to our human benefit.

Please, please consider saving this very special area from development and protecting it to benefit our community in so many ways.

DSD - 001885

Also, please consider me a Party of Record and notify me when any public hearings on this project are scheduled. Thank you!

Best regards,

Franja Bryant
2436 129th Avenue SE
Bellevue, WA 98005

Pittman, Reilly

From: Susanna Speer <sgspeer@comcast.net>
Sent: Friday, September 24, 2021 2:49 PM
To: Pittman, Reilly
Subject: Re: Comments about proposed developments along Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Just one more comment:

There is a large amount of fast and loud car racing going on at night on Lakemont Blvd. Residents call it “the Lakemont Freeway”. Police are aware of the problem but haven’t done anything to curb it over the past several years. Lakemont Blvd is not able to have any speed bumps because it is used as a major route for the fire station at Lakemont. The two entrances/exits to the proposed Isola development would be located at the end of the recently smoothed-out bend in Lakemont Blvd, which is a ‘blind corner’. Oncoming northbound traffic wouldn’t be able to see development traffic exiting their area until it may be too late, depending on speed. Between the blind corner issue and pedestrian traffic crossing Lakemont Blvd from Red Town Trailhead parking, a traffic light may need to be installed.

On Sep 24, 2021, at 11:44 AM, Pittman, Reilly <RPittman@bellevuewa.gov> wrote:

Hi Susanna,

Thanks for submitting these comments and concerns. You will be added as a party of record. These comments will be included with the other comments submitted and reviewed as part of the City’s review of the Park Pointe proposal. Please let me know if you have any questions.

<image001.png>

Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

****New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.***

From: Susanna Speer <sgspeer@comcast.net>
Sent: Monday, September 20, 2021 10:43 AM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Comments about proposed developments along Coal Creek

DSD - 001887

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr. Pittman,

Please add me to the Party of Record list for the Isola proposed development and the Basel Townhomes proposed development. Here are my comments that I sent to the Parks and Open Space committee last week:

Thank you, City of Bellevue, for allowing me to provide input to you about the Parks and Open Space Plan. As Park's staff work to update the plan, I would like to focus on important future park acquisitions. I live in the Cougar Mountain/Lakemont neighborhood, near the Coal Creek Natural Area.

The city's Coal Creek Watershed Management Plan, released in April 2021, states clearly that this watershed is being affected by both old and new development.

If the city could acquire any properties adjacent to the Coal Creek Natural Area (the Isola and Basel proposed developments), that would help buffer this important creek from development impacts. Such acquisitions would meet a number of Parks and Open Spaces plan goals - they could provide additional wildlife habitat and enable the city to improve pedestrian and vehicle access to the Natural Area.

This is our opportunity as stewards to DO THE RIGHT THING for future generations.

Doing a better job of protecting Coal Creek will help fulfill the objectives of Bellevue's 2021-2025 environmental stewardship plan, help address the city's Tree Canopy goals, and will increase the city's ability to improve the fish habitat in Coal Creek, as outlined in the Coal Creek Watershed Management Plan.

Thank you,

Susanna Speer
6439 SE Cougar Mountain Way
Bellevue, WA 98006
425-641-0851

Pittman, Reilly

From: Pittman, Reilly
Sent: Friday, September 24, 2021 11:45 AM
To: Susanna Speer
Subject: RE: Comments about proposed developments along Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

Hi Susanna,

Thanks for submitting these comments and concerns. You will be added as a party of record. These comments will be included with the other comments submitted and reviewed as part of the City's review of the Park Pointe proposal. Please let me know if you have any questions.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Susanna Speer <sgspeer@comcast.net>
Sent: Monday, September 20, 2021 10:43 AM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Comments about proposed developments along Coal Creek

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr. Pittman,

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DSD - 001889

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Thank you,

Susanna Speer
6439 SE Cougar Mountain Way
Bellevue, WA 98006
425-641-0851

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Thursday, September 23, 2021 11:44 AM
To: Pittman, Reilly
Cc: Brennan, Mike
Subject: Missing public comments on Isola, 2020-2021
Attachments: Park Pointe PUD Comments Should be in Your Records.xlsx

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Reilly,

On September 9th I sent you an email with information about public comments on the Isola project that are missing from my Public Records Request **D001365-072921**. A list of comments that I know about (there are likely more), with the dates they were sent to Planner Peter Rosen is attached to the email below.

Why has my request not been fully addressed?

Best regards,
Sally Lawrence
425.351.6881

----- Forwarded message -----

From: **Sally Lawrence** <s24lawrence@gmail.com>
Date: Thu, Sep 9, 2021 at 3:04 PM
Subject: Past Comments on Isola Park Pointe PUD sent 2020-2021
To: Pittman, Reilly <RPittman@bellevuewa.gov>

Hello Reilly:

The attached spreadsheet lists 5 comment letters on Isola's Park Pointe PUD (Permit # 16-143970-LK, 16-145946-LO, 19-121109-LL).

These are comment letters sent to Planning Services (Peter Rosen, planner) in 2020 and 2021 and are part of the public record for this project.

These are just the few sets of comments that I know about. I'm guessing that because signs about this development have been posted at 7231 and 7219 Lakemont Boulevard SE throughout 2020 and 2021, many more members of the public have been sending comments as well.

Why did my public records request **D001365-072921** not produce any public comments from 2019, 2020 or 2021?

Thanks for checking on this.

DSD - 001891

Regards,
Sally Lawrence
Save Coal Creek
425-351-6881

DSD - 001892

Date	To	From
1/18/2021	Peter Rosen	Sally Lawrence, Steve Williams & others
12/14/2020	Peter Rosen	Sally Lawrence & others
8/17/2020	Peter Rosen	Neal Hines
07/07-2020/2020	Peter Rosen	Jeremy Lucas & Eastside Audubon
6/15/2020	Peter Rosen	Sally Lawrence & others

DSD - 001893

Subject heading	Attachm
Isola's revised & detailed plans	yes
Further comments on proposed Park Pointe PUD	no
Comment letter from Neal Hines for Isola development	yes
Re: Eastside Audubon Opposition to Proposed Park Pointe PUD at 7219 and 7331 Lakemont Blvd SE in Bellevue File No. 19-121109-LL	no
Comment on Tierra Right of Way Cultural Resources Assessment	yes

Pittman, Reilly

From: Susanna Speer <sgspeer@comcast.net>
Sent: Monday, September 20, 2021 10:43 AM
To: Pittman, Reilly
Subject: Comments about proposed developments along Coal Creek

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr. Pittman,

Please add me to the Party of Record list for the Isola proposed development and the Basel Townhomes proposed development. Here are my comments that I sent to the Parks and Open Space committee last week:

Thank you, City of Bellevue, for allowing me to provide input to you about the Parks and Open Space Plan. As Park's staff work to update the plan, I would like to focus on important future park acquisitions. I live in the Cougar Mountain/Lakemont neighborhood, near the Coal Creek Natural Area.

The city's Coal Creek Watershed Management Plan, released in April 2021, states clearly that this watershed is being affected by both old and new development.

If the city could acquire any properties adjacent to the Coal Creek Natural Area (the Isola and Basel proposed developments), that would help buffer this important creek from development impacts. Such acquisitions would meet a number of Parks and Open Spaces plan goals - they could provide additional wildlife habitat and enable the city to improve pedestrian and vehicle access to the Natural Area.

This is our opportunity as stewards to DO THE RIGHT THING for future generations.

Doing a better job of protecting Coal Creek will help fulfill the objectives of Bellevue's 2021-2025 environmental stewardship plan, help address the city's Tree Canopy goals, and will increase the city's ability to improve the fish habitat in Coal Creek, as outlined in the Coal Creek Watershed Management Plan.

Thank you,

Susanna Speer
6439 SE Cougar Mountain Way
Bellevue, WA 98006
425-641-0851

Pittman, Reilly

From: Susanna Speer <sgspeer@comcast.net>
Sent: Tuesday, September 14, 2021 8:36 AM
To: Pittman, Reilly
Subject: Proposed Isola project on Lakemont Blvd.

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Mr. Pittman,

I'm writing to express my concerns about the proposed land use near Cougar Mountain Red Town trailhead, the 12-acre property on Lakemont Boulevard SE that's currently proposed for a housing development by Isola Homes.

I understand that the city will only work with a willing seller, and Isola is not yet willing. However, this property - if acquired - would meet a number of Bellevue Parks and Open Spaces plan goals:

- it would add open space and natural areas to the existing Coal Creek Natural Area
- It would protect an 80-year wildlife corridor
- It could make pedestrian access much safer

If the Isola property were developed, there would be significant negative environmental impacts. I'll just quickly summarize the ones that stand out to me:

- the damaging impact on salmon and land wildlife, already impacted by the large Newcastle Commons development and future Coal Creek developments
- increased traffic at a blind bend in Lakemont Blvd and at Red Town Trailhead, a popular hiking area, which increases the risk of traffic related accidents
- the proposed development is in a car dependent location, while housing should be increased in less car-dependent areas.
- the sacrifice of historical coal mining sites and irreplaceable green space

As stewards of Bellevue land, we must do the right thing for our future generations.

- Let's honor Milt Swanson's legacy.
- If Isola becomes a willing seller, the land could be added to Bellevue's existing Coal Creek Natural Area for all to enjoy.
- The acquisition will help fulfill many of the objectives of Bellevue's 2021-2025 environmental stewardship plan

DSD - 001896

· And, importantly, it will increase the city's ability to improve the fish habitat in Coal Creek, as outlined in the Coal Creek Watershed Management Plan.

Thank you,

Susanna Speer
6439 SE Cougar Mountain Way
Bellevue, WA 98006
425-641-0851

Pittman, Reilly

From: Pittman, Reilly
Sent: Tuesday, September 7, 2021 10:20 AM
To: Sally Lawrence
Subject: RE: Isola HPA?

Follow Up Flag: Follow up
Flag Status: Completed

Hi Sally,

The HPA is an application submitted to the Department of Fish and Wildlife and is separate from the City's review process. I believe WDFW will not review an HPA until the local jurisdiction issues a SEPA determination. HPA approval is required prior to any construction commencing.



Reilly Pittman

Acting Environmental Planning Manager
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

**New!* Visit our [Virtual Permit Center](#) to schedule a one-on-one virtual appointment with review staff for general permitting questions.*

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Tuesday, August 31, 2021 10:35 AM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Isola HPA?

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Reilly, Has Isola applied for an HPA to discharge to Coal Creek? If not, when does an applicant typically do this?

Thanks for the update,

Regards,
Sally Lawrence

www.savecoalcreek.org

Pittman, Reilly

From: Pittman, Reilly
Sent: Friday, June 18, 2021 11:31 AM
To: Sally Lawrence
Cc: Jeremy Lucas; Peter Marshall; Neal Hines; Franja Bryant; Rayma Norton; david kappler; Geri & George Potter; George Potter; Randy Gaddy; Steve Williams
Subject: RE: New Isola Park Pointe Questions

Follow Up Flag: Follow up
Flag Status: Completed

Hi Sally,

The original LO, LK, and LL permits were submitted in 2016 as paper applications. In 2019 our permit review was changed to be 100 percent paperless with all applications submitted through an online portal as pdf files. During COVID we have converted paper files to be paperless to enable review to be completed since we cannot be in the office and the public cannot come to City Hall or easily obtain paper records.

The Park Pointe 2016 files and other projects were recently converted to be paperless applications which is the activity you have noted. To do this required the applicants applying online for the same project and permits and submitting all current versions of all plans and reports to create the project file in a digital format. These 2021 applications show “screened out” as these were only a means for the applicant to transmit the project files to us in a digital format and have no further use. The submitted digital items were linked back to the original 2016 permit numbers that have been under review. The 2016 permit numbers are still the only valid permit numbers going forward but the files are now paperless. Any paper items such as communication, public comment, and other public record items will be scanned and kept as part of the final paperless file.

The 2021 DC application was submitted by a prospective buyer of the project or builder of the future homes. I believe the applicant was the original developer who may be reacquiring the project. There is no review or proposal under this DC to my knowledge and my only interaction has been to explain the current review status to them. To my understanding, they essentially paid a fee to meet with staff to understand where the project is currently in the review process. My status is unchanged from our last communication due to staffing departures and retirements amidst the current overwhelming workload.

If you have any further questions about the conversion to paperless please let me know.



Reilly Pittman

Senior Planner
Development Services Department
425-452-4350
rpittman@bellevuewa.gov
Pronouns: He/Him/His

With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Friday, June 18, 2021 10:48 AM

DSD - 001899

To: Pittman, Reilly <RPittman@bellevuewa.gov>

Cc: Jeremy Lucas <jeremy.lucas79@gmail.com>; Peter Marshall <psmarshall@comcast.net>; Neal Hines <nealahines@gmail.com>; Franja Bryant <franjabryant@hotmail.com>; Rayma Norton <rayma.norton@gmail.com>; david kappler <davidkappler@hotmail.com>; Geri & George Potter <pelican.dive@gmail.com>; George Potter <george.q.potter@gmail.com>; Randy Gaddy <randyg1010@gmail.com>; Steve Williams <swilliams453@yahoo.com>

Subject: New Isola Park Pointe Questions

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Reilly,

Thanks for addressing my phone calls in April and letting me know you had not been able to spend a lot of time on the Isola Park Pointe PUD project.

Recently, there seem to have been several city reviews completed.

New permit numbers: By searching on MyBuildingPermit.com for the old permit numbers (16-143970-LK, 16-145946-LO, 19-121109-LL) I found there are a new set of permit numbers for this project (21-107387-LO, 21-107389-LK, and 21-105023-DC). The latter permit number is associated with this description: *A 35 SFR planned unit development and construction of associated sewer, water, and stormwater utilities, including a water main extension and sanitary lift station.*

Two of the new permit numbers have status notes "screened out" and "no reviews and activities." The third appears to be a permit for utilities:water main, sewer, electric etc.

Could you please update me and Save Coal Creek regarding this recent activity? What is the significance of the new permit numbers? What does "screened out" mean? What city reviews still need to be completed?

Best regards,
Sally Lawrence
Save Coal Creek
104 174th Place NE, Bellevue
425-351-6881

On Wed, Apr 28, 2021 at 11:12 AM Pittman, Reilly <RPittman@bellevuewa.gov> wrote:

Hi Sally,

I'm following up on your phone messages. The project is still under review by all review groups. There is not much to update since Peter Rosen's departure and I have not had a chance to review this yet to pickup where he left off. I am very busy currently and due to other staff departures and leaves there is not much capacity currently until we can fill some vacancies.

If you have any specific questions please let me know and I can research and get back to you.



Reilly Pittman

Senior Planner

Development Services Department

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From: Sally Lawrence <s24lawrence@gmail.com>

Sent: Monday, February 22, 2021 9:23 PM

To: Pittman, Reilly <RPittman@bellevuewa.gov>

Subject: Re: Park Pointe

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Thanks very much, Reilly.

Sally

On Mon, Feb 22, 2021 at 4:12 PM Pittman, Reilly <RPittman@bellevuewa.gov> wrote:

Hi Sally,

I've been a planner for Bellevue since 2008.

There was a plat application added to make each unit have a separate lot and the plans were revised to show lot lines. This plat proposal has been withdrawn by the applicant and the project is reverting back to only a PUD and Critical Area Permit. I do not believe there is any change to unit location or the general layout of the proposal.

DSD - 001901

Since all units will be on one lot my assumption is that the developer will create an HOA in order to manage the common areas and requirements placed on the project. However an HOA is not a requirement of the City's Land Use Code but is a means for the development to ensure they meet the requirements that are applicable to the entire project and that will exist into the future.

If you are asking about maintenance and monitoring of any mitigation or restoration of critical areas then there is always a period of time required where the applicant must conduct maintenance and monitoring per an approved plan and schedule. This plan is guaranteed by a financial assurance device like a bond to ensure follow through. The City will inspect the site at various stages during construction and after as part of the construction and monitoring. I hope this answers your questions.



Reilly Pittman

Senior Planner

Development Services Department

425-452-4350

rpittman@bellevuewa.gov

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From: Sally Lawrence <s24lawrence@gmail.com>

Sent: Monday, February 15, 2021 12:00 PM

To: Pittman, Reilly <RPittman@bellevuewa.gov>

Cc: George Potter <george.g.potter@gmail.com>

Subject: Re: Park Pointe

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Re: Permit Application #s 16-143970-LK, 16-145946-LO (Park Pointe PUD development proposal)

DSD - 001902

Thanks for introducing yourself, Reilly. Hope all is well. Have you worked for city of Bellevue in prior years?

Question about the civil engineering plans that Isola submitted in December. These latest plans for the 35-home PUD have a different layout, more in clusters, compared with prior plans.

What is the reason for the changed layout?

If in response to a city review comment, what was the comment?

Will there be an HOA (Homeowners Association) for managing the development? How does the city ensure, in future years, that an HOA is performing expected maintenance? What is the frequency of city inspection?

Thanks for any info.

Sally Lawrence

Save Coal Creek

104 174th Place NE, Bellevue 98008

425-351-6881

On Wed, Jan 27, 2021 at 12:38 PM Pittman, Reilly <RPittman@bellevuewa.gov> wrote:

Hi Sally,

I've taken over review of Park Pointe from Peter and you can send future communication to me.

I have seen applicants for a development both build the project themselves or sell the project to another entity to build. I think the latter is more common. At this point I do not know what Isola plans to do.



Reilly Pittman (He/Him)

Senior Planner

Development Services Department

425-452-4350

rpittman@bellevuewa.gov

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From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Wednesday, January 27, 2021 10:50 AM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Cc: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Re: Park Pointe

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Hi Peter,

I had heard that you might retire soon. Congratulations on your very good work and commitment to city of Bellevue. And thank you for including Reilly's email address.

A quick Isola question - Vicki Vellema, a neighbor across the street from the Isola property, talked with the developer in 2016 and learned that Isola planned to get the permits for the development and then turn over (sell) to a different company for the actual build. Is this still Isola's plan?

A personal note - I have loved being a retiree, volunteering for, and enjoying the outdoors, in Bellevue Parks. I wish you great health and much enjoyment of your retirement years, whatever you choose to do.

Best regards,

Sally Lawrence

www.savecoalcreek.org

425-351-6881

On Wed, Jan 27, 2021, 10:24 AM Rosen, Peter <PRosen@bellevuewa.gov> wrote:

Sally – I'm leaving and retiring from City of Bellevue. The new planner for Park Pointe is Reilly Pittman, copied here. Thanks for your interest and comments on Park Pointe. Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue

(425) 452-5210 | prosen@bellevuewa.gov

- *<http://development.bellevuewa.gov>. With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at*

Pittman, Reilly

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Sent: Friday, June 18, 2021 10:48 AM
To: Pittman, Reilly
Cc: Jeremy Lucas; Peter Marshall; Neal Hines; Franja Bryant; Rayma Norton; david kappler; Geri & George Potter; George Potter; Randy Gaddy; Steve Williams
Subject: New Isola Park Pointe Questions

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Reilly,

Thanks for addressing my phone calls in April and letting me know you had not been able to spend a lot of time on the Isola Park Pointe PUD project.

Recently, there seem to have been several city reviews completed.

New permit numbers: By searching on MyBuildingPermit.com for the old permit numbers (16-143970-LK, 16-145946-LO, 19-121109-LL) I found there are a new set of permit numbers for this project (21-107387-LO, 21-107389-LK, and 21-105023-DC). The latter permit number is associated with this description: *A 35 SFR planned unit development and construction of associated sewer, water, and stormwater utilities, including a water main extension and sanitary lift station.*

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425-351-6881

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If you have any specific questions please let me know and I can research and get back to you.



Reilly Pittman

Senior Planner

Development Services Department

425-452-4350

rpittman@bellevuewa.gov

Pronouns: He/Him/His

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From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, February 22, 2021 9:23 PM
To: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Re: Park Pointe

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Thanks very much, Reilly.

Sally

On Mon, Feb 22, 2021 at 4:12 PM Pittman, Reilly <RPittman@bellevuewa.gov> wrote:

Hi Sally,

I've been a planner for Bellevue since 2008.

DSD - 001907

There was a plat application added to make each unit have a separate lot and the plans were revised to show lot lines. This plat proposal has been withdrawn by the applicant and the project is reverting back to only a PUD and Critical Area Permit. I do not believe there is any change to unit location or the general layout of the proposal.

Since all units will be on one lot my assumption is that the developer will create an HOA in order to manage the common areas and requirements placed on the project. However an HOA is not a requirement of the City's Land Use Code but is a means for the development to ensure they meet the requirements that are applicable to the entire project and that will exist into the future.

If you are asking about maintenance and monitoring of any mitigation or restoration of critical areas then there is always a period of time required where the applicant must conduct maintenance and monitoring per an approved plan and schedule. This plan is guaranteed by a financial assurance device like a bond to ensure follow through. The City will inspect the site at various stages during construction and after as part of the construction and monitoring. I hope this answers your questions.



Reilly Pittman

Senior Planner

Development Services Department

425-452-4350

rpittman@bellevuewa.gov

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From: Sally Lawrence <s24lawrence@gmail.com>

Sent: Monday, February 15, 2021 12:00 PM

To: Pittman, Reilly <RPittman@bellevuewa.gov>

Cc: George Potter <george.q.potter@gmail.com>

Subject: Re: Park Pointe

DSD - 001908

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Re: Permit Application #s 16-143970-LK, 16-145946-LO (Park Pointe PUD development proposal)

Thanks for introducing yourself, Reilly. Hope all is well. Have you worked for city of Bellevue in prior years?

Question about the civil engineering plans that Isola submitted in December. These latest plans for the 35-home PUD have a different layout, more in clusters, compared with prior plans.

What is the reason for the changed layout?

If in response to a city review comment, what was the comment?

Will there be an HOA (Homeowners Association) for managing the development? How does the city ensure, in future years, that an HOA is performing expected maintenance? What is the frequency of city inspection?

Thanks for any info.

Sally Lawrence

Save Coal Creek

104 174th Place NE, Bellevue 98008

425-351-6881

On Wed, Jan 27, 2021 at 12:38 PM Pittman, Reilly <RPittman@bellevuewa.gov> wrote:

Hi Sally,

I've taken over review of Park Pointe from Peter and you can send future communication to me.

I have seen applicants for a development both build the project themselves or sell the project to another entity to build. I think the latter is more common. At this point I do not know what Isola plans to do.



Reilly Pittman (He/Him)

Senior Planner

Development Services Department

425-452-4350

rpittman@bellevuewa.gov

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From: Sally Lawrence <s24lawrence@gmail.com>

Sent: Wednesday, January 27, 2021 10:50 AM

To: Rosen, Peter <PRosen@bellevuewa.gov>

Cc: Pittman, Reilly <RPittman@bellevuewa.gov>

Subject: Re: Park Pointe

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DSD - 001910

A quick Isola question - Vicki Vellema, a neighbor across the street from the Isola property, talked with the developer in 2016 and learned that Isola planned to get the permits for the development and then turn over (sell) to a different company for the actual build. Is this still Isola's plan?

A personal note - I have loved being a retiree, volunteering for, and enjoying the outdoors, in Bellevue Parks. I wish you great health and much enjoyment of your retirement years, whatever you choose to do.

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www.savecoalcreek.org

425-351-6881

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Sally – I'm leaving and retiring from City of Bellevue. The new planner for Park Pointe is Reilly Pittman, copied here. Thanks for your interest and comments on Park Pointe. Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue

(425) 452-5210 | prosen@bellevuewa.gov

- *<http://development.bellevuewa.gov>*

Pittman, Reilly

From: Pittman, Reilly
Sent: Wednesday, April 28, 2021 11:12 AM
To: Sally Lawrence
Subject: RE: Park Pointe

Follow Up Flag: Follow up
Flag Status: Completed

Hi Sally,

I'm following up on your phone messages. The project is still under review by all review groups. There is not much to update since Peter Rosen's departure and I have not had a chance to review this yet to pickup where he left off. I am very busy currently and due to other staff departures and leaves there is not much capacity currently until we can fill some vacancies.

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Pronouns: He/Him/His

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Sally

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Hi Sally,

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DSD - 001912

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Development Services Department

425-452-4350

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Pronouns: He/Him/His

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From: Sally Lawrence <s24lawrence@gmail.com>

Sent: Monday, February 15, 2021 12:00 PM

To: Pittman, Reilly <RPittman@bellevuewa.gov>

Cc: George Potter <george.q.potter@gmail.com>

Subject: Re: Park Pointe

DSD - 001913

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Re: Permit Application #s 16-143970-LK, 16-145946-LO (Park Pointe PUD development proposal)

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425-452-4350

rpittman@bellevuewa.gov

With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.

From: Sally Lawrence <s24lawrence@gmail.com>

Sent: Wednesday, January 27, 2021 10:50 AM

To: Rosen, Peter <PRosen@bellevuewa.gov>

Cc: Pittman, Reilly <RPittman@bellevuewa.gov>

Subject: Re: Park Pointe

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Hi Peter,

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DSD - 001915

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A personal note - I have loved being a retiree, volunteering for, and enjoying the outdoors, in Bellevue Parks. I wish you great health and much enjoyment of your retirement years, whatever you choose to do.

Best regards,

Sally Lawrence

www.savecoalcreek.org

425-351-6881

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Peter Rosen

Senior Environmental Planner | City of Bellevue

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Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, February 15, 2021 12:00 PM
To: Pittman, Reilly
Cc: George Potter
Subject: Re: Park Pointe

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Re: Permit Application #s 16-143970-LK, 16-145946-LO (Park Pointe PUD development proposal)

Thanks for introducing yourself, Reilly. Hope all is well. Have you worked for city of Bellevue in prior years?

Question about the civil engineering plans that Isola submitted in December. These latest plans for the 35-home PUD have a different layout, more in clusters, compared with prior plans.

What is the reason for the changed layout?

If in response to a city review comment, what was the comment?

Will there be an HOA (Homeowners Association) for managing the development? How does the city ensure, in future years, that an HOA is performing expected maintenance? What is the frequency of city inspection?

Thanks for any info.

Sally Lawrence
Save Coal Creek
104 174th Place NE, Bellevue 98008
425-351-6881

On Wed, Jan 27, 2021 at 12:38 PM Pittman, Reilly <RPittman@bellevuewa.gov> wrote:

Hi Sally,

I've taken over review of Park Pointe from Peter and you can send future communication to me.

I have seen applicants for a development both build the project themselves or sell the project to another entity to build. I think the latter is more common. At this point I do not know what Isola plans to do.



Reilly Pittman (He/Him)

Senior Planner

Development Services Department

425-452-4350

rpittman@bellevuewa.gov

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Cc: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Re: Park Pointe

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www.savecoalcreek.org

425-351-6881

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Pittman, Reilly

From: david kappler <davidkappler@hotmail.com>
Sent: Wednesday, January 27, 2021 12:37 PM
To: Pittman, Reilly
Subject: Re: Links to projects

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Reilly-
Thanks for the thorough and quick response!

David Kappler
VP Advocacy
Issaquah Alps Trails Club

On Jan 27, 2021, at 12:10 PM, Pittman, Reilly <RPittman@bellevuewa.gov> wrote:

Hi David,

I do not anticipate a hearing for Park Pointe until later this year.

When the director decision and recommendation is issued it will include:

- A decision for the Critical Area Land Use Permit and a SEPA Determination which have a 14-day appeal period
- A recommendation to the Bellevue hearing examiner on the PUD and a date for the public hearing. Hearings are usually scheduled at least 21-days from the date of issuance

If you have further questions please let me know.

<image001.png> **Reilly Pittman** (He/Him)
Senior Planner
Development Services Department
425-452-4350
rpittman@bellevuewa.gov

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From: david kappler <davidkappler@hotmail.com>
Sent: Wednesday, January 27, 2021 9:59 AM

DSD - 001920

To: Rosen, Peter <PRosen@bellevuewa.gov>
Cc: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: Re: Links to projects

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Peter and Reilly:

Do we have any idea when Park Pointe will be coming to a hearing? I really don't know the process in Bellevue. We have a geologist that has started working with us and we want to better understand the time line so we make sure to get his input in a timely manner.

Thanks,
David Kappler
425-652-2753

From: Rosen, Peter <PRosen@bellevuewa.gov>
Sent: Friday, January 22, 2021 1:53 PM
To: david kappler <davidkappler@hotmail.com>
Cc: Pittman, Reilly <RPittman@bellevuewa.gov>
Subject: RE: Links to projects

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I'm copying Reilly Pittman who will be the new planner on this project. You can request information from him or send him comments, as I will be out of the picture.

Thanks - Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue

(425) 452-5210 | prosen@bellevuewa.gov

<image003.png>

DSD - 001921

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From: david kappler <davidkappler@hotmail.com>

Sent: Friday, January 22, 2021 1:16 PM

To: Rosen, Peter <PRosen@bellevuewa.gov>

Subject: Fw: Links to projects

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I first sent this to your Issaquah email! For some reason it would not go through. David

From: david kappler

Sent: Thursday, January 21, 2021 12:09 PM

To: peter rosen <peterr@ci.issaquah.wa.us>

Subject: Links to projects

Peter-

I am finding it hard to find Park Pointe application and other documents on the city website. I can get to the notice of meeting in September of 2019, but not to documents.

David Kappler

425-652-2753

Pittman, Reilly

From: Pittman, Reilly
Sent: Wednesday, January 27, 2021 12:38 PM
To: Sally Lawrence
Subject: RE: Park Pointe

Follow Up Flag: Follow up
Flag Status: Completed

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Reilly Pittman (He/Him)

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Development Services Department
425-452-4350
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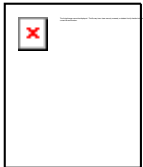
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To: david kappler
Subject: RE: Links to projects

Follow Up Flag: Follow up
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If you have further questions please let me know.



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425-652-2753

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DSD - 001926

From: david kappler <davidkappler@hotmail.com>

Sent: Friday, January 22, 2021 1:16 PM

To: Rosen, Peter <PRosen@bellevuewa.gov>

Subject: Fw: Links to projects

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Sent: Thursday, January 21, 2021 12:09 PM

To: peter rosen <peterr@ci.issaquah.wa.us>

Subject: Links to projects

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David Kappler

425-652-2753

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Wednesday, January 27, 2021 10:50 AM
To: Rosen, Peter
Cc: Pittman, Reilly
Subject: Re: Park Pointe
Attachments: image001.png

Follow Up Flag: Follow up
Flag Status: Completed

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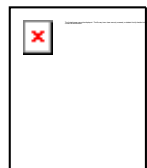
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DSD - 001928

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Pittman, Reilly

From: Rosen, Peter
Sent: Wednesday, January 27, 2021 10:25 AM
To: Sally Lawrence
Cc: Pittman, Reilly
Subject: Park Pointe

Follow Up Flag: Follow up
Flag Status: Completed

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Senior Environmental Planner | City of Bellevue
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Pittman, Reilly

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Sent: Wednesday, January 27, 2021 9:59 AM
To: Rosen, Peter
Cc: Pittman, Reilly
Subject: Re: Links to projects

Follow Up Flag: Follow up
Flag Status: Completed

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Peter Rosen

DSD - 001931

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Sent: Friday, January 22, 2021 1:16 PM

To: Rosen, Peter <PRosen@bellevuewa.gov>

Subject: Fw: Links to projects

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Sent: Thursday, January 21, 2021 12:09 PM

To: peter rosen <peterr@ci.issaquah.wa.us>

Subject: Links to projects

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David Kappler

425-652-2753

Pittman, Reilly

From: Rosen, Peter
Sent: Friday, January 22, 2021 1:53 PM
To: david kappler
Cc: Pittman, Reilly
Subject: RE: Links to projects
Attachments: (1) Park Pointe PUD Civil Plans Signed PE 2020 11 30.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: Fw: Links to projects

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DSD - 001933

From: david kappler

Sent: Thursday, January 21, 2021 12:09 PM

To: peter rosen <peterr@ci.issaquah.wa.us>

Subject: Links to projects

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David Kappler

425-652-2753

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, January 18, 2021 5:20 PM
To: Rosen, Peter
Cc: Parker, Camron
Subject: Isola's revised & detailed plans
Attachments: SaveCoalCreek review Isola Detailed Plans January 2021.docx

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Peter,

Thanks for providing Isola's detailed plans for the Park Pointe PUD on Lakemont Boulevard SE.

Attached is a letter of comment on the plans from a number of citizens who are part of Save Coal Creek.

Please let us know what the next steps are, in terms of city review and scheduling a public hearing.

Appreciate your help as always,

Sally Lawrence

www.savecoalcreek.org

104 174th Place NE, Bellevue 98008

425-351-6881

On Fri, Jan 8, 2021 at 8:38 AM Rosen, Peter <PRosen@bellevuewa.gov> wrote:

Sally – There is not a new application. The applicant submitted revised plans and information for their existing Critical Areas and PUD permits. With the revisions, the applicant has withdrawn their application for a preliminary plat, to subdivide into individual lots. This did not change the development layout and the number of proposed residences is still 35 units. Attached is the site plan that was re-submitted.

Thanks – Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue

(425) 452-5210 | prosen@bellevuewa.gov

DSD - 001935

Date: 18 January 2021

**To: City of Bellevue Development Services
Senior Environmental Planner Peter Rosen**

From: Bellevue citizens and members of Save Coal Creek and Issaquah Alps Trails Club

Re: Permit #s 16-143970-LK, 16-145946-LO, 19-121109-LK Park Pointe PUD development proposal

Subject: Comment on Park Pointe PUD December 2020 detailed plans

Thank you for providing the detailed plans for Isola Homes' Park Pointe PUD. We represent a large group of citizens who are convinced this 12-acre parcel should not be developed. Rather than further fragmenting two natural areas that are heavily used by the public, this parcel should be acquired by City of Bellevue for addition to Coal Creek Natural Area. It will enhance the existing park by providing open space; by preserving a wildlife corridor to Cougar Mountain Regional Wildland Park that has been in use for 80 years; by preserving part of Bellevue's coal mining history; by improving pedestrian safety; and by adding much-needed parking.

The following are specific concerns about the plans:

1. Storm water would be piped to top of waterfall (18" pipe, 382' long, from 92,400 gal. vault). Acceleration and volume of water will cause erosion & destruction of scenic falls, undercutting of trees, and increase sediment deposition into the salmon stream. (This is the same waterfall pictured on "Welcome to Bellevue" road signs – meant to visualize Bellevue as "the City within a Park").
2. Sink-hole risk is now acknowledged in the plans, i.e. steel pipe sleeve would be required on both storm water and sewage pipes near the pump lift-station in anticipation of a 10' soil collapse. (Is this in recognition of coal mine workings or near-surface tunnels?)
3. New raised sidewalk (drop of 4' plus tall safety railing) along Lakemont Boulevard SE would effectively block a wildlife corridor in use for over 80 years.
4. Interior roads, pavement, closely packed buildings, pets, dogs, streetlights and human activity would also block the existing wildlife corridor between two designated 'natural area wildlife parks'.
5. New curb and gutter along Lakemont Boulevard would accelerate water flow (and road pollutants) into tributary stream and ultimately Coal Creek.
6. Installation of sewer and water lines under Lakemont Boulevard (the distance to Forest Drive is 2,972') would limit traffic to one lane only for weeks. This would have a huge commuter traffic impact.
7. Widening of road and construction of bike lane and sidewalk would likewise impede normal traffic for weeks, perhaps months. (Even after construction, bicyclists would still be forced into narrow traffic lanes on the tight curve to the south on the embankment above Coal Creek.)

DSD - 001936

8. More than 75 trees would be removed. Many of these trees are unique species or of significant size and habitat value. (This would result in a loss of nesting and foraging habitat, a reduction in climate cooling effect, and a scenic loss.)
9. Large amounts of soil would be removed (24,870 cubic feet). Will this be trucked away? Will it be inspected for historic artifacts from an 1890s town that reached a population of over 1,000 people by 1917? Will the existing Lakemont Boulevard pavement be damaged by all this heavy construction traffic?
10. There is a notation of "...extremely low infiltration rates of native soil (1/4 inch per hour) and "...seasonally high groundwater." Would excavation make this problem worse or uncover hidden seeps or springs?
11. Beginning in the 1860s, three different coal mines operated under this site. Undocumented work in the Depression years, a fire that could not be put out, and ground collapse into open tunnels may have left unstable ground or hidden shafts here. Will contractor be prepared for these hazards? (Note that the open mine entry is just 40' south and below the developer's rail fence).
12. Huge new area of pavement and roof-tops would absorb and retain solar heat and increase off-site water-flow. These are negative climate impacts and the exact opposite of Bellevue's climate change goals. (A problem for any site, but especially bad here between two heavily used and proudly featured "natural area" parks).
13. Sight-lines for the pedestrian cross-walk are not adequate for the high-speed curve. Posted vehicle speed should be reduced and flashing lights must be located well in advance of the actual crossing and Cougar Mountain Park entry.
14. HOA (homeowner associations) are notorious for promising big and then ignoring sites in later years. How would the city monitor their maintenance of wood-rail fences, habitat signs & protections, trail maintenance and stormwater vault & pipe inputs?
15. The development would remove a historic barn and the last coal miner dwelling from a town that produced 8+ million ton of coal during the early 1900's. (The plans do not include any preservation or provision for interpretive signs or facilities; and there is no plan for the generator building foundations near the proposed trail.)
16. Finally, concerns by homeowners across Lakemont Blvd SE that have been raised in relation to Isola's first set of proposals should be addressed: A well head providing the only source of water for three family homes is located directly across the road, ~200ft from the proposed development. Please protect the aquifer from erosion and contaminants. Connection to city water should be provided to existing residences as part of any development approval.

For all these reasons the proposal should be denied, and Isola should be encouraged to work with the city to add the property to the Coal Creek Natural Area.

Signed by the following members of Save Coal Creek (www.savecoalcreek.org):

Steve Williams
12634 SE 4th Place, Bellevue 98005

DSD - 001937

Sally Lawrence
104 174th Place NE, Bellevue 98008

Franja Bryant (425) 533-7760
Woodridge neighborhood, Bellevue 98005

Randy and Dana Gaddy
7242 Lakemont Blvd. SE, Bellevue 98006

Suzanne Stockton
3424 161st Court SE #43, Bellevue 98008

Rayma Norton
12804 NE 32nd St., Bellevue 98005

Jeremy Lucas
4187 129th Place SE #U302, Bellevue 98006

Mariah Kennedy and Tyler Downey
7238 Lakemont Blvd SE, Bellevue 98006

Peter Marshall
Bellevue WA 98004
psmarshall@comcast.net



- *With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.*

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Thursday, January 07, 2021 4:46 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: Re: Isola comments sent last week?

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

I appreciate your update regarding a new application for permits from Isola for the property on Lakemont Boulevard SE.

Where on Bellevue's website could I find the new application in order to review it?

Thanks much.

Sally Lawrence

Save Coal Creek

425-351-6881

On Mon, Dec 21, 2020, 12:15 PM Rosen, Peter <PRosen@bellevuewa.gov> wrote:

Hello Sally – Yes, I received your additional email comments dated Dec 14th; I'm sorry I thought I had previously acknowledged receipt.

The applicant has just recently re-submitted plans and related information. They have removed/withdrawn the preliminary plat application to subdivide the site. It is going to take some time for staff review of the recent resubmittal and there may be additional information or plan revisions requested after this review.

As previously noted, after staff's completed review the permit process will be an administrative decision on the Critical Areas Permit with a SEPA Determination, and a recommendation to the Hearing Examiner on the PUD. The Hearing Examiner will hold a public hearing on the PUD and will hear a SEPA appeal if there is one.

You are a party-of-record and will receive all notifications.

Thank you. Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue

(425) 452-5210 | prosen@bellevuewa.gov

- *[With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at http://development.bellevuewa.gov.](http://development.bellevuewa.gov)*

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, December 21, 2020 10:14 AM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: Isola comments sent last week?

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Thanks, as always, for your hard work on the Isola Homes Park Point PUD project.

Just wanted to check, did you receive the Further Comments email I sent Monday December 14th? I did not receive your usual acknowledgement.

Any further developments on this project that you can share?

Have a good week.

Regards,

Sally Lawrence

425-351-6881

104 174th Place NE

Bellevue, WA 98008

Pittman, Reilly

From: Rosen, Peter
Sent: Wednesday, January 13, 2021 10:46 AM
To: Randy Gaddy
Subject: RE: Isola property

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Gaddy - We do not send out a notice to parties-of-record for every revision submitted to a permit. Parties-of-record receive advance notice of public meetings and hearings, and will receive permit decisions (Critical Areas Land Use Permit, SEPA) and staff recommendations on permits (PUD permit) that will be decided by the Hearing Examiner. The revised PUD plans that were submitted are available for public review upon request. Please let me know if you would like me to email you the latest set of plans.

Thank you - Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue
(425) 452-5210 | prosen@bellevuewa.gov



- *With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.*

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

From: Randy Gaddy <randyg1010@gmail.com>
Sent: Wednesday, January 13, 2021 10:11 AM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: Isola property

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Mr Rosen I understand Isola submitted a revised pud plan to your office in late December. As a party of record why we're we sent this new revised plan?

DSD - 001942

I look forward to your response.

Best regards

Randy Gaddy

Pittman, Reilly

From: Randy Gaddy <randyg1010@gmail.com>
Sent: Wednesday, January 13, 2021 10:11 AM
To: Rosen, Peter
Subject: Isola property

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Mr Rosen I understand Isola submitted a revised pud plan to your office in late December. As a party of record why we're we sent this new revised plan?

I look forward to your response.

Best regards

Randy Gaddy

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Saturday, January 9, 2021 10:45 PM
To: Rosen, Peter
Subject: Re: Isola comments sent last week?

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Thanks for clarifying that this is not a new application, and that the proposal is still for a 35-home PUD. Thanks also for providing the site plans -- they are very detailed. I estimated the footprint of each house to be about 30 ft x 60 ft, or 1800 sq ft. Is that correct? I assume these will be 2-story homes? Amongst all the figures, I did not see a "side view" that would show the height of the homes.

I would very much appreciate this information.

Regards,
Sally Lawrence
Save Coal Creek
425-351-6881

On Fri, Jan 8, 2021 at 8:38 AM Rosen, Peter <PRosen@bellevuewa.gov> wrote:

Sally – There is not a new application. The applicant submitted revised plans and information for their existing Critical Areas and PUD permits. With the revisions, the applicant has withdrawn their application for a preliminary plat, to subdivide into individual lots. This did not change the development layout and the number of proposed residences is still 35 units. Attached is the site plan that was re-submitted.

Thanks – Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue

(425) 452-5210 | prosen@bellevuewa.gov



- *With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.*

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Thursday, January 07, 2021 4:46 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: Re: Isola comments sent last week?

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Hi Peter,

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Where on Bellevue's website could I find the new application in order to review it?

Thanks much.

Sally Lawrence

Save Coal Creek

425-351-6881

On Mon, Dec 21, 2020, 12:15 PM Rosen, Peter <PRosen@bellevuewa.gov> wrote:

Hello Sally – Yes, I received your additional email comments dated Dec 14th; I'm sorry I thought I had previously acknowledged receipt.

The applicant has just recently re-submitted plans and related information. They have removed/withdrawn the preliminary plat application to subdivide the site. It is going to take some time for staff review of the recent resubmittal and there may be additional information or plan revisions requested after this review.

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You are a party-of-record and will receive all notifications.

Thank you. Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue

(425) 452-5210 | prosen@bellevuewa.gov

- *[With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at http://development.bellevuewa.gov.](http://development.bellevuewa.gov)*

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, December 21, 2020 10:14 AM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: Isola comments sent last week?

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Hi Peter,

Thanks, as always, for your hard work on the Isola Homes Park Point PUD project.

Just wanted to check, did you receive the Further Comments email I sent Monday December 14th? I did not receive your usual acknowledgement.

Any further developments on this project that you can share?

Have a good week.

Regards,

Sally Lawrence

425-351-6881

104 174th Place NE

Bellevue, WA 98008

Pittman, Reilly

From: Rosen, Peter
Sent: Monday, December 21, 2020 12:16 PM
To: Sally Lawrence
Subject: RE: Isola comments sent last week?

Follow Up Flag: Follow up
Flag Status: Completed

Hello Sally – Yes, I received your additional email comments dated Dec 14th; I'm sorry I thought I had previously acknowledged receipt.

The applicant has just recently re-submitted plans and related information. They have removed/withdrawn the preliminary plat application to subdivide the site. It is going to take some time for staff review of the recent resubmittal and there may be additional information or plan revisions requested after this review.

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You are a party-of-record and will receive all notifications.

Thank you. Peter

Peter Rosen

Senior Environmental Planner | City of Bellevue
(425) 452-5210 | prosen@bellevuewa.gov



- *With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.*

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, December 21, 2020 10:14 AM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: Isola comments sent last week?

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

DSD - 001949

Hi Peter,

Thanks, as always, for your hard work on the Isola Homes Park Point PUD project.

Just wanted to check, did you receive the Further Comments email I sent Monday December 14th? I did not receive your usual acknowledgement.

Any further developments on this project that you can share?

Have a good week.

Regards,

Sally Lawrence

425-351-6881

104 174th Place NE

Bellevue, WA 98008

[www.Save Coal Creek.org](http://www.SaveCoalCreek.org)

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, December 21, 2020 10:14 AM
To: Rosen, Peter
Subject: Isola comments sent last week?

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Thanks, as always, for your hard work on the Isola Homes Park Point PUD project.

Just wanted to check, did you receive the Further Comments email I sent Monday December 14th? I did not receive your usual acknowledgement.

Any further developments on this project that you can share?

Have a good week.

Regards,
Sally Lawrence
425-351-6881
104 174th Place NE
Bellevue, WA 98008
www.Save Coal Creek.org

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, December 14, 2020 10:04 AM
To: Rosen, Peter
Subject: Further comments on proposed Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Re: Permit #s 16-143970-LK, 16-145946-LO, 19-121109-LK Park Pointe PUD development proposal

Subject: Comment on Park Pointe PUD development proposal – SEPA Review

Dear Mr. Rosen,

Thanks for your responsiveness, patience and clarity of communications with me and others over the past months as we sought to better understand the SEPA review process for Isola's application for permits listed above.

Your Sept 15, 2020 email to me stated: "The SEPA determination has not been issued yet. The City uses the "Optional Determination of Non-Significance (DNS)" process. One of the purposes is to combine the SEPA and Notice of Application comment periods. The Optional DNS anticipates that a DNS or a Mitigated DNS will be issued for the project versus an environmental impact statement (EIS). The actual SEPA Determination will be issued with the administrative Critical Areas Permit decision, which will occur prior to the Hearing Examiner public hearing on the PUD and preliminary plat. I'm attaching the Fact Sheet which explains the permit process on page 2."

The Fact Sheet states (page 2, second paragraph): "A formal Environmental Impact Statement (EIS) was not required because it was determined that with applying existing city code requirements and SEPA review mitigation measures that the project impacts could be adequately addressed without preparation of an EIS."

In a subsequent phone call, you explained that this determination will be made by the Planning Department using Best Professional Judgement and a "weight-of-evidence" approach that relies on Isola consultant's Critical Areas Report (CAR).

I and the co-signers of this email have reviewed the CAR (August 16, 2019) and the Environmental Checklist for the CAR, and believe that the environmental analyses in these documents are too narrowly focused - they do not adequately assess the regional public interest in the Isola property. As a result, we do not have confidence that the hearing examiner will fully understand the significance of this parcel to the public.

The property has regional value because it is located adjacent to a county park (Cougar Mountain Regional Wildlands Park) and the city's Coal Creek Natural Area. Both are nature parks uniquely close to dense urban populations, and both are deficient in parking spaces or other access opportunities. A broader assessment of the property to evaluate its potential role in enhancing public access, improving a wildlife corridor crossing Lakemont Boulevard, and preserving important local history could be accomplished in a full EIS.

DSD - 001952

Also, *because* the Isola proposed development has not been adequately evaluated with respect to its impacts on regionally-important resources (the county park and the city park), if approved, these additional 35 homes wedged between two environmentally-sensitive nature parks will increase the stresses to, and degradation of, these adjacent public resources.

The CAR and the Environmental Checklist contain specific omissions or inaccuracies that prevent reviewers from fully understanding the regional significance of the Isola property. The table below our signatures lays out these omissions and our comments on each.

Respectfully submitted,

Sally Lawrence (425-351-6881), Franja Bryant, Suzy Stockton, Randy Gaddy and Rayma Norton -- all Bellevue residents and members of Save Coal Creek; also Lindsay Frickle, Executive Director of Issaquah Alps Trails Club.

www.savecoalcreek.org

Section of Environmental Checklist and Applicant's response	Comment by reviewer Sally Lawrence and others/Save Coal Creek
<p>Section B. Environmental Elements 7. Environmental Health b. 1. Noise. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Applicant's response: Existing noise is typical of existing urban areas.</p>	<p>Comment: This is not correct. The existing noise levels are considerably lower than typical urban areas. Please see the change in number of persons to be accommodated by the Isola Homes proposal in 8 (i) and (j), below. The noise levels associated with the prior residences housing 1 to 4 people, compared with the noise and activities of an estimated 88 people to be housed at Park Pointe, would represent a significant change that would dramatically affect the public's enjoyment of the hiking trails adjacent to these parcels. Similarly, wildlife associated with the two park's natural areas would be adversely affected and driven further from Lakemont Boulevard by this increase in noise and human activity.</p>
<p>8. Land and Shoreline Use a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Applicant's response: The site and adjacent properties are low-density residential</p>	<p>Comment: This description is not accurate. Three sides of the property are publicly-owned parkland, the "Coal Creek Natural Area." The fourth side is Lakemont Boulevard, a high-traffic street that is a challenge for both humans and wildlife to cross. East of Lakemont Boulevard is Cougar Mountain Regional Wildland Park, a King County park. A very limited extent of the land area to the east of the Isola Homes parcels and across Lakemont Boulevard is taken up by a shared driveway for three rural residential homes - these are the <i>only</i> "low-density residential" properties for a considerable distance along Lakemont.</p>

	<p>The land uses surrounding the Isola property are more accurately characterized as largely public natural area, intended for both recreational uses and wildlife. Placing 35 homes of any size at this critical connection between two public natural areas would be an intrusion on these highly-valued and increasingly scarce public uses.</p>
<p>Section B. Environmental Elements 8 (i) and 8 (j) Approximately how many people would reside or work in the completed project? Applicant's response: 35 homes x 2.5/home = 88+ j. Approximately how many people would the completed project displace? 1-4 people</p>	<p>Comment: See comment regarding noise levels in 7 (b) (1), above.</p>
<p>Section B. Environmental Elements 13. Historic and Cultural Preservation c. Methods to assess potential impacts Applicant's response refers to the Cultural Resources Assessment and Addendum by Tierra Right of Way.</p>	<p>Comment: The Tierra Assessment is inadequate because no contact was made with local historians Steve Williams and Russ Segner, both with Newcastle Historical Society. Both would have provided ample discussion of the role of the former owner of one of the properties, Mr. Milt Swanson, as a living connection with local coal mining history. Prior to his death in 2015 he was well known for documenting and sharing this history with the public and with archiving mining artifacts (now in possession of Newcastle Historical Society) to be displayed in a future museum.</p>
<p>Section B. Environmental Elements 13. Historic and Cultural Preservation d. Proposed measures to avoid, mitigate or compensate for loss, etc.... Applicant states, "The historic coal mine remnants will not be disturbed. They are located deeply below and out of the development area. Project construction will only impart (<i>sic</i>) areas that have undergone significant disruption through farming and clearing."</p>	<p>Comment: This is not correct. Isola's proposed development would completely demolish the existing horse barn on the southern of the two properties (7331 Lakemont Blvd SE). New historical research by Steve Williams and others of Newcastle Historical Society has revealed that the barn structure on the property has a ramp up to the second floor. This was used in the 1912 to 1930 time period, to get coal cars coming from mine operations to the northeast (Primrose Seam) up to the level of a trestle that crossed Coal Creek. This establishes the connection between the barn and local coal mining history.</p>

Pittman, Reilly

From: Rosen, Peter
Sent: Tuesday, September 15, 2020 9:02 AM
To: Sally Lawrence
Cc: Stead, Elizabeth
Subject: RE: Isola Determination of Non-Significance?
Attachments: Park Pointe Fact Sheet.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Sally – The SEPA determination has not been issued yet. The City uses the “Optional Determination of Non-Significance (DNS)” process. One of the purposes is to combine the SEPA and Notice of Application comment periods. The Optional DNS anticipates that a DNS or a Mitigated DNS will be issued for the project versus an environmental impact statement (EIS). The actual SEPA Determination will be issued with the administrative Critical Areas Permit decision, which will occur prior to the Hearing Examiner public hearing on the PUD and preliminary plat. I’m attaching the Fact Sheet which explains the permit process on page 2.

Thanks.

Peter Rosen

Senior Environmental Planner | City of Bellevue
(425) 452-5210 | prosen@bellevuewa.gov



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From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, September 14, 2020 5:15 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Cc: Stead, Elizabeth <estead@bellevuewa.gov>
Subject: Isola Determination of Non-Significance?

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Peter,

DSD - 001955

Re: Permit # 16-143970-LK and 16-145946-LO. There is also a new file no. 19-121109-LL.

Thanks for your past help with my questions about the Isola Homes' application for permits to construct a 35-home PUD on Lakemont Boulevard SE in south Bellevue.

I've been reviewing the Environmental Checklist submitted as part of the Critical Areas Report in August 2019.

My understanding is that in December 2016, for the applicant's original proposal for 41 homes, the city issued a Determination of Non-Significance for the applicant's Environmental Checklist. Does this DNS apply to the revised, 35-home proposal or is a new decision required?

I'd like to review the documentation that supported the December 2016 Determination of Non-Significance.

thanks very much,

Best regards,
Sally Lawrence
425-351-6881

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, September 14, 2020 5:15 PM
To: Rosen, Peter
Cc: Stead, Elizabeth
Subject: Isola Determination of Non-Significance?

Follow Up Flag: Follow up
Flag Status: Completed

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thanks very much,

Best regards,
Sally Lawrence
425-351-6881

Pittman, Reilly

From: david kappler <davidkappler@hotmail.com>
Sent: Saturday, September 12, 2020 3:50 PM
To: Rosen, Peter
Subject: Park Pointe letter
Attachments: Park Pointe to Park Advisory Board.docx

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Peter Rosen:

Please add the attached letter to the record.

Please also confirm that the Issaquah Alps Trails Club is a party of record and that I personally am a party of record.

Thanks,
David Kappler
425-652-2753



September 10, 2020

Dear Members of the Bellevue Parks and Community Services Board:

Before the Issaquah Alps Trails Club was formerly formed in 1979 we were working on the creation of a large regional park on Cougar Mountain and the adjoining lands associated with May Creek and Coal Creek. We started with less than 50 acres on Cougar, the Nike radar site and the location of the actual missiles. Along May Creek and Coal Creek we had lands acquired through one of Jim Ellis's early Forward Thrust initiatives.

King County made significant additional acquisitions in the Coal Creek basin and the land was eventually transferred to Bellevue with King County having plenty to do on the over 3,000 acres they had on Cougar Mountain.

Bellevue has made significant improvements to their Coal Creek Natural Area and in working with other jurisdictions we have used the bridge work done in the park as an example of what we would like to see in other parks. But there are three major areas of concern that Bellevue needs to address. All centered where the two parks meet on Lakemont Blvd.

During times of drought many of the creeks and wetlands in the county park dry up and the need for animals to access water in the natural area is crucial. The present wildlife "corridor" is crossing the high speed Lakemont Blvd at a curve with very poor site distances and guard rails.

The crossing for humans from the only existing parking being the Red Town Trailhead in the King County park the city park users have to cross this same high speed corridor with site distance issues.

Since the city has no parking where the two parks join and county parking is limited by wetlands, creeks and steep slopes parking is a huge problem.

Acquisition of the former Milt Swanson property could help to improve the wildlife crossing situation, improve the human access to the city park and provide some city

DSD - 001959

parking on dry level land. Interpretation of the area's history could be greatly increased as well.

Please strongly recommend to the city council to acquire this property and thus benefit future generations with a park that is safer for wildlife and people, has some parking and could showcase the history of the area and unbelievable accomplishments that have gone in to creating perhaps the largest park in the country adjoining a major urban area.

(If you can stop by the park over the weekend, especially in the morning hours you can see the parking problem and if you find parking do carefully cross Lakemont and enjoy your Coal Creek Natural Area and contemplate how this merging of great parks can have a bright future if actions are taken under your care.)

David Kappler

David Kappler
VP Advocacy
Issaquah Alps Trails Club
davidkappler@hotmail.com
425-652-2753

Pittman, Reilly

From: Neal Hines <nealahines@gmail.com>
Sent: Thursday, September 10, 2020 12:26 PM
To: Rosen, Peter
Cc: Bedwell, Heidi; McFarlane, Thomas
Subject: Fwd: Written Communications – September 10 (1 minute 30 seconds of words)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Peter - I wanted to share a statement

With you that I sent to Parks Commission where I mention your name & my letter to you & Develop. Services. I mean no criticism & understand it's a challenging issue. I do think a public hearing will be a key component, though.

-Respectfully,
Neal Hines

----- Forwarded message -----

From: **Neal Hines** <nealahines@gmail.com>
Date: Wed, Sep 9, 2020 at 10:28 PM
Subject: Written Communications – September 10 (1 minute 30 seconds of words)
To: <parkboard@bellevuewa.gov>

Hello Parks Board. Thank you for continued work during the stressful times. I write to express support for exploring options for bringing the two parcels adjacent to Coal Creek Natural Area at Red Town into the Bellevue Parks system. These parcels are being considered for 35 homes by the developer, Isola. I wrote a 12 page letter to senior planner Peter Rosen at The City with quite a few concerns after reviewing the technical reports by the developer.

I strongly believe the public deserves a public hearing on the proposed development. These two parcels sit squarely within a historic area that is heavily used by hikers, wild life enthusiasts, and people who just need to see & experience open space and imagine Bellevue's landscape as it used to be. The development would majorly detract from the open space, aesthetically, and I also feel there are risks to the potential home owners {these are geotechnical & ground subsidence risks from the abandoned mine tunnels}. Please consider a public hearing. I realize during these times, gathering is not permitting. Please don't allow the development to proceed if a public hearing does not happen. I very much feel the city will look very bad if a development like this proceeds without the public having a due say in the matter. Although I know various campaigns are going on (e.g. save Coal Creek), I write to you primarily as a concerned resident and huge supporter and user of Bellevue Parks. Again, Thanks for all your work. These words are not meant as criticism, but rather an effort of support about how we can further the identity of Bellevue as a 'City Within a Park.'

Thank you,

Neal Hines, Bellevue Essentials graduate 2018.

Pittman, Reilly

From: Neal Hines <nealahines@gmail.com>
Sent: Monday, August 17, 2020 7:23 AM
To: Rosen, Peter
Cc: Bedwell, Heidi; McFarlane, Thomas
Subject: Comment letter from Neal Hines for Isola development
Attachments: IsolaCommentsToPRosenFromNHinesAug_2020.pdf

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Morning Peter.

I received your auto-reply last week - welcome back. Let me know if you receive this msg. and attached comment letter.

I realize during the pandemic time that everyone is stressed, and so with care and consideration, I assembled some comments for the proposed 35 homes near Red Town. Tom McFarlane and I spoke briefly last week on the phone about some topics that I wanted to get input on to avoid any rumor or hearsay generation. It's a challenging site, to say the least, and I respect the efforts by all to 'get it right'.

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Neal A. Hines, Bellevue resident.

nealahines@gmail.com 425 503 3329

DSD - 001962

August 17, 2020
Neal A. Hines
6448 129th PL SE
Bellevue, WA 98006

nealahines@gmail.com
425 503 3329

Development Services Department
P.O. Box 90012
Bellevue, WA 98009-9012,
Attention: Mr. Peter Rosen, Senior Environmental Planner

Re: Comments to Proposed Park Pointe PUD at 7219 and 7331 Lakemont Blvd SE in Bellevue 15-115585-DB, 16-143970-LK and 16-145946-LO

Dear Mr. Rosen and Bellevue Development Services,

I write to you as a resident of Bellevue with concerns regarding the proposed 35 new homes by Isola for development on Lakemont Blvd. SE adjacent to Red Town and near Cougar Mountain (referred to as “the parcels” in this letter, see Figure 1, end of this letter). I am active with the City and graduated from Bellevue Essentials in 2018. I have worked with Engineering companies as an onsite observer and study author characterizing risks to large structures from subsurface void features.

I very much appreciate the process set forth to better assess developments regarding landscape, function, and larger context such as the city’s Comprehensive Plans. A theme that emerged from Bellevue Essentials was the branding of Bellevue as a “City in a Park”, which is cited frequently in the City’s Comprehensive Plans. I believe the proposed development does not serve the city’s best interest of supporting the “City in a Park” identity for Bellevue. More specifically, I have identified 4 subjects that merit more detailed reviews: History, Wildlife, Geotechnical, and Aesthetics.

General comments

I have reviewed the Critical Areas Report (referred to as ‘CAR’ in this letter) for the development at Red Town (8/16/2019) and I strongly believe that a detailed Environmental Impact Statement is merited to better understand and assess the potential impacts, some of which cannot be eliminated (only minimized). The high value of the property from several perspectives needs further assessed, as outlined below.

I see four areas that have been inadequately addressed:

- 1) Historical significance, including an intact Barn at the former Swanson property (estimated from 1930’s), belonging to someone of local significance (Milt Swanson). There are also train trestle abutments underneath this barn from the trestle that came over the valley to the Primrose coal seam. Table 1 in this letter, below, presents specific comments to the CAR regarding historical significance.
- 2) Wildlife corridor. The access into Coal Creek at the parcels is a very active crossing for wildlife. Major habitat impacts would result from a development of this size, including noise, light, tree canopy, and potential water quality impacts. It is acknowledged that the developer is setting aside a

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significant amount of open space, but this does not change that over half of the combined parcels will be significantly altered. Table 2 in this letter, below, presents specific comments to the CAR regarding potential wildlife impacts.

- 3) Geotechnical issues. The long-term stability of the ground is difficult to quantify. The mine tunnels pose a significant long-term risk for ground subsidence, including public safety concerns. Because the extent of excavation of the coal seams was not well mapped or recorded in any quantitative way, there is elevated risk from subsidence that can only be minimized, not eliminated. It is also not clear how small changes in surface drainage patterns from the development (higher % impervious cover) may affect the subsurface stability, with respect to potential water saturation/disturbance of glacial till and liquefaction risks. Table 3 in this letter, below, presents specific comments to the CAR regarding geotechnical concerns (e.g. landslides and sinkholes), both of which have been observed at other nearby locations relative to the parcels.
- 4) Other comments for concerns that do not fall under Historic, Wildlife, or Geotechnical. This includes aesthetic considerations, particularly in the context of the parcels being situated with natural areas on three sides (see Figure 1 from the City's trial web based interactive map). Table 4 in this letter, below, presents specific comments to the CAR regarding these concerns.

Specific comments to the CAR.

Table 1. Historical significance. The area of Red Town that includes the proposed development is very rich in history and merits a detailed archaeological assessment if grading and excavation were to occur. There is not much documentation of the mining and cultural history of the region and a detailed EIS would provide a more thorough assessment of the cultural and historical value of the parcels.

Page, text from CAR in " " and smaller sized font.	Comment by reviewer Neal Hines
Page 101: "The entrance to the No. 3 Mine has been crudely backfilled and is located under the pavement of Lakemont Boulevard (Swanson, 1990) and was exposed during the gas main installation in Lakemont Boulevard SE in 1990 (personal observation).	I have noted the dip in the road bend (where Lakemont Blvd. sharply bends and becomes Newcastle Golf Club Rd.) which corresponds to this location. The adjective "crudely" describing backfilling, describes how operations proceeded, historically. That is, available material was used to get the job done as quickly and easily as possible. Note as you drive this section, your car takes a dip down. In speaking with Tom MacFarlane PE (8/13/2020 phone) at City of Bellevue, it is not certain whether this dip is from the culvert collapse, ordinary ground compaction, or from the mines, or a combination of these.
Page 100: "Mr. Swanson was a long-time resident of this area (the owner of the property subject to this report) and a mine historian."	Mr. Swanson does quality as an individual of local importance and merits consideration for historical structures/value on the property. In particular, this would be the horse Barn and machine shed, which is built in the style of homes of the time. It is noted that one structure in the area survives from the mining era: The Baima house in Newcastle. It cannot be understated how important preserving the remaining

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	<p>history for the area is, in light of high pressure for development.</p>
<p>Page 101, “The Mine Inspector also reports that the mine has been extensively worked and many of the roof support pillars are being crushed by the weight of the overburden”</p>	<p>This process of being crushed at depth, even in deep strata > than a hundred feet below ground surface, may have surface impacts resulting in sinkhole formation and uneven terrain. In some cases, the result can be catastrophic collapse. A home near the Delmar Woods neighborhood sign (Coal Creek Pkwy at 60th St.) had such a sinkhole form underneath the home. The reason is highly suspected to be the collapse of mine tunnel known to have been abandoned nearby.</p>
<p>p. 259, SEPA checklist “#10: ...State Dept. of Archology and Historic Preservation review related to potential archologocial resource discovery.”</p>	<p>I believe this is meant to read “archeology” instead of Archology as written. It is unclear what process the review is referring to. This reviewer believes that significant historical structures exist at the site, some of which are intact (Barn and machine shed) and pertinent to local figures of significant interest (Milt Swanson). This state Dept. should be notified relative to review and potential value of these structures.</p>
<p>p. 266 of SEPA Checklist “#8 c. Describe any structures on the site.” Response: Existing structures include two aging residential structures and associated sheds. “d. Will any structures be demolished? If so, what?” Response: All buildings within the development area will be removed.</p>	<p>This reviewer believes that the Barn and Machine shed on the former Swanson property have historical value and merit review as historical structures. The Barn is intact, and the machine shed is built in the style of the mining homes, all of which besides one (the Baima House) have been destroyed. The residence homes do not look to be of historical value, but the two structures mentioned (Barn and Shed) are recommended by this reviewer for consideration as historical structures.</p>
<p>p. 268 of SEPA Checklist “#13. Historic and cultural preservation b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.” Response: The historic coal mine activity may represent local cultural value. Refer to reporting prepared by Tierra Right-of-Way.</p>	<p>This reviewer recommends that the word “may represent local cultural value” is inaccurate and should read as “does represent local cultural value”. The referred report by Tierra Right-of-Way does not adequately address the historical and potential Native American artifacts. 50% of the shovel test pits performed by Tierra contain some type of human artifacts like glass or ceramics, a significant indicator. See next comment regarding Tierra Right-of-Way.</p>
<p>p. 268 SEPA Checklist “13. Historic and cultural preservation c. Describe the methods used to assess the potential impacts to cultural and historic resources</p>	<p>The report by Tierra Right-of-Way is limited in geographic scope and does not sufficiently address the subject of historic and cultural preservation.</p>

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<p>on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Response: A Cultural Resources Assessment and Addendum was prepared by Tierra Right-of-Way</p>	<p>Specifically, Tierra did not contact the Eastside Heritage Center, Newcastle Historical Society or perform a detailed search of local newspapers. All these sources would have provided appropriate documentation of resources such as Milt Swanson in Bellevue history, particularly with respect to the history of coal mining in this area.</p>
<p>SEPA Checklist “#13 Historic and cultural preservation. d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. “ Response: The historic coal mine remnants will not be disturbed. They are located deeply below and out of the development area. Project construction will only impart areas that have undergone significant disruption through farming and clearing.</p>	<p>This reviewer disagrees regarding the statement that “historic coal mine remnants will not be disturbed”. The water treatment structure is large enough that when fully loaded with water, it could trigger ground subsidence from mine tunnels (it is situated over the No. 3 and No. 4 entrance shafts (referred to collectively as the ‘Newcastle mine’ and closed in 1894)). The ground subsidence could then crack the water structure’s concrete (via differential settlement), leading to stormwater leaking from the structure, which could contribute to added risk of liquefaction of the subsurface (water saturated glacial till that was previously like concrete may fall apart when the moisture condition changes). Such landslides have occurred in the Coal Creek valley (see Coal Creek trail section about 1 mi. upstream on the trail from the new parking lot at Coal Creek Pkwy where Coal Creek passes underneath the Parkway). It is important to consider that even though mine tunnels may be 100+ ft. below ground surface, a collapse at that depth still can present a considerable public safety risk manifested at the surface (sinkholes). This hazard should not be minimized or treated as “out of the development area”. Sinkholes and ground subsidence are observed in the area (e.g. a home near Delmar Woods (in Newport Hills) neighborhood, Bellevue, where a sinkhole developed underneath a home located on top or adjacent to old mine tunnel. This occurred in the 1980’s many years after mine abandonment). Spelling error: “impart” should read as impact</p>

Table 2. Potential impacts to Wildlife. When visiting the site, it is evident that the connection between Cougar Mountain and Coal Creek Valley is very active with wildlife right where the proposed homes are proposed. Presence of bird species including American dipper, Red Breast Sapsucker, Pileated Woodpeckers, Bard Owls, Great Horned Owls have been made in the area (Eastside Audubon Society, personal communication). Bear prints and bear scat have been identified at or near the parcels. The shading of Coal Creek is critical for water quality and downstream salmon recovery and for supporting

DSD - 001966

Bellevue’s goal of 40% tree canopy. The development, at least in the short term, will remove some tree cover at the site for the developed portion.

Page, text from CAR in “ “ and smaller sized font.	Comment by reviewer Neal Hines
<p>Page 13 of the report uses a ranking score and concludes “the property has high habitat value potential for wildlife” [score was 41].</p> <p>The report on page 23 states “Of the list of species of local importance provided on Table 1, only six were determined as having any likelihood of being present on the Site, and that likelihood is typically low to very low. These species are bald eagle (migration only), pileated woodpecker, red-tailed hawk, Townsend’s big-eared bat, Keen’s myotis, and the long-eared myotis.</p>	<p>No basis is provided for the statement “any likelihood of being present ... typically low to very low.” This reviewer recommends contacting the Eastside Audubon Society and other naturalists for a more thorough investigation regarding wildlife seen on site.</p>
<p>p. 263-264. SEPA checklist “4.0 Plant and 5.0 Animal sections of SEPA. List threatened and endangered species known to be on or near the site.”</p> <p>Response: None identified.</p>	<p>In speaking with knowledgeable wildlife observers (Jeremy Lucas, Sally Lawrence, Peter Marshall) it is evident that the site is within the Western Washington Pacific flyway and has high value as a wildlife corridor. There are also edge Ecology considerations for animal passage from Cougar Mountain into Coal Creek. For terrestrial animals using the creek as a major source of water (this would exclude species such as birds, insects, and bats) they may habitually follow the water path during migrations to and from these protected areas, meriting further assessment in terms of presence and potential impact from the proposed home structures.</p>

Table 3. Geotechnical concerns. From the perspective of public safety, the risk from the coal mine tunnels collapsing and/or changing over time is significant and cannot be eliminated, only minimized. It is known that geotechnical instability is present throughout the Coal Creek valley, both from mining hazards and from landslides which may be triggered by altered drainage patterns and/or water saturation conditions (including climate change).

Page, text from CAR in “ “ and smaller sized font.	Comment by reviewer Neal Hines
<p>On page 100 of the report in section 4.0 of Appendix B, it states “According to City of Bellevue LUC Part 20.25H.130 C.2, development can occur in CMS Zone 2 only after potential public safety mine hazards are investigated and eliminated. A direct subsurface investigation program is</p>	<p>The 16 borings performed as ground proofing indicate the depth to the coal seam. One boring (B-14) found void, indicating that the proposed home at this site would be situated over mine tunnels. Because the tunnels change over time, a static ground proofing program cannot assess risk over time or predict the impacts when surface drainage has been altered (e.g. liquefaction). Also noted is the requirement of LUC</p>

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<p>required to investigate potential sinkhole development. This report refers to the “direct subsurface investigation program” as “ground proofing.” “</p>	<p>Part 20.25H.130 C.2 ‘...to eliminate the hazard’ is not possible, as the tunnels cannot be filled in or removed. The only measure is to minimize risk and I believe that not building on top of or near such mine sites is the best risk reduction measure. It should be noted that 100% proof does not exist from a science and engineering standpoint. The only measure is reducing risk by an estimated measure. In my opinion, the geotechnical risk and impacts to history, wildlife, and aesthetics (disturbing the view from the open space areas on 3 sides of the combined parcels) from the proposed homes development remain high for these parcels.</p>
<p>p. 265 SEPA checklist “Environmental Health: 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.” Response: None known.</p>	<p>This reviewer believes that the underground mine tunnels, many of which do not have any documentation in terms of the extent of coal excavation or bearing capacity of the overburden constitute a major underground hazard. Not in a chemical sense, but rather as pre-existing conditions that cannot be eliminated.</p>
<p>Page 103: Summary table of 16 borings: “Boring B-14 encountered a 2-foot void which, based on the coal seam inclination of about 40 degrees, is equivalent to a 1.3-foot true thickness void.”</p>	<p>This is a very significant finding: voids exist at the parcels. This one is at 116ft. below ground surface, which is fairly deep, but can still have significant surficial impacts when collapses occur. The altered drainage for the parcels may accelerated these changes (higher % impervious). Other sinkholes have formed from mining in the area (e.g. Delmar woods home sudden sinkhole formation requiring emergency measures in the 1980’s). The metric of only 1 out of 16 borings having a void is not an accurate way to assess the overall risk. The geotechnical report does not use this as a metric (1/16), but it may be implied during the review process. A more accurate way to assess risk is the depth to bedrock and testing the overburden with Standard Penetration Tests (blow counts with 140 lb. pneumatic hammer at depth). Furthermore, geophysical survey tools for assessing voids would be valuable to consider (these are not well established and at best, tell a reviewer about subsurface anomalies, not specific identification of voids).</p>
<p>Page 103, section 7.0 “In our opinion, sufficient subsurface exploration (ground proofing) has been completed within the PAOI at the Swanson Property to evaluate the</p>	<p>This reviewer disagrees that the CAR’s geotechnical sections sufficiently evaluate the potential for sinkholes. A few miles downstream from the parcels, there was a recent landslide in 2019 that added one foot of</p>

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<p>potential for sinkholes within the CMS Zone 2 area”</p>	<p>loosened glacial till (sand and some gravel) which catastrophically slide into the Coal Creek valley, smothering the trail system (luckily no one was hurt). The developer proposes a 92,400 cubic foot stormwater treatment basin to be situated directly over the filled in entrance shafts to Mines No. 3 and 4. The structural loading by the stormwater facility plus the weight when full of water is unknown. This mass would place a large load of changing nature on the earth and may result in differential subsidence over time. Ground subsidence underneath concrete may lead to cracking which leads to stormwater leaking and saturating (or wetting it to some degree) the subsurface till with water over time. As a relevant aside, I have served as an onsite observer in assessing geotechnical stability of large concrete structures in landscapes with sinkholes. The program for that work involved gathering geotechnical information from Standard Penetration Tests (SPT and split spoon logging). This is a further step beyond borehole logging, which is a sensible follow-up approach. The SPT blow counts better determine the load bearing capacity of the ground with respect to depth. I believe, at a minimum, the stormwater structure needs to have such testing at the four corners of the footprint and also any home situated over known mine tunnels (e.g. B-14). The need for this assessment is to better understand the risk that the subsurface poses to the structure from the standpoint of geotechnical stability (and public safety). This allows the design of the structure to be better assessed in terms of long-term geotechnical stability.</p>
<p>Page 103: “It is important to note that the entire CMS Zone 2 area, where test borings were completed for the current study, is mantled with 14 to 63 feet of Glacial Till (average thickness of 36 feet) which has the strength of reinforced concrete.”</p>	<p>No reference or technical information is provided regarding the comparison of the strength of glacial till to reinforced concrete. Using an average basis for thickness is not appropriate – the minimum thickness must be used. What is required is to know the strength, quantitatively, at the minimum thickness of glacial till (14 ft). Additionally, an assessment is needed of how that strength may change over time given the altered soil moisture that may result from the development. In speaking with Tom MacFarlane (PE, City of Bellevue on 8/13/2020), he mentioned that glacial till can fall apart if disturbed and exposed. It is true that the result of compaction from the thick ice sheets during the previous glaciations have created a hard-pan nature, qualitatively, for the glacial till in the</p>

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	<p>region. However, when wetted over the long-term from runoff (should storm runoff systems leak or concrete systems break or even home gutter systems be altered/redirected by homeowners), may change the strength dramatically. The sizable landslide a few miles downstream of these parcels on the north side of Coal Creek is an example of such a landslide. This landslide resulted in a foot of loose sands and gravel being dislodged from the nearby and above homes, severely impacting a heavily used public trail (Coal Creek trail). One must ask whether storm and house drainage systems played a role in such landslides).</p>
<p>Page 104: “There are always risks to public health and safety and property damage related to development in areas of Coal Mine Hazards. However, this risk can be reduced to an acceptable level by ground proofing of the coal seam/mine, as was completed for this evaluation. This risk cannot be eliminated, just as the risk of seismic hazards cannot be eliminated in this area. Potential owner(s) of this property should be informed of the hazards that do exist and be provided a copy of this report for their own evaluation of risk acceptance. Variations in subsurface conditions are possible between the locations of the explorations; variations may also occur with time. Some contingency for unanticipated conditions should be included in the project budget and schedule.” [highlighting added by Neal Hines].</p>	<p>The significance of this statement is large: the authors of this geotechnical study acknowledge risk cannot be eliminated (recall that required by LUC Part 20.25H.130 C.2 is “to eliminate the hazard”). The quoted passage in the report (highlighted in yellow by this reviewer) cites that “Potential owner(s) of this property should be informed of the hazards...” which sounds very much like an institutional control on the property. It should be acknowledged that there is no formal process for ensuring that homeowners understand this risk or even receive reports such as the one written by Icicle Creek Engineers. Realtors reassuringly state that a number of detailed studies have been done, and all the burden of discovering these risks fall on the home buyers (i.e. buyer beware). The findings from Icicle Creek’s geotechnical report conclude that some degree of [elevated] risk from the mining hazards [relative to unmined lands] will always exist for these parcels. This reviewer’s opinion is that such risk is best mitigated through being as undeveloped as possible. I recommend that City of Bellevue consider whether a survey of open space interests might be prudent for the region, given Bellevue’s branding as “A City in a Park.”</p>
<p>Page 103: “Based on our experience in researching sinkhole potential (database of over 1,000 sinkholes in Washington State), only three sinkholes have occurred where the mine depth is over 100-feet deep. In these three sinkhole occurrences, the geologic conditions were unique with over 100 feet of clean sand and gravel overlying the bedrock. The mine breached into the sand and gravel overburden resulting in an</p>	<p>This reviewer acknowledges that 3/1000 sinkholes is low, but each geologic stratum is unique and must be addressed within that context. Because the mines present throughout the area were re-mined by individuals (even after closure, entrances and connections can be made and re-mining may occur) for decades, until the early 1960’s. It is possible that these individuals created or contributed to ‘breached’ conditions as referenced by this report. No mapped documentation of the extent of mining exists for the tunnels and strata. In speaking with the Newcastle</p>

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<p>“hourglass effect” of the sand and gravel flowing into the mine. These conditions do not exist at the Swanson Property. Based on our research and experience, most sinkholes form over the “mine subcrop” or where the overburden is less than 50-feet thick. At the Swanson Property within the PAOI, it appears that the coal is intact (not mined) at a depth up 120 feet, and probably closer to 150 feet, based on our ground proofing.”</p>	<p>Historical Society, it was stated these individuals would remove the coal pillars that were designed to be crude safety measures (personal communication, 2020). This is an added degree of risk that cannot be fully quantified.</p> <p>The geotechnical report by Icicle Creek engineers in the CAR, page 101, states that for the Newcastle mine (no. 3 and no. 4): “In December 1894, the Newcastle Mine was permanently closed due to a mine fire”.</p> <p>It is not stated whether other entrances or connections into the No. 3 and No. 4 mines (from 1894 to 1963) were later made by individuals and further mined.</p> <p>The quoted text states that “...and probably closer to 150 feet...” without any technical references besides best professional judgement.</p>
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A concluding remark regarding geotechnical stability is to consider how a home or property owner might react to discovering their home is situated over abandoned mine tunnels in the context of a ground proofing program that did not fully use the available technical tools and resources available to quantify the risk. This would be SPT testing (Standard Penetration Tests) and consideration of geophysical tools. I also am of the opinion that mined lands are best left alone on the surface, or at least, developed as minimally as possible to keep risk as low as possible.

Table 4. Other comments for the properties that do not fall under Historic, Wildlife, or Geotechnical. These comments also include aesthetic considerations for the parcels given the open space nature of the area and branding of Bellevue as a “City in a Park”.

Page, text from CAR in “ “ and smaller sized font.	Comment by reviewer Neal Hines
<p>The CAR does not cite that the combined parcels are surrounded by Coal Creek Natural Area on 3 sides, with Lakemont Blvd. being the 4th side.</p>	<p>This reviewer sees from Figure 1 (web-based GIS map by City of Bellevue) that the parcels merit further review with a detailed Environmental Impact Statement. Because the development is surrounded (3 of 4 sides) by Coal Creek Natural area, the impacts (visually, light, noise, existing wildlife, history, geotechnical), even with the best of intentions by the developers with projected low levels as the CAR cites, present potential significant changes to the landscape function, particularly for wildlife and water saturation condition for the soils. There are very few open space areas in Bellevue and the few remaining one are highly valued from the perspective of aesthetics. The visibility of this development would significantly alter the open space view and park-like scenery of the landscape for the users of the open space areas and Coal Creek natural areas.</p>

DSD - 001971

<p>The proposed homes might be clearly visible from the Coal Creek Trail, affecting the natural area's open space feel.</p>	<p>Other natural areas that do not have set-backs for visibility significantly detract from an area's value as natural areas.</p>
<p>p. 265 SEPA Checklist “(3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.” Response: None</p>	<p>Fuels for equipment (e.g. diesel, gasoline) certainly will be used onsite. Some detail should be provided regarding securing these chemicals during construction.</p>
<p>p. 267 SEPA Checklist “#10 Aesthetics. b. What views in the immediate vicinity would be altered or obstructed?” Response: None.</p>	<p>The view from the Coal Creek trail starting at the crossing of Lakemont Blvd SE, passing by the air shaft of the No. 4. Mine with interpretive signs, might be impacted by this development. This is a heavily used trail and represents one of the few undisturbed tracts of land in the area. The value of open space has been considered by the developer in setting aside some of development as open space. However, a thorough and detailed analysis of the effects of viewing the homes from all portions of the Coal Creek and Cougar Mountain trails needs assessed. This is consistent with Bellevue's branding as a City in a Park (see Comprehensive Plan – “Bellevue's parks and open space system policies focus on linking existing components of the parks system, providing new recreation opportunities, and protecting environmentally sensitive areas.Policies focused on stewardship reflect the community's value in preserving and protecting natural resources”).</p>

I find the aesthetic consideration of the open space to be of high value, one that is in short supply in Bellevue but difficult to quantify in a numerical way. In gathering what people value about living in Bellevue (e.g. from Bellevue Essentials), high on the list is Bellevue's identity as a “City in a Park”. This development would alter that for the heavily used surrounding natural and recreation areas. It would also be a lost opportunity for Bellevue for potentially creating Open Space areas and protecting a natural resource.

SEPA Checklist

In the SEPA checklist by the Development Services Department, the Optional Declaration of Non-Significance (DNS) Process is outlined. It states this may be the only opportunity for public comment on the environmental impacts of the proposal. Those impacts were introduced in the consultant reports on mine hazards, geology, vegetation, wetlands, etc. and in the SEPA Environmental Checklist. For a privately-owned site like this one, a SEPA checklist typically would be sufficient to make a threshold determination of environmental significance. If City of Bellevue decides to use the applicant's checklist and mitigation plans to justify a Declaration of Non-Significance, it would fail to address alternative uses of the property, including open space, water quality, and preserving (or not changing at least) the soil water conditions in support of landslide protection. The SEPA Checklist is not sufficient to arrive at a threshold environmental

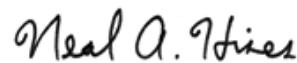
DSD - 001972

determination for this kind of proposal, because it does not require consideration of how the property could otherwise be utilized to serve a wider public purpose. Additionally, it would not sufficiently alert the region-wide users of the adjacent natural area parklands.

I appreciate the opportunity to provide comment on the proposal. I realize that the work of Development Services is complicated and at times, controversial. My intent in this letter is to provide perspective and consideration in the larger framework of the Comprehensive Plan for the City, and to allow for proper consideration of all options for the parcels given the high value in terms of historical, wildlife, aesthetic, and geotechnical considerations which includes public safety. I also state that my comments here are as a resident of Bellevue and, even though I am a licensed Environmental Engineer in the state of WA, I am not licensed by the State to practice as a professional geotechnical engineer (e.g. signing as a PE for geotechnical studies).

If question arise, I can be reached at 425 503 3329 or nealahines@gmail.com. Again, thank you for providing the opportunity to comment.

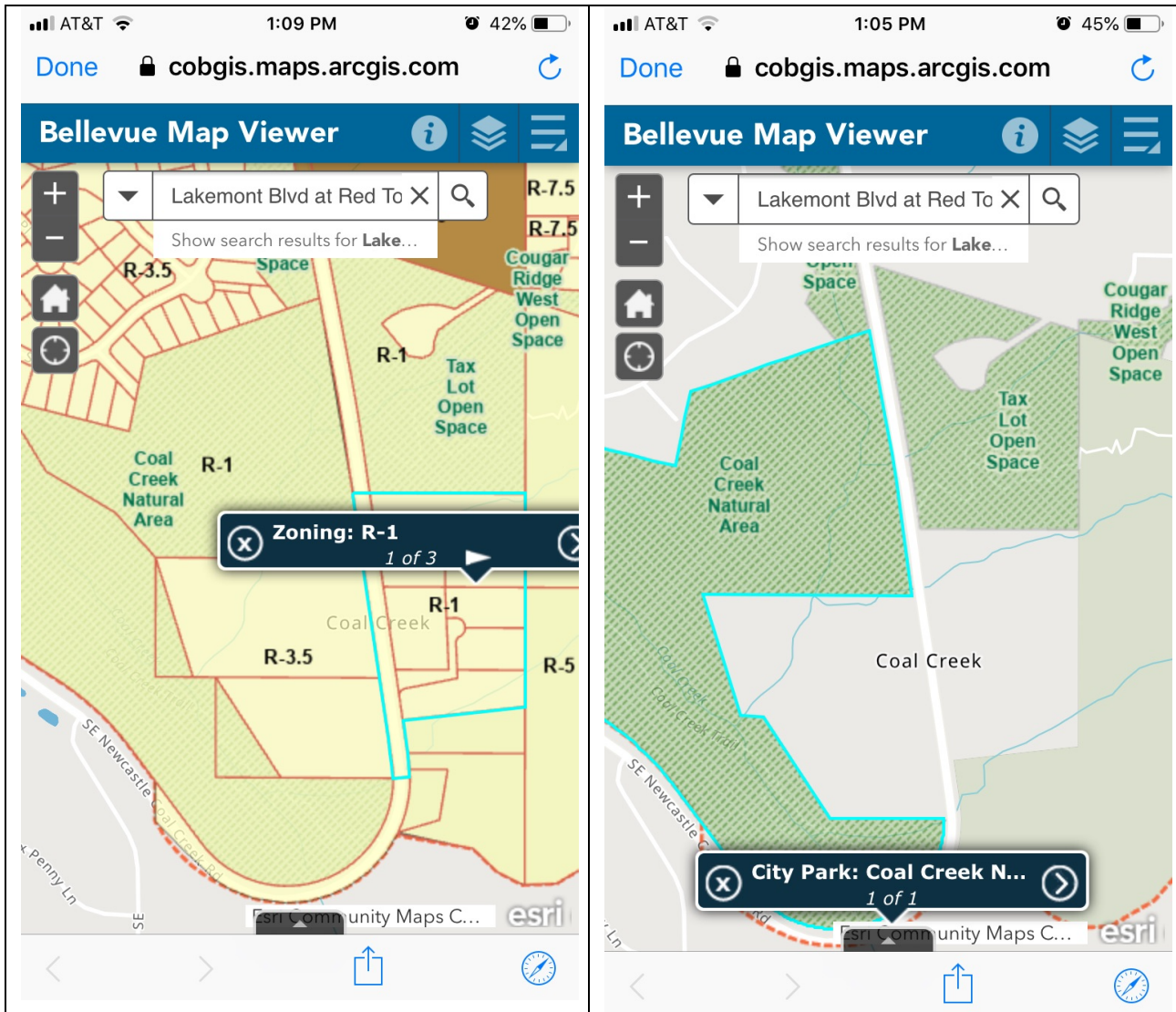
Sincerely,

A handwritten signature in black ink that reads "Neal A. Hines". The signature is written in a cursive style and is positioned to the right of a vertical line.

Neal A. Hines, P.E. (Environmental, state of WA #51750)

DSD - 001973

Figure 1. The web-based interactive map from City of Bellevue, trial for public use. Search = "Red Town". Download 8/11/2020. It is noted that 3 sides of the combined 2 parcels are surrounded by the Coal Creek Natural Area.



Pittman, Reilly

From: Rosen, Peter
Sent: Tuesday, August 11, 2020 1:52 PM
To: PETER S MARSHALL
Subject: RE: Isola Homes PUD Proposal/Lakemont

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Marshall – We’ve received numerous comments, are you requesting all or “some of those comments”? I’m going to be out the remainder of this week, so I will need to determine the most efficient way to get you the comments when I return next week. Thank you.

Peter Rosen

Senior Environmental Planner | City of Bellevue
(425) 452-5210 | prosen@bellevuewa.gov



- *With the appearance of new cases of the COVID-19 virus in King County the Development Services Permit Center has been temporarily closed to walk in customers and we are requiring residents and customers to use online city resources at <http://development.bellevuewa.gov>.*

From: PETER S MARSHALL <psmarshall@comcast.net>
Sent: Monday, August 10, 2020 2:57 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Cc: Sally Lawrence <s24lawrence@gmail.com>; Jeremy Lucas <jeremy.lucas79@gmail.com>
Subject: Isola Homes PUD Proposal/Lakemont

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Mr. Rosen:

I was one of the participants in a letter that Eastside Audubon recently sent you to comment on this project. Until now we had not realized that the PUD proposal has generated some public comment over the past several years. Would it be possible for us to have a chance to review some of those comments? From the standpoint of virus exposure I guess access to online comments would be best. Thanks for your help.

DSD - 001975

Peter Marshall
(member the Eastside Audubon conservation committee)

Pete Marshall | psmarshall@comcast.net | hm ph: (425) 453-9287

Pittman, Reilly

From: Rosen, Peter
Sent: Tuesday, July 28, 2020 12:05 PM
To: Sally Lawrence
Subject: RE: thanks and ask past timeline Isola Homes decisions

Follow Up Flag: Follow up
Flag Status: Completed

See responses below.

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Friday, July 24, 2020 12:12 PM
To: Rosen, Peter <PRosen@bellevuewa.gov>
Subject: thanks and ask past timeline Isola Homes decisions

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi Peter,

Again, thanks for your time on the phone on Tuesday.

I understand the two points you're hoping I'll share with folks. [I was a water quality specialist for state Department of Ecology for 10 years, so I'm know that government processes remain inscrutable to a wide swath of the public!]

I'm happy to pass on those points as there is opportunity.

However, I'd like to better understand a couple points about the planning process for Park Pointe PUD so far. It would help if you could provide:

- Date first application for Park Pointe PUD (41 homes) received by Bellevue - was it 2016? – **October 10, 2016 - Date of Application for PUD and Critical Areas Permit, Notice of Applications was sent on December 15, 2016.**
- Date City asked Isola to revise their proposal:
 - What is this decision called, who made it (title of person & agency) **There have been 4 revision letters and re-submittals responding to City comments. The revision letters have included comments from all reviewers in Development Services and the comments based on City Code requirements.**
 - What criteria was decision based on?
- Date City received revised application for Park Pointe PUD (35 homes). This included the revised CAR with Mitigation Plans (was this August 2019)? **Yes**
- Has city made a Mitigated Determination of Non-Significance based on review of the revised application? Or is this what the Hearing Examiner will decide based on the revised application and a public hearing? **The SEPA**

DSD - 001977

Determination is an administrative decision and will be issued with the Critical Areas Land Use permit. The PUD and preliminary plat applications will require a public hearing and are Hearing Examiner decisions.

- Besides the Notice of Land Use signs posted at 7219 and 7331 Lakemont Boulevard and permit application info on the city of Bellevue website, what public outreach has the city done about this permit application? For example to King County Parks and to residents of Bellevue? **Public notice has followed code requirements – posting signs at the site, notice to property owners within 500 feet, publishing in the Weekly Bulletin, 2 public meetings.**

Thanks for your help,
Sally Lawrence
425-351-6881

Pittman, Reilly

From: Jeremy Lucas <jeremy.lucas79@gmail.com>
Sent: Monday, July 13, 2020 8:06 PM
To: Rosen, Peter
Subject: Park Pointe Development
Attachments: Park Pointe PUD comments.pdf

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr Rosen,

I hope this email finds you well.

My name is Jeremy Lucas, and I am the Conservation Chair at Eastside Audubon.

Please accept our chapter's comments regarding Park Pointe attached. Let me know if any questions arise.

Sincerely,
-Jeremy Lucas
Conservation Chair/Board Member
Eastside Audubon

July 9, 2020

Development Services Department
P.O. Box 90012
Bellevue, WA 98009-9012,
Attention: Mr. Peter Rosen, Senior Environmental Planner

Re: Eastside Audubon Opposition to Proposed Park Pointe PUD at 7219 and 7331 Lakemont Blvd SE in Bellevue File No. 19-121109-LL

Dear Mr. Rosen:

We have reviewed the materials you sent to Andy McCormick of Eastside Audubon in June 2020. Based on those, we prepared the following comments on development of the affected properties.

Eastside Audubon Society (EAS) is a local chapter of the National Audubon Society, and has a service area that includes the cities of Bellevue and Issaquah. We have 1,100 members in 11 cities and towns in northeastern King County from Lake Washington to the Cascade Crest. We value natural areas in our service area for the protection of birds and other wildlife, and ensuring future generations have the opportunity to encounter the amazing wildlife the Pacific Northwest has to offer.

Overview of Our Position on the Park Pointe Development Proposal

After reviewing the available environmental and supporting documents for this project, EAS concludes that the proposed 35-unit PUD on the Lakemont-Coal Creek property would adversely affect the continuity of habitat between Cougar Mountain and Coal Creek Park natural areas. While the project's extensive mitigation plan would address the City's Critical Area Ordinance, we believe the applicant's SEPA checklist fails to evaluate some other critical environmental impacts of the proposal. The sensitivity and regional importance of this location should be revealed in a full Environmental Impact Statement (EIS). The EIS should also evaluate another project alternative—public acquisition and management of the site as part of a regional natural area. Our reasons for this conclusion are presented below.

Eastside Audubon Position on the Park Pointe Site Use

The development proposes many beneficial and enlightened features in the mitigation plan documents. Our opposition is not to the details of the development, but to its location at the juncture of Coal Creek and Cougar Mountain natural areas. Based on what we anticipate a full EIS would disclose about the proposal's broad impacts on wildlife habitat and recreational values of these natural areas, Eastside Audubon proposes that the City of Bellevue should consider public acquisition of the Lakemont-Coal Creek property. We envision a future of permanent conservation for this property.

Critique of the Applicant's SEPA Checklist

The packet of material the Development Services Department sent us about this project began by explaining the Optional DNS Process. It stated that this may be the only opportunity for public comment on the environmental impacts of the proposal. Those impacts were revealed in the various consultant reports on soils, mine hazards, geology, vegetation, etc. and in the SEPA Environmental Checklist. Since the Checklist should summarize the applicant's knowledge of the site and various impacts of the proposed PUD, we will focus our initial comments on responses to questions in the checklist.

Description of Proposed Action

The proposed PUD would be consistent with the City's R-3.5 residential zoning and the City's comprehensive plan for the area. For a privately owned site like this one, a SEPA checklist would typically be sufficient to make a threshold determination of environmental significance. But the City of Bellevue, if it decides to use the applicant's checklist and mitigation plans to justify a Declaration of Non-Significance, would fail to address alternative uses of the property. The SEPA Checklist is not sufficient to arrive at a threshold environmental determination for this kind of proposal, because it does not require consideration of how the property could otherwise be utilized to serve a broader public purpose. And it would not sufficiently alert the region-wide users of the adjacent natural area parklands.

From our organization's perspective, the SEPA Checklist fails to sufficiently analyze a number of key environmental questions about the proposal.

Question # 5: Impacts on Animals

The Critical Area report, Appendix G noted that the site scored high for its potential habitat function, including species of local importance--Bald Eagles (during migration), Pileated Woodpeckers, Townsend's Big-eared Bats and Red-tailed Hawks. But the SEPA Checklist response on "animals found on or near the site" merely checked off the standard "...hawk, deer, bear..." and the City reviewer apparently added "raccoon, coyote, potential cougar." This very routine response understates the unique range of wildlife and their habitat requirements. That kind of information may be found in the background consultant reports, but might not attract much attention from a typical SEPA Checklist reader.

If the animal impact question were addressed more fully in an EIS, it would go beyond the simple choices afforded in a checklist, and describe the impact on animals and wildlife to include the following kinds of information:

The Lakemont-Coal Creek property has more value as a natural piece of property than it does as a developed subdivision. The parcel is 12 acres and contains a variety of sensitive areas including steep slopes, coal mine hazards, streams, and wetlands. The impacts to many of these areas from human encroachment, especially streams and wetlands, has been well documented in other areas. The

proposal by the developer to put up a fence to keep people and pets out of the natural area adjacent to the proposed subdivision should indicate the need for separation.

Building up this parcel increases the impacts of what is known in Ecology as the “edge effect”. Simply stated, habitat edges are susceptible to invasive plant and animal species, as well as predatory species that thrive in human disturbed environments and impact forest-dwelling flora and fauna. Native corvids (Jays, Ravens, Crows), for example, do very well in these edge habitats and spread into the surrounding forests to forage on forest bird eggs.

Other wildlife has been documented to use this area as well. There has been evidence of bear and deer on the Lakemont-Coal Creek property, and the surrounding area. In our view it would be difficult if not impossible to retain the habitat functions of the Lakemont-Coal Creek property as a continuous greenbelt if an island of 35 residential units were developed between the Coal Creek Natural Area and Cougar Mountain Regional Park. Developing this parcel can impact movement patterns of wildlife, and increase the potential encounters between humans, dogs, vehicles and large predatory animals like bears and cougars, which never end well for wildlife.

Checklist Question # 7b, Environmental Health (Noise)

The Checklist response “...Existing noise is typical of existing urban areas...” is inaccurate. The site as currently developed is essentially rural, causing little or no noise to disturb the adjacent natural areas.

Checklist Question 8, Land and Shoreline Use

Response 8a, about current use of the site and adjacent properties, says “...the site and adjacent properties are low-density residential...”. As in the response to 7b above, the answer over-generalizes the site and the much broader area of development north of the site. In reality, the site and adjacent properties (east, west and south) are not residential in the sense implied by this answer. Again, an interested person trying to get an idea what the existing land use is would be badly deceived by this evasive answer.

Checklist Question # 11, Light and Glare impacts:

The response says that (street) lighting will have directive shields to control escape of lighting from the site. This is a standard kind of Checklist response, but does not really cover the effects of suburban-level light on the habitat areas and corridor immediately adjacent. Those areas currently enjoy many hours of darkness, and would probably suffer effects on the habitat quality not further discussed in this checklist.

Checklist Question 12, Recreation

The Response 12a description of designated and informal recreation opportunities in the immediate vicinity mentions Cougar Mountain Regional Park, Newcastle Golf Club, Lewis Creek Park “...as well as generous hiking trails...” Coal Creek Regional Park corridor is not even mentioned until a later response 12 c. The significance of the junction between these regional resources is thus undermined for people looking at these individual answers.

By preserving this parcel, we can enhance recreational activities for the Coal Creek Natural Area. Currently, access to the eastern end of the Coal Creek Trail only exists due to an easement on the Lakemont-Coal Creek property. Building a subdivision of densely packed houses would dramatically alter the experience that hikers would have, possibly changing their plans on where to recreate.

Checklist Question 13, Historic and Cultural Resource Impacts:

The Checklist response 13b. understates this impact with a simple statement that "...historic coal mine activity may represent local cultural value..." The response includes a reference to a Cultural Resource Assessment by Tierra R.O.W. We could not find this report in the packet made available to us. But this information is too important to be so obscure from public scrutiny. Concerned citizens reviewing the checklist should not have to vigorously search to unearth key points from consultant documents. And if they are relatively recent arrivals to the Northwest, they may not even be aware of the role mining played in our economic and social development.

A fuller answer to this question would reveal that coal mining on and near the proposed site is of regional and even statewide significance. The City and/or County might even eventually be persuaded to consider development and operation of an interpretive center on the site, perhaps using one of the existing structures. In particular, the exhibits could feature the area's coal mining history, which visitors can now see displayed on story boards at the Red Town trail entrance and elsewhere along Cougar Mountain trails. Additional exhibits could be added over time to describe the importance of coal mining in the area's development. The region's economic origins in resource extraction, including coal, timber, and fish, could be featured. (A recent TV documentary on coal said Seattle became the major coal shipping port supplying energy up and down the West Coast, drawing on deposits in Newcastle, Roslyn, Cle Elum, Black Diamond and other mines in the state). The mining camps, like the canneries, had separate living areas for Native Americans, Chinese, and probably Black and other racial and ethnic groups. Controversial subjects, but probably today's and future park visitors have not thought a lot about how those areas were conceived and governed.

Checklist Question 15 on Transportation

The response states that the completed 35-home development would generate about 304 automobile trips per day, including 32 trips during the PM peak. It was not clear whether this includes the many service and delivery truck trips that residential areas attract these days. The traditional rule of thumb that residential uses generate about 10 trips per day might include those. In any case, that new additional traffic will complicate the rhythms and volumes of traffic attracted to the already-popular Red Town trail head, and that will affect the Lakemont and Coal Creek roadways and existing low-key wooded areas adjacent to them. This kind of collateral damage to wildlife habitat is not revealed or explained in a brief checklist response like this.

In summary, we believe the City of Bellevue's SEPA checklist is not sufficient to generate the appropriate level of public review. Cougar Mountain's neighbors and park advocates will be motivated to read everything, but the regional park really requires a wider interest group. A full SEPA EIS would be much



more likely to attract the regional interest that this project deserves. Much of the required information for a full EIS has already been well developed in the consultants' reports.

Thank you for providing an opportunity to comment. Please keep us on the mailing list for any further actions related to this proposal.

Sincerely,

Jeremy Lucas
Conservation Chair
Eastside Audubon

Pete Marshall
Conservation Committee Member
Eastside Audubon

Andy McCormick
Conservation Committee Member
Eastside Audubon

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, July 6, 2020 2:31 PM
To: Rosen, Peter
Cc: Steve Williams; Carla Trsek; mike intlekofer; Randy Gaddy; dana gaddy; Shiosaki, Michael
Subject: Cultural Resources Addendum for Isola Homes on Lakemont

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Re: Permit # 16-143970-LK and 16-145946-LO. There is also a new file no. 19-121109-LL.

Hello Peter,

Thanks for sending the Cultural Resources Addendum, dated May 24, 2018, for the Isola Homes proposal for south Lakemont Boulevard at Coal Creek.

It's good to know Tierra did additional work at the site. However, this work was extremely limited in geographic scope and does not address our main concern, that Tierra did not succeed in contacting Eastside Heritage Center, Newport Historical Society or do a search of local newspapers. All these sources would have provided ample documentation of the importance of Milt Swanson in Bellevue history, particularly with respect to the history of coal mining in this area. Had Milt's importance been recognized, the consultants might have reached different conclusions about the historical value of several structures on the property.

Given these deficiencies in both the original Cultural Resources Assessment and this Addendum, we do not understand how Tierra's work on this project can be considered sufficient. How will Isola Homes address these deficiencies?

Regards,

Sally Lawrence, Bellevue resident and volunteer Master Naturalist for Bellevue Parks
also: Steve Williams of the Eastside Heritage Center; Randy and Dana Gaddy; Carla Trsek and Mike Intlekofer, collections manager at Newcastle Historical Society

Pittman, Reilly

From: Sally Lawrence <s24lawrence@gmail.com>
Sent: Monday, June 15, 2020 4:08 PM
To: Rosen, Peter
Cc: Shiosaki, Michael; Steve Williams; Russ Segner; mike intlekofer; david kappler; dana gaddy; Randy Gaddy; Geri & George Potter; George Potter; Carla Trsek; Sally Lawrence
Subject: Comment Letter re Isola Homes proposed PUD on Lakemont Blvd
Attachments: NewsReports-local history June15-2020.docx

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Date: June 15, 2020

Re: Permit #s 16-143970-LK, 16-145946-LO. Park Pointe PUD development proposal

Subject: Comment on Tierra Right of Way Cultural Resources Assessment

We are a group of Bellevue residents and residents of nearby communities. We have reviewed documents prepared by Isola Homes or its consultants and have found significant errors in the Cultural Resources Assessment.

The proposed development would erase an important piece of Bellevue's history and eliminate forever the possibility of preserving this history as a valuable element of Coal Creek Natural Area, a City of Bellevue park. It also would further fragment the use by wildlife of the two nearly-contiguous natural areas, Coal Creek Natural Area and Cougar Mountain Regional Wildland Park.

Comment on Cultural Resources Assessment (Tierra Right of Way April 19, 2017, Tierra Report #2017-017)

The assessment, p. 11, states, "There is very little information in print or digitally obtainable regarding this area. The local library and the State Archives were both contacted but neither has any information on the mining complex. Attempts to contact the Eastside Heritage Center and the Newcastle Historical Society to access the information used to create the interpretive signage along the trail were generally unsuccessful."

Steve Williams of the Eastside Heritage Center and Russ Segner, President of Newcastle Historical Society, two signers of this letter, informed Sally Lawrence on May 29, 2020 that they are not aware of any attempts to contact them during the time Tierra was a consultant to Isola Homes. Had they been reached, they would have provided a wealth of information about local mining history and about the well-known former coal miner Milt Swanson, owner of the property at 7233 Lakemont Boulevard SE prior to his death.

We have attached to this email just a few examples of local news articles about Milt Swanson and this area that is a significant part of Bellevue's history.

DSD - 001986

Tierra's failure to obtain this local historical information leads them to make a number of errors in Appendix B, Historic Property Inventory Forms. The inventory assesses the historic significance of the home belonging to Milt Swanson and its associated outbuildings at 7331 Lakemont Boulevard SE. The inventory describes criteria for significance: "In addition to being historical and possessing integrity, the property must meet at least one of four criteria of significance (associated with historically significant events or people, or architecturally or archaeologically significant). Of Milt's home and outbuildings, the inventory repeats the following assessment: **"2. This property is not associated with the lives of persons significant in national, state, or local history."**

We emphatically disagree. Milt Swanson was a person of significance in Bellevue history – see scanned news articles attached. All the articles were published prior to 2017 and were readily available to Tierra had they conducted a search of local newspapers or been more persistent in trying to contact local historians.

Because of Tierra's failure to conduct an adequate search, they completely missed Milt Swanson and his place in local history. As a result, the assessment concludes that neither Milt's home nor any outbuildings at 7331 Lakemont Boulevard SE have historical significance.

Tierra's conclusion is in contrast to the following assessment of the historical value of the structures at 7331 Lakemont Boulevard SE.

The structures that are most significant to visitors are: **1. the barn** (in combination with the front meadow) because it is visible from Lakemont Boulevard and is one of very few left in the area. It speaks to the daily need for horses to do logging, hauling and farming. **2. the wooden shed** downslope towards the existing park trail (because it is 1880's "board & batten" construction, and because of the adjacent brick mound foundations of the electrical generator building). These tie directly to the Power House foundation and interpretive sign already in place in the park below. **3. the Mini Museum** next to the two car garage. This might warrant saving because it is fairly solid and Milt utilized it as a public museum for so many years. (It could function as an office, trail tool storage unit - or just as an interpretive location with an exterior sign explaining the history of the whole place.) **4. the Swanson Family house** was bought from the Pacific Coast Coal Company in 1922, and Milt lived in it until he passed away in 2014. The house itself may well be over 100 years old, and Milt's mother and father (a coal mine carpenter) also lived in it during their lifetimes. To the best of our knowledge, this Company house #180 is the only coal miner dwelling remaining from a town of over 1,000 residents that provided essential fuel to the nation during WWI. We feel that the property and its buildings are of great historical and environmental significance. They should be saved and re-joined as a vital link between Cougar Mountain Regional Wildland Park and Bellevue's Coal Creek Natural Area.

Signed,

Bellevue residents: **Steve Williams** (Eastside Heritage Center), **Sally Lawrence**, **Michael J. Intlekofer** (Newcastle Historical Society Collections Manager), **Carla Trsek**, and **Randy and Dana Gaddy**;
Newcastle resident **Russ Segner**, President of Newcastle Historical Society;
Issaquah resident **David Kappler**, Advocacy chair of Issaquah Alps Trails Club; and
King County residents: **George and Geri Potter**, members of Issaquah Alps Trails Club

BELLEVUE REPORTER.com

NEWSLINE 425-453-4270



Sports | Bellevue repeats as 3A state takes 100 meter tit

SOUND PUBLISHING INC

FRIDAY, MAY 31, 2013



Local historian, Steve Williams, points to a black-and-white photograph of the mines that once dotted the Eastside. Most artifacts of the century-long industry aren't visible to the untrained eye. CELINA KAREIVA, *Bellevue Reporter*

100 years of hidden history

BY **CELINA KAREIVA**

BELLEVUE REPORTER

Steve Williams stands near the entrance of the Red Town Cougar Mountain trailhead. To the untrained eye, many of the artifacts he points out look like part of the landscape: A chunk of concrete foundation overgrown with moss, the inky black of discarded coal and the crumbled entrance to a mine.

They're all remnants of a ghost town.

"See that pile of bricks. It's the foundation for the generator house," Williams said, gesturing toward a mass of concrete, covered in thick blackberry brambles. "They had a steam plant down here...ran generators, and that supplied electricity for the whole town."

The Eastside's history of coal mining dates back to the early 1860s, when discoveries in Issaquah, Renton and Coal Creek spurred a century-long industry that would dramatically change the physical and social landscape of the region. Coal, traveling on tramways and later railroads toward San Francisco, would help develop Seattle as a port city, and sprout a web of infrastructure along the coal seams.

"Most folks have no idea," says Williams. "Nor did I, and

I grew up and went to school here. When I was a kid at the University of Washington, there was a huge pile of coal [in the center of campus]...But I had no idea [that coal] was coming from across the way."

Today, the city of Newcastle and the area of south Bellevue are interlaced with highways and pocketed with 21st century artifacts: a golf course, mall shopping and suburbia.

But while a growing skyline captures everyone's attention, local historians like Williams, who leads tours of Coal Creek and hosts lectures through the Eastside Heritage Center, hope they can bring a small piece of that history back to life for residents.

"It's so important to educate people about coal mining history," says Pam Lee, a member of the Newcastle Historical Society. "It makes a real source of pride to have something so unique and important to this area's beginning."

A living museum

Milt Swanson, who this month celebrated his 95th birth-

SEE HISTORY, 5

www.bellevuerreporter.com

May 31, 2013 [5]

HISTORY

CONTINUED FROM PAGE 1

day, calls himself the last living artifact of the Eastside's coal mining days. His small, boxy house near one entrance to Cougar Mountain, is the same building he grew up in, one of only two remaining houses constructed for workers by a coal company.

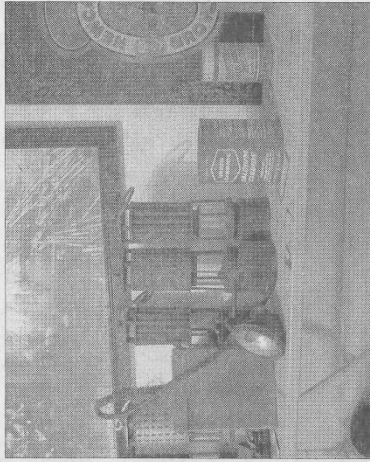
Outside is a single-room museum circled by rows upon rows of heirlooms Swanson has picked through himself: the school desk he and his mother sat in, lanterns used to descend into the dark mining caves, yellowing photographs and segments of the railway that once transported coal.

"We used to work eight hours, from daylight to daylight," recalls Swanson, sitting on his living room couch. Across from him, propped against a piano is a time-worn map of the old mining camps of Red Town, atop which his house is located. "When we got out [of the mines] it was dark again."

Swanson worked alongside his father and cousin, as a machinist for B&R Coal, one of several companies that operated out of the region. Like many of the workers, his relatives were migrants from Sweden. Labor camps were a diverse crowd, comprised of Finnish, Italians, French, English, and later included Native Americans, African Americans and Chinese as the industry called for lower wages. At least 14 different ethnicities populated the camps at one point. At its' peak in 1917, the Newcastle mines produced over 360,000 tons of coal in a single year. But by the end of the Great Depression, without a war to drive demand and the arrival of cheaper fuel products onto the market, most big coal companies had pulled out.

"I like to tell people, think of Abraham Lincoln and the Civil War as being the start of the coal mining days," explains Williams, "and the Space Needle in 1963 as being the end of it."

Coal towns were microcosms of life. Red Town, where



Through the years, Mill Swanson (pictured above) has collected artifacts from the Eastside's coal mining days, like lanterns, old signs and maps. CELINA KAREIVA, Bellevue Reporter

Swanson still lives, featured a hotel, post office and more than 1,000 people at its peak. Children attended the company school, and on weekends rivaling companies played each other in soccer and baseball. When work was tight or the weather didn't permit, men toggled between jobs, sometimes leaving the mines for the logging industry.

"There were people who...were for half a day in the mine," remembers Swanson. "Soon as they got out, they wanted to quit."

At one point the mines of the Eastside stretched from Renton to Bellevue and east to North Bend, though the excavated coal was different from anywhere else in the U.S. and Europe. Workers were forever at odds with the wet climate. Groundwater often had to be pumped out of the mines and even the best product was softer than most.

Still, folks like Swanson and Williams maintain that the industry made the Eastside what it is today. Many of the areas hills are actually coal tailings; the land is honeycombed with empty mine shafts; and one reason the course at Newcastle Golf Club isn't developed as housing is because it sits atop a bulldozed strip mine.

How the Eastside preserves that history remains to be seen. Seven new interpretative signs are expected for Coal Creek Park, spotlighting for instance the concrete foundation of an old steam generating plant. Newcastle Cemetery, once maintained by Swanson, has also been labeled a preservation project. As for his museum, the city of Newcastle has discussed finding a more formal space for Swanson's artifacts. No plans have been made.

"These are remnants of old Newcastle," says Williams. "But modern development is coming in real fast."

When the mines closed in 1962, Swanson left for a job at Boeing. Businesses pulled out, and most workers abandoned their company homes. Swanson said he never thought of leaving.

"I'm happy here," he says, glancing around the room. For a moment, he seems lost in his memories.

"For 91 years, I've lived in this house."

Family Discovery Series

2012

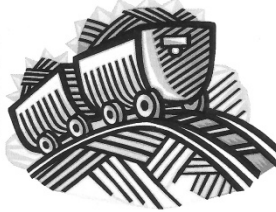
New! Lewis Creek Explorers Club Fun for the whole family! **Both adult and child must register.**

Coal Mining at Cougar Mountain

Presented by the Eastside Heritage Center, this program focuses on 100 years of local coal mining. In 1888 there were 21 mules and 200 men employed here! Exporting coal to San Francisco turned Seattle into a dominant seaport. Come and learn what is underneath a mountain that is older than Rainier. **Ages: 10+**

When: January 19, 6pm-8pm

Course # 64740



Weird Webs

We will use a ball of string to create a food web that shows the interactions between the members of the ecosystem and learn to appreciate the interconnections and interdependence within the "web of life." Parents and children will learn together. Family nature hike to follow. **Ages: 8+**

When: January 21, 1pm-1:30pm **Course # 64060**



The Life and Times of a Bald Eagle

Learn about the habits and habitat of a young bald eagle through this creative movement active learning experience. Parents and children will move together. Family nature hike to follow. **Ages: 6+**

When: February 11, 1pm-1:30pm **Course # 64111**

Basic Map and Compass

Can you read a US Geological topographic map or take a bearing with a compass to avoid getting lost? Do you know the difference between true and magnetic north? You'll learn these skills and more! **Ages: 12+**

When: April 14, 1pm-2:30pm

Course # 64743

Arbor Day/Earth Day 2012

Come join us for a day of stewardship and celebration as we help beautify Bellevue's Parks!

The event will feature free family activities, a tree planting ceremony and volunteer projects.

For general information and volunteer registration please contact Alexandra DySard at 425-452-4195.

When: April 21, 2012

Volunteer Projects, 8:30-11am

Tree Planting Ceremony, 11:30am

Family Festival at Lewis Creek Park, 11am-1pm

Where: Lewis Creek Park, 5808 Lakemont Blvd SE

Owl Prowl!

Discover what owl species live in the Pacific Northwest.

Then take a night hike with the Rangers to look for owls and other nocturnal wildlife in the park. Bring a flashlight or headlamp for the journey.

Ages: 6+

Cost: \$3 per registrant.

When: April 27, 7:30-9:00pm

Course # 64147



(pg- 2)

Miners came from 14 or more European countries. English, Welsh, Italian & Finnish were prominent at Newcastle. There were some local indians, and also black miners from Missouri who settled at Kennydale. Chinese laborers built most of the railroad. (the stream where they settled is today 'China Creek').

The Steam Engine was developed in 1770. The U.S. trans-continental railroad not until 1869. Gasoline cars & trucks did not arrive here until the 1920's. (Horses & mules were used in the mines and towns for over 50 years!). Cheap electricity from Snoqualmie Falls replaced company power here only after 1919.

When the great depression of 1929 hit, and then the Coal Creek bunkers burned down, the Pacific Coast Coal Company closed up shop. The company owned town was dismantled, and anything of value was carted off or sold. (miners homes were offered at \$25 apiece). The Newcastle rail line was abandoned in 1933; the rails pulled out by 1937. That is why so little remains today. 80 years of northwest weather also takes its toll: wood rots, metal rusts, concrete is dissolved by roots, moss and rain; and nature reclaims the land.

Features to Know downstream in Coal Creek Park:

Hotel Foundation	Sealed #4 Airshaft	Sandstone & coal seam
Steam Plant concrete	North Fork Falls	Railroad Grade
Flume Timbers	Turntable block	Generator House bricks

Features to Know upstream in Cougar Mountain Park:

Entry Kiosk (map & hazard warnings)	Coal Car, Pipe Valves, Blocks	
Ford Slope (cemented mine entry)	Photo Kiosk -people & equipment	
Fan House 1920 date block	Millpond Dam, Flume, Sawmill blocks	
Steam Hoist anchor blocks	Cave Hole Trail	Red Town Dam, kiosk

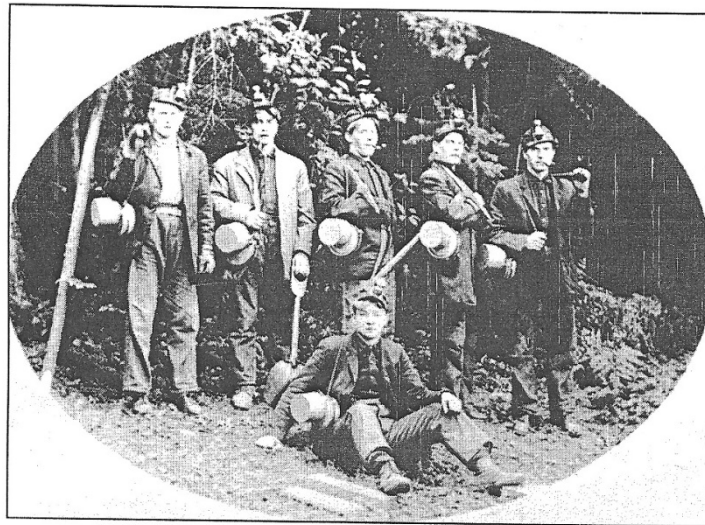
- compiled in 2012 by Steve Williams for the Eastside Heritage Center (425) 450-1049.

COAL CREEK HISTORY HIKE

Sunday, November 2, 2008

2:00 PM - 4:00 PM

Meet at the Red Town Trailhead Parking Lot
of King County Cougar Mountain Park (7336 Lakemont Blvd. SE)



Above: Coal Miners, 1889. Photo Courtesy Eastside Heritage Center

An easy walk along the beautiful narrow and wooded trails of Coal Creek Park, presented by the Eastside Heritage Center in partnership with Bellevue Parks & Community Services.

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PI 3/20/97 Newcastle
Ex-coal-mine worker Stokes interest in past.



Jon Hahn

The name's "Milt" on the hard hat he wore in the Newcastle coal mine, but his real name's Ernest Swanson.

He lives in unincorporated King County, within spitting distance of the real Coal Creek. He's also a stone's throw from both the new city of Newcastle to the south and a newly annexed part of Bellevue to the north, which some folks still call Newport Hills. Given all that, he's got an Issaquah postal address and a Renton telephone prefix.

But Milt, almost 80, has a simple way of clearing up this complex stuff. Born and raised in these parts Coal Creek, the wooden coal tippie he and his carpenter father helped build is long gone, along with the dozens of tiny frame coal-miners' houses that lined the roads winding through the ravines. But Milt Swanson's turn-of-the-century home on several acres is a sort of link with that past.

And as the founding head of the Newcastle Historical Society, it was natural enough for him to convert his 10-by-12-foot hen house into a mini-museum. It's just past the operating Northern Pacific railroad semaphore, which raises an all-clear arm and flashes green as you drive down his gravel road.

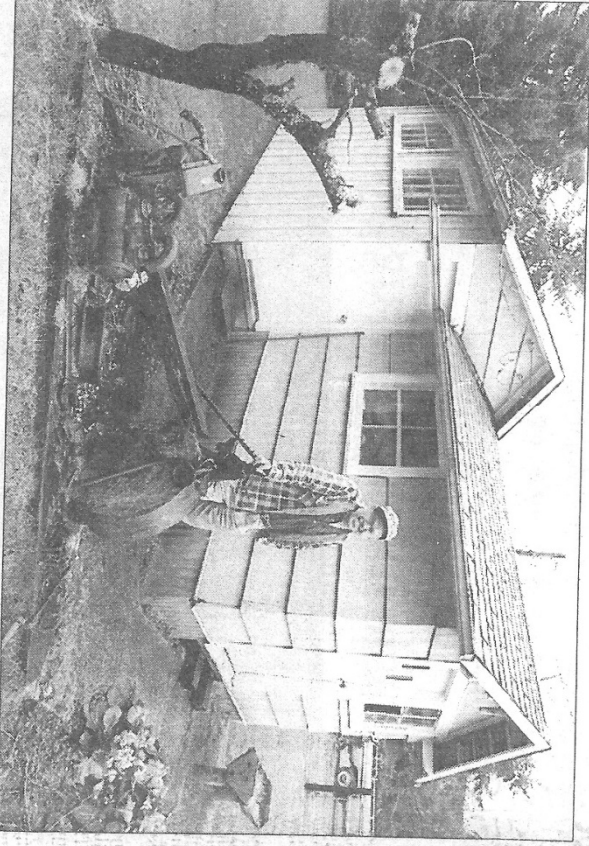
"That's a dandy, ain't it?" he says proudly. "Got it off the Yakima-to-Pasco branch, and hooked it up a couple of years ago... just before I hooked up the old Milwaukee Road signal on the other side."

This is a favorite field trip for local schoolchildren. "You can see by the thank-you notes they've sent me that they're fascinated by the old stuff," Milt said. "Most older folks are, too. They see all these fancy subdivisions going up around here, and they don't realize what's in the ground beneath all this."

The rough grades in and around this area were laid with 36-inch, narrow-gauge railroads to haul coal from the original Newcastle mine, "about 136th Avenue (Southeast) and Coal Creek Road," Milt said. "When they ran into faults, the mine shafts were sunk up here at Coal Creek, and this whole area beneath us is honeycombed with old shafts."

Milt, who remembers riding a Model A Ford school bus to Issaquah High School, trained as an aircraft mechanic before enlisting in the Coast Guard during World War II. "When I got out, I came home and got a job at Boeing's, and worked 11 months, till the big strike in '48," he said.

You kids on field trips and newcomers to the area can identify the rare Puget Sound natives by how they pronounce the name of that big aircraft company. Not all, but many, pronounce it as a



Ernest "Milt" Swanson didn't want the Coal Creek area's past to be forgotten so he converted his 10-by-12-foot hen house into a mini-museum and founded the Newcastle Historical Society.

possessive noun, the same way folks say they like to shop at "Nordstrom's."

Well, Milt said he was "just sitting around at home during that strike" when a friend talked him into taking a "temporary job" at the old B&R Coal Co. mine at Newcastle. "That temporary job as a mine mechanic lasted 14 years... I helped build those old wooden coal bunkers you see in the photographs," Milt said.

When coal petered out and the company folded in the early '60s, Milt went to work for Boeing's again, logging another two decades as a truck mechanic before retiring in 1983.

As the surrounding hillslides started turning into Street of Dreams subdivisions, and the old coal dump - later a garbage dump - turned into a pricey golf course and sports club, Milt and some other natives "thought it would be good to sort of save some of the history of the area."

So the tiny chicken-coop museum also houses some old-time railroading artifacts. "A bunch of this old stuff is from my great-uncle Clyde, who was a gandy dancer (section gang rail worker) on the Great Northern," Milt said, hefting a numbered railroad tie spike.

The walls are adorned with old photographs of

miners, railroaders and even the 1921 Newcastle baseball team sponsored by the coal company. Folks have donated various miner's lamps, tools, old maps, even tokens from some of the old saloons that flourished in this workman's community.

One prize piece on loan is a handmade copper still, used by a local family to make grappa, a potent beverage distilled from the fermented grape pressings of wine-making. "I remember one fellow who would always show up at the mine shop, after the shift was done, with a bottle of his homemade grappa," said Milt. "Some guys would actually drink it straight," he said with a wince. "But most had to cut it with water because it was almost pure, 190-proof alcohol."

Some of those hard-working, hard-drinking guys are buried down at the Old Newcastle Cemetery, not far from Milt's house. And thirsty locals these days buy their hard stuff at the state liquor store down at Coal Creek Village shopping center in the heart of the new Newcastle.

Jon Hahn is a staff columnist who writes three times a week in the P-I. Newcastle Historical Society Museum is open to the public, no charge, by contacting Milt Swanson, 7331 Lakemont Blvd., S.E., Issaquah 98027.

Hiking in mine country

By Laura Geggel

It's hard to imagine coal miners scaling Cougar Mountain's steep and woody terrain, but after visiting former mine company worker Milt Swanson or going on a hike with the Issaquah Alps Trails Club, you'll find yourself conjuring men with sooted faces and wondering about their lives as they mined for coal underground.

Swanson worked as a mechanic along the Bagley Seam from 1948-52.

"I put together everything that they broke up," he said.

"We had one of the last mines here at Newcastle."

Driving up Lakemont Boulevard to the Red Town Trailhead and Swanson's house is almost like going back in time, passing neighborhoods and playgrounds and ending at the small trailhead parking lot, an opening fissure allowing hikers to slip into Cougar Mountain's mostly untamed landscape. A map kiosk standing at the beginning of the trail shows circular and zigzag trails that look like they were



By Laura Geggel

Milt Swanson holds a coal drill outside the museum in his backyard flanking the Cougar Mountain Regional Wildland Park.

See **HIKING**, Page 8

PAGE 8

NEWCASTLE NEWS

Hiking

From Page 1

designed on an Etch-a-Sketch.

Steven Williams, president of the Issaquah Alps Trails Club, worked as district manager for King County Parks for 30 years and spent the past 20 years in the Cougar Mountain District. Williams said the Red Town Trailhead is named after the red paint that covered all of the buildings in the Pacific Coast Coal Co.'s mining town.

"There was a neighborhood to the west where independent miners lived," he said. "They had enough money to build or buy their own houses. In defiance, they painted their houses any color but red."

The neighborhood of independent miners had so many colors that it earned itself the name Rainbow Town, the name of another trail in the Cougar Mountain Regional Wildlife Park.

Coal country

The first coal was discovered in 1863 in Coal Creek, but

Swanson starts his story with the last ice age, about 12,000 years ago.

"When a glacier slides across the ground, it grinds up everything," he said. "If it finds a spot where the ground is soft, it will scoop it out."

He pointed to a map showing Puget Sound, Lake Washington and Lake Sammamish. All of those bodies of water run from north to south, remnants carved from the colossal glacier. The glacier dropped gigantic rocks and filled the sound and lakes with water as it melted.

"The town of Issaquah was actually on a delta of a big river at one time," Swanson said. "That's why there's gravel pits around Issaquah."

The coal beds — known as coal seams — formed over several million years. Plant life in a swamp would decay and go through a process that formed coal.

"The plate would sink and the ocean came in with sand and covered the seam up" Swanson explained. "Then, over a million years or so, there was another swamp and the same thing happened to it."

Learn more about the Issaquah Alps Trails Club at www.issaquahalps.org. A yearly hiking membership, which includes three hikes per week, is \$15.

Coal Creek has about eight seams running in straight lines, which made for easier-than-usual mining, unlike the mine at Black Diamond, where the coal seams are twisted, he said.

Hikers can see a mineshaft opening if they go to the Red Town Trailhead and take either the Red Town Trail or the Rainbow Town Trail to the Ford Slope coal-mining exhibit. A coal cart filled with low-grade coal sits near an information board and a mine opening.

"Danger" signs warning of possible methane gas leaks flank mine openings in the park. The King County Parks and Recreation Department has covered some mine openings with concrete for safety concerns, Williams said, adding that he has never heard of any hiking incidents concerning too much methane inhalation, although some small wildlife have not been as lucky.

From old days to modern times

The trails on Cougar Mountain are filled with hikers and joggers from all over the area, much like the people of different nationalities who flocked to the mines for work. In 1883, Red Town had about 750 residents from Greece, Scandinavia, England, Croatia and other European countries. After mining, workers shipped coal from the docks of Elliot Bay to San Francisco.

"They had gold from the Gold Rush and we had coal, which they needed," Williams said.

"We provided the first real export industry for Seattle, following logs, of course. It provided income and developed Seattle as a port city."

The coal boom trickled to an end in the early 1960s, about 100 years after it began. Customers began using natural gas and oil, cleaner burning fuels, instead of coal.

The miners may have left, but both amateur and experienced hikers looking for a two-hour to a full-day hike will be delighted by Cougar Mountain's trails.



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07 MILT SWANSON (1918 - 2014)

George Potter posted on February 07, 2014 17:25

Ernest "Milt" Swanson, our local 'living history treasure' recently passed away at the age of 95. His house, at one time part of the Newcastle mining operation, sits across from Cougar Mountain's Red Town Trailhead, and Milt had a key role in creating that park

He was born in 1918 during the flourishing years of the huge coal-mining operation centered there on Coal Creek. His father and grandfather before him had worked in the mines. Milt himself worked as a mechanic and truck driver for the B & R Coal Company during the last 17 years of Newcastle operations, right up until 1963.

Except for a few years in Alaska and a five-year stint with the Coast Guard, Swanson lived in Company house #180 next to Lakemont Boulevard his entire life. The coal car pictured above resided in the front yard, and many of us remember the tours Milt graciously gave of his Mini-Museum out back. We all owe him a great debt for conserving the maps and artifacts that today document 100 years of hidden history. (It is hoped that these things will find a permanent home in a future City of Newcastle Historical Museum). For 15 years Milt and his brother John displayed those items as an integral part of Trail Club "Return to Newcastle" events which helped convince people that the area should become a regional park.

Though not officially a member of the Issaquah Alps Trails Club, Milt was a friend of Harvey Manning and an ally in efforts to preserve the Cougar landscape and save it from eager developers. Harvey did the politicking, but Milt provided the knowledge and mine maps that helped save Coal Creek and a lot of Cougar Mountain from development. (Building freeways and shopping centers above hollow mineshafts is not a good idea!)

Swanson was Newcastle's Citizen of the Year in 1997, and he was a founder, President, and active member of the Newcastle Historical Society for the rest of his life. He was a consultant—and great resource—for IATC's book "The Coals of Newcastle." His legacy lives on in that book, two major parks and vital museum yet to be. "Thanks a bunch uncle Milt - you did good!"

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Issaquah Alps Trails Club

Dedicated to the protection of the lush mountains, valleys, rivers and streams in the Issaquah Alps region and beyond

IATC has 501(c)(3) status
EIN: 91-106185

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<http://issaquahalps.org/Articles/HotTopics/tabid/506/ID/24/MILT-SWANSON-1918--2014> 2/15/2014

15th Annual
**Return to
 Newcastle**



Photo by Nancy Clendaniel

**Sunday
 June 1, 1997
 10 am-5 pm**

For information call:
 King County Department of Parks
 and Recreation, 296-4258
 Issaquah Alps Trails Club, 328-0480

Issaquah Alps Trails Club
 PO Box 351
 Issaquah, WA 98027



Contributing Exhibitors: Newcastle & Renton Historical Societies and Greater Newcastle Chamber of Commerce. Music performances partially funded by King County Arts Commission.



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Hot dogs, hamburgers, lemonade, ice cream—what more could you want at a family affair!

Food

Dress for Northwest weather, walking shoes encouraged.

Pittman, Reilly

From: Andy McCormick <andy_mcc@hotmail.com>
Sent: Friday, June 5, 2020 11:06 AM
To: prosen@bellevuewa.gov
Cc: Jeremy Lucas
Subject: Park Point Development

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hello Mr. Rosen,

We are representatives of Eastside Audubon and we would like information about the proposed development of 35 units on six acres of land adjacent to the Cougar Mountain Wildlife Park. We have recently been informed of this project and would like to know more about it. The project is called Park Point Development and is listed under the numbers 19-121109, 16-143970, and 16-145946.

Please send a copy of the proposal and any EIS or SEPA filings as well. We would like to comment on this project.

Thanks,

Andy McCormick
Bird Survey Coordinator
Eastside Audubon Society

Residing at:
10208 NE 23rd Street
Bellevue, WA 98004

Jeremy Lucas, Chair
Conservation Committee
Eastside Audubon Society



October 23, 2019

Peter Rosen
Senior Environmental Planner
City of Bellevue

Dear Mr. Rosen,

I am writing on behalf of the Newcastle Historical Society. We have had a long involvement with the coal mining history in Newcastle and the area of Cougar Mountain Regional Wildland Park. The proposed project Park Pointe PUD (File #19-121109-LL) is of concern to us.

We have reviewed the plans for the project and offer the following comments:

- The site is located in one of the major historic areas of King County and is adjacent to the Cougar Mountain Regional Wildland Park which features many of the historic mining sites and is now a very active hiking area with numerous trails through the woods which have now reclaimed these old mining areas.
- Redevelopment of the acreages of the Park Pointe PUD will have substantial impacts on the Park as well as the historic character of the area and will change it from a rural setting to one of dense housing.
- The proposed housing units will introduce substantial traffic and congestion along Lakemont Boulevard, particularly near the trail crossing from the Park on the eastside of Lakemont Blvd. to the trails on the westside, along Coal Creek and the former Milt Swanson homesite. We believe this will introduce a serious danger to pedestrians crossing near the sharp curve where Lakemont turns and become Newcastle Golf Club Road.
- Assuming the development has overcome the problems associated with the abandoned diggings and shafts of coal mining, we recognize that the project will probably go forward in some form. Accordingly, we urge the following minimal restrictions:
 1. Move the housing units as far north as possible.
 2. Move the access onto Lakemont Boulevard as far north as possible.
 3. Screen the structures to be built along the southerly boundary of the development so as to limit the visual impacts to the trails along Coal Creek.

Bellevue has done an exemplary job, along with King County, in developing and enhancing the Cougar Mountain Wildland Park. We urge caution and careful consideration in making changes which will forever modify this important historic and recreational area.

Sincerely,

Russ Segner, President
Newcastle Historical Society

DSD - 001998

Development Comments: 'Park Pointe' PUD , File # 19-121109-LL

to: City of Bellevue, Development Services Department; attn. Peter Rosen, Planner.

from: Steven R. Williams, 12634 SE 4TH place, Bellevue, WA 98005 - September 26, 2019.

[my comments are based on 40+ years of contact with the site, first as King County Park Manager of Coal Creek Park, and later as Manager of the Cougar Mountain District- King County Parks].

Peter, While I appreciate all the efforts the developer has made (and also the city's openness); I still come to the same **conclusion - this project is in the wrong place**. It is a private intrusion in the middle of a very narrow wildlife corridor between two natural area parks of regional significance:

1. The highest and best use of this land would be to continue its 80 year history as rural pasture / open space / wildlife corridor. Deer, Bear, Bobcat and Coyotes are the large animals frequently seen crossing Lakemont Boulevard here. Cougar Mountain Regional Wildland Park is on one side of the road and Bellevue's Coal Creek Natural Area is on the other. The roadway in either direction is otherwise bordered by steep slopes and/or guardrails which often trap young animals in the path of oncoming cars. The posted speed limit is 40 mph. with trees and a tight curve to the south limiting visibility and driver reaction time. The animals use the 'Park Pointe' property because it is open, has good sight-lines and is a safer crossing for them and their young. The devoper's reports seem to have studiously avoided any reference to this reality, or its importance to the two parks.

2. I am glad to see that the **storm water input** to Coal Creek has been moved downstream beyond the boiler plant foundations, interpretive trail and footbridge. However, I am still very concerned about on-going maintenance of the vault filters, manholes, gabion-box energy disapator, and actual discharge into Coal Creek. Our experience with Forest Drive systems is that plastic bags, 'doggie' bags, coffee cups and other litter still makes their all the way down and into to Coal Creek. How often will the vault filters be checked and replaced? How often will the manholes and street grates be checked and cleaned? How will moss and dirt be prevented from clogging up 'pervious pavement'? Will the construction crews and homeowners have 'safe' places to dump paint thinner, wash waste, motor oil, pet waste, etc.? Does the city monitor HOA performance or maintenance contracts for compliance?

3. I have similar concerns about **maintenance of NGPE signs and fences**; and especially wetland/stream protections. Who will maintain and replace these things? Will new residents have an HOA agreement about respecting the habitat areas and keeping their dogs and kids out of these areas? Will they understand that they now have the privliege of seeing deer and bear and bobcat - and that the correct response is not to call the police and demand that the animals be shot?

DSD - 001999

4. I remain very concerned about the **minshafts** under the 'Park Pointe' site. The #4 airshaft runs right through the middle of the site, and the design solution seems to be cover it all up with a concrete water vault. At the public meeting the developer would not even show us the alignment of the shafts. The #4 was abandoned early in the 1880's, and the #3 (under today's Lakemont Blvd) was abandoned in 1894 due to a fire which could not be put out. Collapses over mines within Cougar Mt. Park and repairs to Lakemont Blvd. have been required in recent years. It was also common for old timber shafts and airshafts not only to go undocumented, but sometimes to be used for garbage and septic disposal after the mining companies had left. It seems very unwise to put people and houses on top of all these unknowns. The site would be best left undeveloped.

5. With new developments and growing population in adjacent areas, Lakemont Blvd. **traffic** has become a significant problem. During morning and afternoon rush hours the flow of traffic is non-stop, and speeds seem to be increasing. Adding 100+ cars, school busses, garbage and delivery trucks, aid cars and fire trucks to this mix will only make things worse. How will safe turns in and out of the development be possible? How will residents ever be able to safely cross the road and enter the Cougar Mt. Park? How can traffic be slowed down through this area? A solar -powered speed reduction sign (to 30 mph ?) with flashing lights might help, but that and a pedestrian crosswalk are both needed right now.

6. This development plan eliminates one of the last visible barns and pastures on Cougar Mountain, as well as the last coal miner dwelling of the 1900's Coal Creek Townsite. In an ideal world these buildings would be preserved to house mining artifacts; and a Park program would be created to tell the story of the people and major industry that existed right here between 1863 and 1933. (It has been years since I suggested this in my Dec.12, 2016 comments). Has that possibility been discussed with the Bellevue and King County park departments ? What steps will be taken to honor all of the history that happened here ? What steps will be taken to educate new residents about the wildlife value and ecological protections that are part of their now "living in a park"?

7. I return to my conclusion that **the 'Park Pointe' land should be preserved as a Natural Area Park**, not as a private development with private roads. As part of Bellevue's Coal Creek Park, perhaps a small Interpretive Center/Ranger Station with limited parking could be provided near Milt Swanson's barn. That would leave the majority of the site as open meadow for continued wildlife passage and a safe crossing of Lakemont Blvd. And, that would be of recreational and historic benefit to the total population - certainly of far greater value to the citizens of Bellevue, Newcastle and the Greater Seattle Area than just 35 more expensive private homes.

DSD - 002000

Thanks for your consideration. Please make me a party of record.

Steve Williams (425) 453-8997.

Pittman, Reilly

From: Garry Kampen <kampen@comcast.net>
Sent: Thursday, September 26, 2019 6:09 PM
To: Rosen, Peter
Subject: Park Pointe PUD #19-121109-LL

On behalf of Newcastle Trails, a 501(c)3 nonprofit since 2003, I'd like to express our concerns about the Park Pointe PUD on the former Milt Swanson property. At our last board meeting, the NT board voted unanimously on the following resolution:

With regard to the Milt Swanson property, Newcastle Trails urges Bellevue to minimize the impact of development on the wildlife and hiker corridor containing the Coal Creek Trail.

We share the concerns expressed by Bellevue residents and others, about loss of green space, environmental risks, and additional traffic at a hairpin turn that is also a major trail junction. If the PUD cannot be stopped or greatly mitigated, we hope at least that Bellevue can find a way to limit the encroachment of the PUD on the last (easternmost) segment of the Coal Creek Trail, where it climbs from the wooded valley of Coal Creek and runs along the south boundary of the PUD.

If the 4 units closest to the trail (#17-20) were eliminated (perhaps by compensating waivers or outright purchase), the resulting open space would provide a green buffer, a scenic corridor for walkers and wildlife. It would also preserve an essential part of local history. The pasture adjoining the trail, with its depressions from collapsed (or collapsing) coal mines, is a last remnant of the pastureland around historic Red Town.

Coal Creek Trail is a wonderful trail that serves the whole region. It links the new Eastside Rail Trail (Eastrail) with Cougar Mountain Park. With recent renovations by Bellevue, a new trailhead at Newcastle Commons, and trail walks by the Coal Creek YMCA, use is heavy and increasing. The trail and park are regional assets of great value, for recreation, scenery, wildlife, and the environment. The junction of the two is a very special place, combining history and nature. At minimum, a green corridor along the trail should be preserved.

Thank you,

Garry Kampen, president
Newcastle Trails
425-271-6181
www.newcastletrails.org

Pittman, Reilly

From: Randy Gaddy <randyg1010@gmail.com>
Sent: Monday, September 23, 2019 11:22 AM
To: Rosen, Peter
Subject: Park point pud

Hello Mr. Rosen

My neighbor Tyler Downey sent you comments and studies that were done on our part in 2016. I completely agree with his assessment on the recent change. Myself and my family completely stand behind the studies that Mr. Downey sent you in respect to the proposed park point pud. I believe Mr. Downey's conclusions and studies are much more accurate than the studies that the developer has put forth. For this is a very special and significant piece of property that needs to be preserved at all cost. It's obvious at least to me that the developer did not do their homework before they purchased this land.

Back in the 1980s ("quadrant") another development company wanted to develop the property directly across the street and found that there is too many streams, steep slopes and the coal mine shafts are too close to the surface to build on. They sold the property to King County Park system and moved on. I was a neighbor and friend to Milt Swanson who lived at 7331 for over 90 years of his life. It was his dream and wishes that his property at 7331 would be sold to the city of Bellevue parks system to preserve the historical significance of that land. It was only the short sightedness and greed of a relative that interfered with his last wish for that property. I hope we all can see that this land should be impacted to the smallest degree possible. Men rarely make the RIGHT decision when so much money is involved. My wife and I have lived here for over 35 years and raised our son Colin here. We love this area for its uniqueness and wildlife. Feel free to come by anytime and I'd be glad to walk you through this area so that you too can understand how special this property is. It really has become a wildlife refuge over the last five years with all the other development in the nearby area. Let's do the right thing and greatly minimize the impact to this very beautiful and unique piece of property. We too can play a small role in keeping this historically significant land preserved so our children and grandchildren can enjoy it in the future.

Sincerely

Randy Gaddy

7242 Lakemont Blvd SE

Bellevue Wa 98006

206-409-5525

Sent from my iPhone

Pittman, Reilly

From: Tyler Downey <downeyty@gmail.com>
Sent: Sunday, September 22, 2019 9:08 PM
To: Rosen, Peter
Cc: Mariah Kennedy; Dana Gaddy; Randy Gaddy; Vellema, Vicki
Subject: Fwd: Park Pointe PUD
Attachments: 16-143970-LK and 16-145946- LO - Mariah Kennedy and Tyler Downey Comments on Proposed Land Use Action.pdf

Hi Peter,

We are home owners and residents directly adjacent to the proposed development.

We reviewed what we could find about 19-121109-LL Park Pointe PUD Preliminary Plat on <https://permitsearch.mybuildingpermit.com/PermitDetails/19%20121109%20LL/Bellevue>. It looks like the main change from the previous 16-143970-LK / 16-145946-LO permit applications is to develop 35 homes on 5.96 acres, vs 41 homes on 6.9 acres of the 12.29 acre property? This is the same housing density of 5.9 homes/acre of developed property, which is only zoned R-3.5. Was the additional acre found not to be permissible to build on? Is there any other information about the new application that you can send to us?

Given that the proposed increase in housing density on the developable portion has not changed, our concerns about traffic safety, erosion, water (well safety), animals, noise, light pollution, natural aesthetics and historic preservation, outlined in our previously submitted comments attached, continue to be concerns. We submit our comments here again.

Please continue to treat us as a party of record for this change in the development proposal. We plan to attend the 9/24 public meeting to learn more about the proposed changes and status of the development.

Thank you,

Tyler Downey and Mariah Kennedy
7238 Lakemont Blvd SE
Bellevue, WA 98006

----- Forwarded message -----

From: Mariah Kennedy <mariahkennedy@gmail.com>
Date: Thu, Dec 15, 2016 at 5:43 AM
Subject: Park Pointe PUD
To: <prosen@bellevuewa.gov>, <hbedwell@bellevuewa.gov>, <rkmiller@bellevuewa.gov>
Cc: Tyler Downey <downeyty@gmail.com>

Heidi, Peter, and Ryan,

It was nice to meet you at the Park Pointe PUD meeting last night. We very much appreciate your time and the opportunity to comment. I wanted to provide you a soft copy of the written comments we mailed and provided to you last night and submit the following additional comments. Additionally, we appreciate your offer to send a PDF of the Icicle Creek study and the geotechnical study and look forward to reviewing them.

Well:

DSD - 002004

As we discussed at the meeting and in our attached comments, we share a joint well with our 2 neighbors. This well has supplied water to these houses for many years. We test the water each year for water quality and it is very clean. With the proposal of the development the health of our water is at risk. This must be dealt with as a primary health and safety issue *prior to approving a building permit*.

Merely checking the water periodically for contamination throughout the development process is not sufficient to safeguard health. For instance, if the developer tests the water and finds contamination, at their 3 month check, we have already been drinking that water as our sole water source for 3 months, which could cause life long defects and issues (especially to our new born, due in just a few days). This is not a risk we are willing to take. The well on our property (with no chlorine or chemicals) was a selling point in buying our home and still is. However, due to concerns we have discussed in the attached (i.e., disturbing soil that once harbored a large coal mining operation, development debris, storm water and sediment issues, and a sewer system near our well, etc.), we will not feel safe drinking our water once the development begins. As a result, we believe that the developer must provide city water prior to breaking ground. This will require the utilities to be set up and run to the houses across the street before any other construction begins. We believe the developer should bare this cost as the risk to the water source would not exist, and city water would not be necessary, but for the development.

Storm water studies:

The developer explained their storm water mitigation based on the 100 year flood potential. Though this is prudent given that the property is in the 100 year flood plain, development and climate change has changed storm water issues over the last several years. An historical look at the storm water needs a century ago does not properly address the current needs of the property. Just in the few years we have lived here, we have seen water increase in the stream that borders our property, flowing down along the edge of the proposed development. This increase will likely continue as the Belevedere development at the top of the ridge is completed. It is important that the storm water mitigation measures proposed for the project take into account the current and future needs of storm water drainage in order to safe guard the citizens of Bellevue.

Thank you,

Mariah

December 14, 2016

**Park Point PUD Proposed Development
File Number: 16-143970-LK and 16-145946- LO**

**Comments of Tyler Downey and Mariah Kennedy
Residents: 7238 Lakemont Blvd SE, Bellevue WA, 98006**

Dear City of Bellevue Development Services Department,

Please make these comments part of the public record.

Thank you for the opportunity to submit these comments. We are residents that live directly across the street from the proposed development and are deeply concerned with the environmental, safety, noise, aesthetics, light and glare, historical preservation, transportation and utilities impacts of the proposed development. Our comments below are organized in reference to the related sections of the Environmental Checklist attached to the Determination of Non-Significance Notice Materials. For the reasons laid out below, we do not believe that a Determination of Non-Significance is appropriate. This proposal has probable significant adverse impacts on the quality of the environment and an Environmental Impact Statement, in-depth geotechnical study, historical preservation research, and transportation study, are necessary prior to the development of this site.

Some of the specific considerations we believe should be included are: if the actual density of the proposal is consistent with environmental and zoning needs; the provision of sufficient natural buffer between development and road to mitigate noise, light, and compatibility with aesthetics of the area; light casings and minimized light levels to reduce light pollution; the upgrading of Lakemont Blvd. to include a crosswalk to the park entrance, sidewalks and bike lanes on both side of the street extending to Forest Dr., and a reduced speed limit; and a full assessment of the impact on the drinking water well used by three households adjacent to the development site. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

Erosion:

The Environmental Checklist asks if erosion could occur as a result of clearing, construction, or use, and the applicant notes that erosion could occur. It is also stated in the King County property records that this site has erosion risk, as well as coal mining risk with at least 3 coal mine tunnels underneath the property, which further brings the stability of this development into doubt. However, the Environmental Checklist in response to the question of the percentage of impervious surfaces that will be located on the site states, "Approximately Toby C ?????????????? % of the site will be covered with impervious surfaces. <50% of site." This does not provide sufficient information to assess this risk and there are no geotechnical studies attached to the application that address the concerns raised with the erosion risks, steep grades and tunnels under

the land on which 5.9 houses per acre are proposed. Due to the fact that several of the acres cannot be built upon or are reserved as mitigation areas, the applicant proposes to build all 41 units on 6.9 acres of the 12.2 acres.

Additionally, the erosion and surface water runoff may pose a threat to the safety of the drinking water used by the three households across the street. The well head is located approximately 250ft away from the planned development, but draws water from all of the surrounding area. The property proposed for development used to be the site of a coal mine town, and it is possible that there is trash, debris and other un-natural materials buried on site that could be exposed when the land is cleared. The impact on this drinking water source was not discussed, studied or mitigated in this application and must be addressed. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

As the Critical Area Report notes, there are “three different coal mines under the Property,” which are mapped in a report that has not been attached to the Determination of Non-Significance notice. These could pose a significant erosion and landslide risk and geotechnical instability. Additionally, the land is noted as a critical area for having steep grades. This is not the type of property to push through the less rigorous Determination of Non-Significance process. For the protection of the City of Bellevue and its residents, this critical property must be fully analyzed by professional geotechnical experts and the full risks of the development transparently disclosed.

Water:

Three wetlands and four streams were identified on the property according to the Critical Areas Report. The application notes that the development will be within 200 feet of streams and, though not noted by the applicant, within 250ft of a well that could detrimentally impact three households’ sole source of water. As noted briefly above, the proposed application calls for 5.9 houses to be built per acre. Is this consistent with R-3.5 zoning, given that this is double the density zoned for the property on the part being built upon? The storm water runoff, the amount of impervious surfaces created (which was not articulated in the application), risk of downstream contamination due to erosion and landslides, and the hazards of three coal mining tunnels under the property, must be critically studied to assess their impacts on the three wetlands, the four streams and the neighbors’ sole source of drinking water.

Though it is clear due to the nature of the land to be built upon that studies are necessary, critical assessment of potential impacts is even more important given that the streams from the property flow directly into the Coal Creek Natural Area. The Coal Creek Natural Area is an historic and environmentally preserved area that is one of the largest parks in Bellevue. The property is a sensitive area with portions of property within the 100 year flood plain. Additionally, the aquifer and watershed are shared with the over 3,000 acre King County Park across the street, which runs into more than 2,000 acres of additional county park land.

In addition to the failure to answer the question regarding impervious surfaces, the application appears to be inconsistent. Question A(3)(a)(3) asks what type of fill material will be used by

waters and the applicant says none. However, A(1)(e) notes that fill materials may be required and A(3)(a)(2) notes that development work will be within 200 feet of stream. Further assessment must be completed to determine what fill materials will be used and their impact.

Animals:

In response to whether the site is part of a migration route, the applicant says “Not to my knowledge.” However, the Critical Areas Report attached to the application notes that the site contains critical areas of habitat and streams. It finds that six species listed as having importance in the Bellevue code have a high likelihood of being on the site including, “bald eagle migration”. Explicitly the report notes the following as having a high likelihood of being on the site: “bald eagle (migration only), pileated woodpecker, red-tailed hawk, Townsend’s big-eared bat, Keen’s myotis, and the long-eared myotis. Townsend’s big-eared bat is a Federally-listed species of concern and a State-listed candidate species. Pileated woodpecker is a State-listed Candidate.” Additionally, as neighbors we have seen the following on or near the property: black bear, coyote, deer, eagles flying over head, owls, and hawks nesting each year. The animals eat the apples from the tree and the grass in the front pasture. Currently, they are protected from the road by the fence and pasture land. However, we have already seen one deer killed by a car directly in front of 7331 Lakemont Blvd SE. This is without the increased traffic, people and trash drawing in animals or scaring them into the road and having houses directly on the road. The only measure noted in the application to preserve habitat is landscape enhancement. This is not sufficient. An Environmental Impact Study is necessary to comprehensively understand the impacts of this proposal.

Noise:

The applicant notes that “[e]xisting noise is typical of existing urban areas.” This could not be further from the truth. The proposed development is not in an urban area. As noted in the Critical Area Report, the proposed land development is on land that directly borders a municipal natural area and a park, the City of Bellevue’s Coal Creek Natural Area and King County Cougar Mountain Park. In fact, aside from the three residences across the street, this property is completely surrounded by park lands.

Coal Creek Natural Area (the only adjacent neighbor to this property) is 446 acres, the largest single area in the city’s park system. This Natural Area is described by City of Bellevue on its website “Stepping into Coal Creek Natural Area is like stepping into the past. Immersed under a treed canopy without a house in sight, the park echoes of the wildness that once covered this area. You can almost hear clanging coal cars as you wander through the second growth forests. Look closely and take time to discover evidence of the early coal industry along the trail. Coal Creek provides valuable fish and wildlife habitat, the dense forest protects water quality and erosion, and the extensive trail system provides opportunities for passive recreation and environmental education.” This description, from the City of Bellevue’s website, shows how inaccurate the application’s depiction of this development is. This property deserves additional scrutiny due to its location, history and environmental surroundings.

In addition to the property's adjacency to the Coal Creek Natural Area, the property is directly across the street and in the same watershed as the Cougar Mountain Park. The Cougar Mountain Park is 3,115 acres and is described by King County's website as "the gem of King County's 25,000 acre park system." "Thanks to several key acquisitions, the park, which originally was created by a considerable outpouring of public support, has evolved over time to its current size of 3,100 acres. The park is connected to Squak Mountain State Park by the Cougar-Squak Corridor, which together create a protected area of public land of approximately 5,000 acres." In addition to the natural area, park land, and two inhabited homes on the parcel, there are three homes located across the street and a housing development approximately 1000ft across a tree lined natural ravine behind the parcels. The three homes across the street have approximately an one acre buffer each and also border the Cougar Mountain Park. The level of noise in this area is not typical of an urban area. Some nights it is so quiet, all you can hear is coyotes and owls. The contours of the basin bring sounds directly up to the three houses across the street. Adding 5.9 homes per acre adjacent to these two parks is not a minor change in noise. It will be a drastic change in the environment, nuisance to neighbors and impactful to the wildlife of this natural area.

For the reasons cited here, the proposed measures to mitigate noise in the application are not sufficient. More than typical mitigation equipment is required, in addition to limited and specific construction hours. Additional mitigation measures should be taken to ensure the development is structured in a way to reduce noise, and there is a natural buffer between the houses and the road to help reduce noise pollution.

Aesthetics:

The proposed measures to ensure aesthetic compatibility with the area are not sufficient. Many King County residents and Bellevue City residents utilize the Coal Creek Natural Area and Cougar Mountain Park. They come to this area driving down Lakemont Blvd., which is surrounded by trees and natural area on and near the proposed development. These natural surroundings will be altered by the development, and the proposed measure to ensure the development is architecturally pleasing, as stated by the applicant, is not sufficient to ensure that the development is compatible with the current natural surroundings. Like the other developments that border Lakemont Blvd., the proposed development must provide substantial natural buffer between the roadway and the houses. Other developments in this area have trees bordering Lakemont Blvd., and to be consistent with this area, the aesthetics of the development should look park-like. Looking at the proposed build maps, several houses are proposed to be built near the road. This does not provide the natural buffer necessary. The density of the development may need to be reduced to in order to provide the necessary natural buffer from the development to the road. A significant natural buffer of vegetation between road and housing is necessary not only for aesthetics, but for a noise buffer, wildlife safety, and light and glare.

Light and Glare:

The views of the three houses across the street look directly down the hill at the proposed development. We can see lights at the existing houses and along Lakemont Blvd. The street and house lights associated with 41 new units will be a substantial increase and likely interfere with

our view. Additionally, the light pollution should be considered in its impacts on the park and wildlife. The applicant should make mitigation measures to reduce light pollution and light density at the proposed development. A natural buffer from the houses to the road and street light and house light casings should be developed in a way that reduced light pollution.

Historic Preservation:

The proposal fails to fully explain the historical and cultural significance of the area. The Coal Creek Natural Area and Cougar Mountain Park along with the property at 7331 Lakemont Blvd are part of a long history in the area. As described briefly in the excerpt from the Bellevue City website above regarding the Coal Creek Natural Area and on the King County website there is historical and cultural significance to the proposed build site. “Over the years, Cougar Mountain has been home to Native Americans, miners, loggers, and even the US Army! For thousands of years, Native Americans traversed Cougar Mountain to gather wild roots, plants and berries, as well as to hunt game and other animals. Then, when the region began to be settled, miners worked the hills of Cougar Mountain for close to a century, up until the middle of the twentieth century. Logging operations took place during the 1920s, and there was even some small-scale farming, which helped supply miners, loggers, and their families with fresh produce. In the 1950s and early 60s, two active Nike missile sites were located within the park’s current boundaries, in order to protect the Puget Sound region from potential air attacks. Eventually, these sites were decommissioned, and in the late 1960s, King County took over ownership of the land that would later become Cougar Mountain Regional Wildland Park.”

The previous owner of 7331 Lakemont Blvd was one of the last remaining residents that worked for the mines. He lived in that house for 90 years, and his father also worked in the mines. The City of Bellevue Coal Creek Natural Area’s sign, located adjacent to this property shows pictures and a map of the old mine town, which included the proposed development parcels. The pictures show an old hotel with remnants either located on 7331 Lakemont Blvd or directly adjacent to it. The Newcastle historical society has done substantial work on the history of this area, as has the Issaquah Alps Trails Club.

Though the application mentions there “may be” historical remnants underground that will not be impacted, the development itself will demolish properties that hold historical significance to this region. The house located on 7331 Lakemont Blvd. is one of two remaining company houses built for the coal mines. The applicant does not address this despite the fact that the Critical Areas Report attached to the application notes “The land within the vicinity of the Property was historically part of a larger active coal mining operation from circa 1879 to circa 1930. Intermittent coal mining occurred up to circa 1960. In the Coal Mine Hazard Assessment and Ground Proofing Report prepared by Icicle Creek Engineers (August 2, 2016) the existence and extent of three different coal mines under the Property are mapped and discussed. It should be noted at this point that this report does not address geotechnical or mining issues and their critical areas. Interaction of any critical area boundaries were coordinated by the Pace Engineers in the site design process.” A record of some of the artifacts that were once located on this property are pictured in an article on the Newcastle Historical Society Website and show a number of artifacts located on and around the grounds. See www.newcastlewahistory.org. The

current location of historical artifacts and any potential cultural impacts should be accurately assessed before a permit is approved.

Transportation:

The impact on transportation of this development is a key concern. Lakemont Blvd. currently has cars parked along it from the Cougar Mountain Park entrance past 7331 Lakemont Blvd. during the summer for overflow parking due to park use. Bicyclists and runners frequently use the small margin on both sides of the roadway year round. There is a blind corner immediately south of 7331 Lakemont Blvd. that borders the Natural Area and Park entrances and drivers regularly use speeds exceeding the 40 mph limit. The guard rail adjacent to the blind corner near the proposed development and park ravine, has been fixed at least twice in recent years due to vehicle accidents, with one fatality in 2012. Wildlife is also threatened by these traffic concerns. A deer was hit and killed in front of 7331 Lakemont Blvd. last year. Additionally, traffic on Lakemont Blvd. is already likely to increase due to a large development approximately two miles west on Lakemont Blvd. There is no public transportation available at this location.

Despite these important transportation considerations, the proposal fails to answer the question of how many vehicular trips per day will be generated. Although it is noted that the applicant does not know of any public transit, it states that one of the measures to help reduce congestion will be the use of public transit. The application makes clear that the transportation impacts of this proposal have not been well thought through. A thorough traffic study should be completed. Prior to allowing this permit, the City should consider the park traffic and parking, the dangers to wildlife, requiring reduced traffic speeds, building pedestrian sidewalks on both sides of the street connecting to Forest dr., building a safely designed cross walk from the development across to Cougar Mountain Park, and adding bicycle lanes on both sides of the street.

Utilities:

The developer will need to extend the water and sewer approximately 1,400 LF from a connection north of the property. This extension will likely need to cross creeks and natural areas, or be buried beneath Lakemont Blvd (which was just repaved last year). The environmental impact of the utilities' extension is not mentioned in the application and should be thoroughly studied before a permit requiring water and sewer be approved. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

Conclusion:

Due to the reasons articulated above we urge the City of Bellevue to consider the many ways in which this proposal has probable significant adverse impacts on the quality of the environment, historical and cultural areas, transportation and safety of residents. This site is not a typical urban area with similar types of houses or development. It is pasture land that is surrounded on all sides by sensitive and important parks. As a result, an Environmental Impact Statement, an in-depth geotechnical study, historical preservation research, and a transportation study, are necessary prior to the development of this site.

DSD - 002011

Some of the specific considerations we believe should be included are: if the actual density of proposal is consistent with environmental and zoning needs; the provision of sufficient natural buffer between development and road to mitigate noise, light, and compatibility with aesthetics of the area; light casings and minimized light levels to reduce light pollution; the upgrading of Lakemont Blvd. to include a crosswalk to the park, sidewalks and bike lanes on both side of the street extending to Forest Dr., and a reduced speed limit; and a full assessment of the impact on the drinking water well used by three households adjacent to the development site. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

Planned Unit Development (PUD)

If the proposed project is subject to reduced environmental requirements or other factors due to the creation of a PUD, we request the City of Bellevue provide public access and notice to the location of information regarding the legal creation and approval of the Park Point PUD and the availability of any public process associated therewith.

Thank you for the opportunity to submit these comments and for your consideration.

Pittman, Reilly

From: Angeline Nesbit <director@eastsideheritagecenter.org>
Sent: Thursday, September 19, 2019 12:31 PM
To: Rosen, Peter
Subject: Proposed Housing Development Between Coal Creek and Cougar Mountain Park

Hello Mr Rosen,

My name is Angeline Nesbit, I am the Executive Director of the Eastside Heritage Center and I am contacting you because of the proposed housing development between Coal Creek and Cougar Mountain Park. It was brought to my attention that this space, which has a historical mine shaft and other evidence of this historical industry, is about to be developed. My organization is concerned about the kind of destruction that this would cause to the unique history of Bellevue and the detriment that depriving the community of the educational and cultural area would cause.

There have been no archaeological studies carried out and this development plan would remove the last visible barns and pastures on Cougar Mountain along with the last coal miner dwellings at Coal Creek Townsite without any attempt at preservation. Bellevue is a beautiful place to live, but trading the last remaining historical sites for 35 new homes would take away an important part of what makes it beautiful. The importance of this land for the community as a whole should be considered and weighed against the value of its destruction for the comfort of 35 families.

I hope that the City of Bellevue will discuss the real historical and environmental concerns surrounding this land with those looking to develop it, and create a proposal that keeps these houses from destroying our historical spaces, natural animal crossings, and an invaluable community resource.

Angeline Nesbit

Executive Director

[Eastside Heritage Center](#)

P.O. Box 40535

Bellevue, WA 98015

Ph: 425.450.1049

Fax: 425.450.1050

Pittman, Reilly

From: Jennifer Harrington <harrington.jennifer@gmail.com>
Sent: Friday, September 13, 2019 9:28 AM
To: Rosen, Peter
Cc: Council
Subject: Development of Milt Swanson property

I am writing as a concerned citizen of Bellevue to strongly oppose any multi family development on Milt Swanson's property at the intersection of Lakemont Boulevard and Newcastle Club Road.

My reasons are as follows:

1. It's pretty clear that the land in that area is completely unstable, as evidenced by the fourth massive repair in four years of the hairpin turn on the road in front of the area in question. There's nothing but abandoned mines in that area.

If the ground can't handle the weight of a car, how is it going to handle 35 townhomes, and who is going to pay the massive lawsuits that will ensue when it inevitably starts sinking?

2. There is simply not enough frontage to allow 35+ families to enter or exit that property safely multiple times a day. It's a narrow 2 lane road with a hairpin turn right before the property. It was designed for the farms that once surrounded it, not multi family housing. The speed limit is 40 miles an hour in that area. If you look at past records, there have even been fatalities on that turn because it's so dangerous. You have to build a proper road before you would even consider a development of this size.

3. Schools! I live in the part of Bellevue that is zoned for Issaquah schools, and we already had to bear the brunt of the Avalon Bay development that was approved by Bellevue knowing that there was absolutely no room in the school that would be zoned for it, Newcastle elementary. As such, my children's elementary school, Cougar Ridge had to absorb all of those children that don't live anywhere near our school. Now our school is also bursting at the seams as well.

Newcastle needs another ISD elementary school, but there is no land available to do so for anyone except developers apparently due to the requirements to build inside of the urban growth boundary. Any further development without school siting is going to require Issaquah to start eminent domain-ing buildable land in Bellevue.

4. Environmental impacts. From my understanding there is supposed to be a sewage pump going to Forest, but what happens when that fails as it has many times in areas of Seattle? It's going straight into Coal Creek, which we paid millions to try to shore up.

I am imploring you to stop this project in its tracks. This area should be preserved for single-family homes. In lieu of that, at the absolute minimum you need to build the roads and schools first.

Best,
Jennifer Harrington

Sent from my iPhone

Park Pointe PUD 771-2734 Inhomt Blvd SE
DSD 771-002014
File # 19-121109-LL

From: John & Pam Biggs, 2754 NE 29th St 9/20/19
Sea. wa. 98115 206 5235094 family TRys of being here!

Dear Peter Rosen:

I am taking the time to write you because of my knowledge of the site and also my conviction that it should remain zoned R3-5 while wealthy and beautiful Bellevue create a rainy day development mitigation fund to purchase the property like should have been done previously when Bellevue had the chance.

The rationale is obvious: blueberry and farmlands are scarce as post war era evolved it into a major metropolitan city with open space gobbled up at a frantic pace. (2) Deep water lacid historic land better suited for addition for the premier part of King Co. and Bellevue adjoining Coal creek trail and major access point, historic Red Town. Seventy or eighty cars that will not congest 405. How much new open space has Bellevue added to the city limits last year? Does it always have to be about money and property taxes? Don't drop the ball again, make the call from a balanced position.

P.S. I've contacted Bellevue about the blind 45 mph, curve with no crosswalk, to access the 400 trail from parking area, I've been told the powers that be are aware, will it take a death for action? I'm sure I'm wasting my time - money talks - but thanks for reading this!

Pittman, Reilly

From: Bedwell, Heidi
Sent: Tuesday, April 4, 2017 1:50 PM
To: 'Jim & Kathy Flynn'
Subject: RE: Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

Hello Mr. Flynn,

Thank you for your interest in the subject application. The proposal is still in review and has not been approved by the city of Bellevue. City staff have provided the applicant with a review comment letter and the applicant is in the process of revising their proposal in order to respond to these comments. Public comments on the project can be accepted up until staff has prepared our recommendation report. Staff make a recommendation on the Planned Unit Development to a hearing examiner. A hearing will be held before a hearing examiner and the public is able to also provide comments on the project during the hearing process.

Your comments are included as part of the public record and you will be noted as a party of record and will receive notification of the hearing when it is scheduled. We do not have an anticipated date for the hearing at this time.

Thank you again for expressing your concerns and providing input on this project.

Sincerely,

Heidi M. Bedwell

Environmental Planning Manager, Land Use Division

Development Services Department

425-452-4862

www.bellevuewa.gov



From: Jim & Kathy Flynn [mailto:j-kflynn@comcast.net]
Sent: Saturday, April 01, 2017 12:54 PM
To: Bedwell, Heidi
Subject: Park Pointe PUD

Hello Ms. Bedwell,

Could you please provide an update on the status of this PUD on Lakemont Boulevard SE. I am interested to know if it has been approved or if there will be any further opportunity for public comment on this proposed development. I seem to have missed any prior notices.

The location seems poorly suited for the planned use given its location next to City and County parks and the fact that it is a known wildlife corridor and surrounded by critical areas. Perhaps a lower density community or acquisition by the

DSD - 002016

City of Bellevue for inclusion into Coal Creek Natural Area could be considered. I was surprised to see that a DNS was expected for this proposal.

Please add my name to the list of interested parties that would like to be notified about any future meetings or other notices related to this development.

Regards,
Jim Flynn
14810 SE 65th Street
Bellevue, WA 98006



Virus-free. www.avast.com

Pittman, Reilly

From: Russ LaRocque <russla@live.com>
Sent: Wednesday, January 25, 2017 7:37 PM
To: Bedwell, Heidi
Cc: Hamlin, Carol; Helland, Carol; Pratt, Toni; Long, Chris
Subject: Milt Swanson's former property by Redtown Trail head
Attachments: left turn lane.PNG

Follow Up Flag: Follow up
Flag Status: Completed

Hi Heidi,

I'm writing to express my concern with the current plan for 41 houses on the old Milt Swanson property. I believe this is the appropriate record number
File Number: 16-143970-LK and 16-145946-LO

I'd be much happier and less resistant, along with many others, to this project if the developer hadn't asked for any reduced wetlands buffer, and had built in provisions for a wider stretch of road by the northern entrance to the development allowing for left turns into the property from north bound traffic, and left turns out of the development, headed north.

I would like you to convey my request to deny the permit to the city manger and lead planner until the following provisions are addressed.

- A. An improved solution for traffic entry/exit so close to the Red Town trail head curve is included. ie, the southern exit should be right turn only for exiting, and no entry from north bound Lakemont, to eliminate any left turning north bound traffic close to the blind corner at the Redtown trail head.
- B. A provision for a left turn lane for the northern neighbor hood exit is included, similar to the one by the golf course road. (where 155th AV SE meets Newcastle Coal Creek Road) (pic attached for reference)
- C. The plan conforms to current wetlands buffer requirements. No special dispensation for such a critical area. Thus reducing the number of units from 41 down to a more environmentally friendly number in the low twenties (the latest plot I saw, the reduced buffer enables 14 more foundations, and a wider road may impact a number of foundations near the northern Lakemont Blvd exit)

Thanks much for conveying this to the city manager, planning and traffic divisions. If you're not the correct contact for feedback, can you please let me know whom I should contact, to ensure my voice, and the many voices crying for a reasoned approach, are well represented in this effort to keep Bellevue pristine and park like, while allowing for responsible development.

Thanks much in advance

Kind Regards
Russ La Rocque

DSD - 002018

PS, ideally for me, the City of Bellevue could claim this property under eminent domain, due to the historical aspect and critical salmon habitat, unknown mining tunnels and respect for associated mining deaths, and to make Red Town center a premier park for Bellevue. That's the perfect solution for me, but I will settle for a rezone to R1 as next best, and the points above as the minimum compromise.

DSD - 002019



Pittman, Reilly

From: Susan Huffaker <susandjake@yahoo.com>
Sent: Wednesday, January 25, 2017 3:54 PM
To: Bedwell, Heidi
Subject: Re: Project info

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Ms. Bedwell! That answers my question. I live off of forest drive and would like to know how I protest the development.

Thanks for your help!

Best,
Susan

Susan Huffaker, Ph.D.
Neuropsychology & Cognitive Health
1808 Richards Road, Suite 120
425.802.4500 (mobile)
425.502.8341 (office)
425.502.8731 (fax)

> On Jan 25, 2017, at 3:43 PM, <HBedwell@bellevuewa.gov> <HBedwell@bellevuewa.gov> wrote:

>

> Hello Ms. Huffaker,

> The proposal is for the construction of 41 new single family homes. I have attached the proposed plans so you can see the extent of the proposal. The city is still reviewing the proposal for compliance with city codes and standards. Staff welcomes your comments if you have any at this time. When the project has been determined to meet city code, staff will prepare a recommendation to be sent to the city's hearing examiner. A public hearing will be held and the hearing examiner will make the final decision on the proposal. I have attached a document outlining how to participate in a land use action that might be of interest to you.

>

> I hope this provides you with the information you need at this time.

>

> Sincerely,

> Heidi M. Bedwell

> Environmental Planning Manager, Land Use Division Development Services

> Department

> 425-452-4862

> www.bellevuewa.gov

>

>

>

>

>

> -----Original Message-----

> From: Susan Huffaker [mailto:susandjake@yahoo.com]

DSD - 002021

> Sent: Wednesday, January 25, 2017 3:05 PM
> To: Bedwell, Heidi <HBedwell@bellevuewa.gov>
> Subject: Project info
>
> Hello Ms. Bedwell,
>
> I am interested in what the proposed land use action is for the site in the photo below.
> Thank you in advance for your assistance.
>
> <PACE Plans COMPLETE.pdf>
> <L-20_HowToPrtpatLandUse.pdf>

Pittman, Reilly

From: Susan Huffaker <susandjake@yahoo.com>
Sent: Wednesday, January 25, 2017 3:05 PM
To: Bedwell, Heidi
Subject: Project info
Attachments: IMG_7214.JPG; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Completed

Hello Ms. Bedwell,

I am interested in what the proposed land use action is for the site in the photo below.
Thank you in advance for your assistance.

DSD - 002023

**PROPOSED
LAND USE
ACTION**

Proposal

PLANNED GOLF DEVELOPMENT (PUD) AND
CRITICAL AREAS PERMIT TO DEVELOP AN
SINGLE FAMILY DETACHED HOUSE. CRITICAL
AREAS INCLUDE COAL MINE SHAZON, STEEP
SLOPES, WETLANDS AND STREAMS.
EXISTING STRUCTURES TO BE DEMOLISHED

Site Address:
7799 and 7791 Lakewood Blvd SE

City Contact

Heidi M. Bedwell

hbedwell@bellernw.gov

Refer To Project # 16-143970-LK

& 16-145946-LD

Application Date

11/03/2016



Pittman, Reilly

From: Colin Gaddy <gaddycd@gmail.com>
Sent: Thursday, December 22, 2016 4:59 AM
To: Bedwell, Heidi
Subject: Re: DNS Assessment

Follow Up Flag: Follow up
Flag Status: Completed

Any insight here Heidi?

Thanks,
-Colin

On Dec 21, 2016, at 8:30 AM, Colin Gaddy <gaddycd@gmail.com> wrote:

Hi Heidi,

I'm one of the stakeholders for the Park Pointe PUD, and I'd like to follow up on a question I posed during the preliminary planning meeting. First off I'd like to say thank you for taking your time to present the proposal and inform the public with knowledgeable staff on hand.

I asked what factors were involved in the DNS assessment, and more significantly what criteria are used to determine an EIS is not necessary, given significant adverse environmental impacts will not be caused as a result of the development. Provided that significant "means a reasonable likelihood of more than a moderate adverse impact on environmental quality [WAC 197-11-794(1)]", it'd be great to be provided with a document which outlines the criteria to meet this guideline.

Happy Holidays!
-Colin Gaddy

Pittman, Reilly

From: Mariah Kennedy <mariahkennedy@gmail.com>
Sent: Wednesday, December 21, 2016 7:28 PM
To: Rosen, Peter; Bedwell, Heidi; Miller, Ryan K.
Cc: Tyler Downey
Subject: Re: Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

Heidi,

We wanted to check and make sure you received the below and to check in on receiving the geotechnical report and Icicle Creek report. Is it still possible to email us a copy?

We have followed up with a company we use to assist us with our well to inquire about the potential dangers of the development to our water supply and it sounds like they do believe that the development can present a concern. Any thoughts you have regarding the next steps to discuss the impacts and mitigation measures to ensure we maintain safe drinking water would be helpful.

Thank you,

Mariah

Sent from my iPhone

On Dec 15, 2016, at 5:43 AM, Mariah Kennedy <mariahkennedy@gmail.com> wrote:

Heidi, Peter, and Ryan,

It was nice to meet you at the Park Pointe PUD meeting last night. We very much appreciate your time and the opportunity to comment. I wanted to provide you a soft copy of the written comments we mailed and provided to you last night and submit the following additional comments. Additionally, we appreciate your offer to send a PDF of the Icicle Creek study and the geotechnical study and look forward to reviewing them.

Well:

As we discussed at the meeting and in our attached comments, we share a joint well with our 2 neighbors. This well has supplied water to these houses for many years. We test the water each year for water quality and it is very clean. With the proposal of the development the health of our water is at risk. This must be dealt with as a primary health and safety issue *prior to approving a building permit*.

Merely checking the water periodically for contamination throughout the development process is not sufficient to safeguard health. For instance, if the developer tests the water and finds contamination, at their 3 month check, we have already been drinking that water as our sole water source for 3 months, which could cause life long defects and issues (especially to our new born, due in just a few days). This is not a risk we are willing to take. The well on our property (with no chlorine or chemicals) was a selling point in buying our home and still is. However, due to concerns we have discussed in the attached (i.e., disturbing soil that once harbored a large coal mining operation, development debris, storm water and sediment issues, and a sewer system near our well, etc.), we will not feel safe drinking our water once

DSD - 002026

the development begins. As a result, we believe that the developer must provide city water prior to breaking ground. This will require the utilities to be set up and run to the houses across the street before any other construction begins. We believe the developer should bare this cost as the risk to the water source would not exist, and city water would not be necessary, but for the development.

Storm water studies:

The developer explained their storm water mitigation based on the 100 year flood potential. Though this is prudent given that the property is in the 100 year flood plain, development and climate change has changed storm water issues over the last several years. An historical look at the storm water needs a century ago does not properly address the current needs of the property. Just in the few years we have lived here, we have seen water increase in the stream that borders our property, flowing down along the edge of the proposed development. This increase will likely continue as the Beveledere development at the top of the ridge is completed. It is important that the storm water mitigation measures proposed for the project take into account the current and future needs of storm water drainage in order to safe guard the citizens of Bellevue.

Thank you,

Mariah

Pittman, Reilly

From: Colin Gaddy <gaddyd@gmail.com>
Sent: Wednesday, December 21, 2016 8:31 AM
To: Bedwell, Heidi
Subject: DNS Assessment

Follow Up Flag: Follow up
Flag Status: Completed

Hi Heidi,

I'm one of the stakeholders for the Park Pointe PUD, and I'd like to follow up on a question I posed during the preliminary planning meeting. First off I'd like to say thank you for taking your time to present the proposal and inform the public with knowledgeable staff on hand.

I asked what factors were involved in the DNS assessment, and more significantly what criteria are used to determine an EIS is not necessary, given significant adverse environmental impacts will not be caused as a result of the development. Provided that significant "means a reasonable likelihood of more than a moderate adverse impact on environmental quality [WAC 197-11-794(1)]", it'd be great to be provided with a document which outlines the criteria to meet this guideline.

Happy Holidays!
-Colin Gaddy

Pittman, Reilly

From: Foran, Patrick
Sent: Tuesday, December 20, 2016 9:55 AM
To: Randy Gaddy
Cc: Peterson, Lorrie; Bedwell, Heidi
Subject: RE: Park point proposed development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Randy,

Thanks for your comments. As you know this development is under review within the City's land use regulatory process. The Parks Department is reviewing the project within that process including the proposed dedication of open space. Your comments are very important and I am forwarding them to Heidi Bedwell from City's Development Services Department. She is the contact for this project (425-452-4862). I would be happy to meet with you but the most effective way right now for your issues to be heard and addressed is through the land use regulatory process. Thanks again for your comments.

Patrick Foran
Director, Parks and Community Services

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

From: Randy Gaddy [mailto:randyg1010@gmail.com]
Sent: Sunday, December 18, 2016 11:40 AM
To: Foran, Patrick <PForan@bellevuewa.gov>
Subject: Park point proposed development

Dear Patrick

I Live at 7242 Lakemont Blvd. SE., Bellevue. We are directly across the street from the 41 house proposed development called park point. I want to go on record with my concerns directly to you. This is a very fragile historical mining community over 100 years old. As you may know the property they want to construct 41 houses on has three coal mine tunnels running underneath it plus wetlands and streams. The development Borders a very steep cliff leading down to Coalcreek and walking trails of one of Bellevue's largest parks. I very much feel this development needs to be drastically downsized and moved away from the park as far as possible. The 3.5 zoning has been pushed up to 5.9 by the developer. They have said they donated a Greenbelt area but we all know the area that they donated is not buildable for residential housing. We are also very concerned because our well which is our only source of drinking water is less than 200 feet from the proposed development. We very much feel that sewer and water need to be installed first at the developers expense to ensure that if our drinking water is contaminated we will be connected to city water at full cost to the developer. When questioning the developer about our well they had absolutely no answers and seem to be caught off guard. I believe that they didn't know our well existed. This project definitely needs an environmental impact statement before one shovelful of ground is turned. Because of the hazardous area with the coal mine shafts and other tunnels that are all not mapped the developer needs to be 100% certain of what they're getting into and the impact it can have on this area and it's nearby neighbors. This is a beautiful area with historic significance. We have a wide array of animals which are presently using this property as a greenbelt migration area. We are very concerned about the destruction of this vital animal habitat. This area should be treated with great care. I Believe Bellevue should consider adding this 12 acres to its now existing park system. I look forward to meeting you and discussing this in more detail in the near future. Sincerely Randy Gaddy Sent from my iPhone

Pittman, Reilly

From: Randy Gaddy <randyg1010@gmail.com>
Sent: Thursday, December 15, 2016 4:21 PM
To: Bedwell, Heidi
Subject: Park point proposal

Follow Up Flag: Follow up
Flag Status: Completed

Hello Heidi,

It was nice to meet you last night and I was happy to see that so many citizens showed up and voiced their opinion's and concerns. After having some time to digest what the developers proposed last night I have a few comments. We know that the land the developer said they set aside for natural area is unbuildable for residential homes. Therefore pushing the 3.5 zoning up more like 5.9 per acre. The animal migration route at this time runs right through the middle of the property. Therefore I would like to propose that the development be reduced in size and built on the northern part of the property away from coal Creek and any damage runoff could possibly do to the trail system. I would also like to see the development move further away from Lakemont as to blend in more naturally to this very beautiful historic area. I'm also very concerned about possible pollution to our well, our only source of drinking water which is less than 200 yards from the proposed development. If we find our drinking water polluted during the construction process how would this be mitigated? As longtime residents of this area I know there are many avenues we could pursue to mitigate any problems this development may cause to our drinking water. I would certainly like to see some studies done and some firm answers from the developers on this very important matter. Last night when questioned about this they had no answers. As I'm sure you can understand that is simply unacceptable to us. For now those are my thoughts on this development. I'm sure I'll have more in the very near future and look forward to speaking to you soon again.

Sincerely

Randy Gaddy

Sent from my iPhone

Pittman, Reilly

From: Bull, Trishah <Trishah.Bull@kingcounty.gov>
Sent: Thursday, December 15, 2016 1:46 PM
To: Bedwell, Heidi
Subject: Comments - Park Pointe PUD, File Numbers 16-143970-LK and 16-145946-LO
Attachments: Bellevue NOA - Park Pointe PUD comments.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

Please accept the following comments on behalf of King County Parks regarding the proposed Park Pointe PUD. I am including our direct mailing address below.

Trishah Bull
Parks and Recreation Division
Department of Natural Resources and Parks
KSC-NR-0700
201 South Jackson Street, Suite 700
Seattle, WA 98104-3855

Thank you for the opportunity,
Trishah

Trishah Bull
Real Property Agent | King County Parks | Capital Planning & Land Management Section
206-477-3929 | trishah.bull@kingcounty.gov



King County

Department of Natural Resources and Parks

Division of Parks and Recreation

Property Management

King Street Center Building

KSC-NR-0700

201 South Jackson Street

Seattle, WA 98104-3855

206-477-4571

Fax 206-588-8011

December 15, 2016

Heidi Bedwell

Planner, Development Services Department

City of Bellevue

450 110th Ave NE, PO Box 90012

Bellevue, WA 98009-9012

RE: Park Pointe PUD, 16-143970-LK and 16-145946-LO

Dear Ms. Bedwell:

Thank you for the opportunity to comment on the proposed Planned Unit Development (PUD) and Critical Areas Land Use Permit for Park Pointe PUD. King County Parks owns Cougar Mountain Regional Wildland Park which is located on the eastern portion of Lakemont Boulevard SE, directly across from the proposed development. Cougar Mountain Regional Wildland Park's frontage continues to the intersection of Newcastle Golf Club Road and 155th Ave SE.

King County Parks is requesting that the Traffic Impact Analysis (TIA) for Park Pointe PUD addresses impacts to pedestrian safety in this area. Specific areas of concern include:

- The potential safety impact to the existing crossing between Cougar Mountain Regional Wildland Park and Bellevue's Coal Creek Natural Area. If the TIA warrants improvements, Parks would like to be included in any further planning of traffic control measures.
- The southern sidewalk terminus. The proposed sidewalk does not lead to improvements (sidewalk, paved shoulder, etc.) that would safely connect pedestrians to the existing crossing mentioned above. The TIA should address this concern and the potential of pedestrians crossing directly from the PUD to unimproved shoulders on the eastern portion of Lakemont Boulevard SE.

DSD - 002032

Again, thank you for the opportunity to comment. Feel free to contact me if you have any questions at trishah.bull@kingcounty.gov or 206-477-3929.

Sincerely,

A handwritten signature in cursive script that reads "Trishah Bull". The signature is written in dark ink and is positioned above the printed name and title.

Trishah Bull
Real Property Agent

DSD - 002033

Pittman, Reilly

From: Ron Pehrson <ronp1@me.com>
Sent: Thursday, December 15, 2016 12:22 PM
To: Bedwell, Heidi
Subject: Comments on Park Point PUD Notice of Application, File Number 16-143970-LK and 16-145946-LO
Attachments: DNS comments.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Completed

Heidi;

Thank you for taking the time to answer my question on the phone yesterday.
Please find my comments on the subject notice below.
I have also attached a pdf version in case the formatting is jumbled in the e-mail.

DSD - 002034

Heidi:

My Name is Ron Pehrson
My address is 15518 SE 53rd Place, Bellevue WA
My Phone is 425-747-5089

Please find my submittal of issues and concerns with regard to the Park Point PUD Notice of Application, File Number 16-143970-LK and 16-145946-LO as posted in the December 1, 2016 City of Bellevue Weekly Permit Bulletin.

I am saddened to see this historic area turned into yet more residential housing. I walk by this area on a regular basis and treasure the unique natural environment Cool Creek Trail and Cougar Mountain Park provide. I do appreciate that the property is in fact zoned for that purpose and it seems reasonable the owners should be able to put it to that use.

I do believe there are some problems with the proposed development as described in the application. I thank you in advance to considering my input and believe with some changes the development could be made more compatible and appropriate for the area.

Summary of concerns

1. There is a significant inconsistency in the site size descriptions. Pages 2 and 4 of the overall submittal indicate the site is 12.2 acres (page 2) and 6.9 will be developed (page 4). The attached Critical Areas Report prepared by Talasaea Consultants says the site is 11 acres, 5 of which will be developed. This should be reconciled.
2. This is not a normal R 3.5 development. It seems misleading and inappropriate to include areas set aside to protect wetlands, streams and Coal Creek in the calculation of density. Depending on the size numbers used, it is in fact proposing in excess of 6 residential units per acre in the 6.9 acre developed area or in excess of 8 residential units per acre in the 5 acre developed area. In either case that level of density is not consistent with development along Lakemont Boulevard. And given its proximity to the parks will significantly degrade the natural setting.
3. The developed area (either 5 or 6.9 acres) of the site is planned to have almost all the surface area covered with homes, driveways, parking, and streets. It is equivalent to putting a 5 or 6 acre slab of concrete in an area abutting critical wetlands, streams, and Coal Creek. It seems like an unwarranted risk to the surrounding area. Moreover it seems extraordinary measures are being taken to mitigate the affects of the development on the wetlands and streams. I did not see any analysis of the failure modes, predicted failure rate and effects of failures on the area. And it is also inconsistent with other development along Lakemont Boulevard.
4. The plan shows residences built literally right up against the trail connecting Coal Creek Trail and Cougar Mountain Park. That just seems like a bad plan both for the residents of the proposed development and the surrounding areas.
5. Similarly the planned structures are shown abutting or very close to Lakemont Boulevard. Other residential structures along Lakemont Boulevard are set back well away from the road and in many cases shielded from the road. As this development is literally in between two natural park areas the intrusion is especially concerning.

DSD - 002035

6. The plan shows two access points from the development onto Lakemont Boulevard. For a 41 unit development that seems excessive and unnecessary. The detriment of two access points to the Lakemont Boulevard outweigh the minor convenience to the proposed development.

Ideally this unique area could somehow remain as it is, situated essentially between the Coal Creek trail and Cougar Mountain park.

If it is not possible to retain the current situation I think as a minimum the following would be appropriate changes to the proposal that allow reasonable use of the land without unreasonable disruption to the area.

1. Limit development to true 3.5 houses/acre development of single family residences as is the norm for the area, perhaps 20 to 25 homes with actual front and back yards. Include an environmentally appropriate barrier (fence and plantings) between the development and the set aside for the streams and wetlands.
2. Also set back the development from Lakemont Boulevard consistent with other R 3.5 neighborhoods along that road.
3. Have only one access point to Lakemont Boulevard. It should be the one furthest from the Red Town trail head and transition from Lakemont Boulevard to Newcastle Golf Course Road

Respectfully submitted by,
Ron Pehrson

Pittman, Reilly

From: Mariah Kennedy <mariahkennedy@gmail.com>
Sent: Thursday, December 15, 2016 5:44 AM
To: Rosen, Peter; Bedwell, Heidi; Miller, Ryan K.
Cc: Tyler Downey
Subject: Park Pointe PUD
Attachments: 16-143970-LK and 16-145946- LO - Mariah Kennedy and Tyler Downey Comments on Proposed Land Use Action.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Heidi, Peter, and Ryan,

It was nice to meet you at the Park Pointe PUD meeting last night. We very much appreciate your time and the opportunity to comment. I wanted to provide you a soft copy of the written comments we mailed and provided to you last night and submit the following additional comments. Additionally, we appreciate your offer to send a PDF of the Icicle Creek study and the geotechnical study and look forward to reviewing them.

Well:

As we discussed at the meeting and in our attached comments, we share a joint well with our 2 neighbors. This well has supplied water to these houses for many years. We test the water each year for water quality and it is very clean. With the proposal of the development the health of our water is at risk. This must be dealt with as a primary health and safety issue *prior to approving a building permit*.

Merely checking the water periodically for contamination throughout the development process is not sufficient to safeguard health. For instance, if the developer tests the water and finds contamination, at their 3 month check, we have already been drinking that water as our sole water source for 3 months, which could cause life long defects and issues (especially to our new born, due in just a few days). This is not a risk we are willing to take. The well on our property (with no chlorine or chemicals) was a selling point in buying our home and still is. However, due to concerns we have discussed in the attached (i.e., disturbing soil that once harbored a large coal mining operation, development debris, storm water and sediment issues, and a sewer system near our well, etc.), we will not feel safe drinking our water once the development begins. As a result, we believe that the developer must provide city water prior to breaking ground. This will require the utilities to be set up and run to the houses across the street before any other construction begins. We believe the developer should bare this cost as the risk to the water source would not exist, and city water would not be necessary, but for the development.

Storm water studies:

The developer explained their storm water mitigation based on the 100 year flood potential. Though this is prudent given that the property is in the 100 year flood plain, development and climate change has changed storm water issues over the last several years. An historical look at the storm water needs a century ago does not properly address the current needs of the property. Just in the few years we have lived here, we have seen water increase in the stream that borders our property, flowing down along the edge of the proposed development. This increase will likely continue as the Belevedere development at the top of the ridge is completed. It is important that the storm water mitigation measures proposed for the project take into account the current and future needs of storm water drainage in order to safe guard the citizens of Bellevue.

Thank you,

Mariah

December 14, 2016

**Park Point PUD Proposed Development
File Number: 16-143970-LK and 16-145946- LO**

**Comments of Tyler Downey and Mariah Kennedy
Residents: 7238 Lakemont Blvd SE, Bellevue WA, 98006**

Dear City of Bellevue Development Services Department,

Please make these comments part of the public record.

Thank you for the opportunity to submit these comments. We are residents that live directly across the street from the proposed development and are deeply concerned with the environmental, safety, noise, aesthetics, light and glare, historical preservation, transportation and utilities impacts of the proposed development. Our comments below are organized in reference to the related sections of the Environmental Checklist attached to the Determination of Non-Significance Notice Materials. For the reasons laid out below, we do not believe that a Determination of Non-Significance is appropriate. This proposal has probable significant adverse impacts on the quality of the environment and an Environmental Impact Statement, in-depth geotechnical study, historical preservation research, and transportation study, are necessary prior to the development of this site.

Some of the specific considerations we believe should be included are: if the actual density of the proposal is consistent with environmental and zoning needs; the provision of sufficient natural buffer between development and road to mitigate noise, light, and compatibility with aesthetics of the area; light casings and minimized light levels to reduce light pollution; the upgrading of Lakemont Blvd. to include a crosswalk to the park entrance, sidewalks and bike lanes on both side of the street extending to Forest Dr., and a reduced speed limit; and a full assessment of the impact on the drinking water well used by three households adjacent to the development site. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

Erosion:

The Environmental Checklist asks if erosion could occur as a result of clearing, construction, or use, and the applicant notes that erosion could occur. It is also stated in the King County property records that this site has erosion risk, as well as coal mining risk with at least 3 coal mine tunnels underneath the property, which further brings the stability of this development into doubt. However, the Environmental Checklist in response to the question of the percentage of impervious surfaces that will be located on the site states, "Approximately Toby C ?????????????? % of the site will be covered with impervious surfaces. <50% of site." This does not provide sufficient information to assess this risk and there are no geotechnical studies attached to the application that address the concerns raised with the erosion risks, steep grades and tunnels under

the land on which 5.9 houses per acre are proposed. Due to the fact that several of the acres cannot be built upon or are reserved as mitigation areas, the applicant proposes to build all 41 units on 6.9 acres of the 12.2 acres.

Additionally, the erosion and surface water runoff may pose a threat to the safety of the drinking water used by the three households across the street. The well head is located approximately 250ft away from the planned development, but draws water from all of the surrounding area. The property proposed for development used to be the site of a coal mine town, and it is possible that there is trash, debris and other un-natural materials buried on site that could be exposed when the land is cleared. The impact on this drinking water source was not discussed, studied or mitigated in this application and must be addressed. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

As the Critical Area Report notes, there are “three different coal mines under the Property,” which are mapped in a report that has not been attached to the Determination of Non-Significance notice. These could pose a significant erosion and landslide risk and geotechnical instability. Additionally, the land is noted as a critical area for having steep grades. This is not the type of property to push through the less rigorous Determination of Non-Significance process. For the protection of the City of Bellevue and its residents, this critical property must be fully analyzed by professional geotechnical experts and the full risks of the development transparently disclosed.

Water:

Three wetlands and four streams were identified on the property according to the Critical Areas Report. The application notes that the development will be within 200 feet of streams and, though not noted by the applicant, within 250ft of a well that could detrimentally impact three households’ sole source of water. As noted briefly above, the proposed application calls for 5.9 houses to be built per acre. Is this consistent with R-3.5 zoning, given that this is double the density zoned for the property on the part being built upon? The storm water runoff, the amount of impervious surfaces created (which was not articulated in the application), risk of downstream contamination due to erosion and landslides, and the hazards of three coal mining tunnels under the property, must be critically studied to assess their impacts on the three wetlands, the four streams and the neighbors’ sole source of drinking water.

Though it is clear due to the nature of the land to be built upon that studies are necessary, critical assessment of potential impacts is even more important given that the streams from the property flow directly into the Coal Creek Natural Area. The Coal Creek Natural Area is an historic and environmentally preserved area that is one of the largest parks in Bellevue. The property is a sensitive area with portions of property within the 100 year flood plain. Additionally, the aquifer and watershed are shared with the over 3,000 acre King County Park across the street, which runs into more than 2,000 acres of additional county park land.

In addition to the failure to answer the question regarding impervious surfaces, the application appears to be inconsistent. Question A(3)(a)(3) asks what type of fill material will be used by

waters and the applicant says none. However, A(1)(e) notes that fill materials may be required and A(3)(a)(2) notes that development work will be within 200 feet of stream. Further assessment must be completed to determine what fill materials will be used and their impact.

Animals:

In response to whether the site is part of a migration route, the applicant says “Not to my knowledge.” However, the Critical Areas Report attached to the application notes that the site contains critical areas of habitat and streams. It finds that six species listed as having importance in the Bellevue code have a high likelihood of being on the site including, “bald eagle migration”. Explicitly the report notes the following as having a high likelihood of being on the site: “bald eagle (migration only), pileated woodpecker, red-tailed hawk, Townsend’s big-eared bat, Keen’s myotis, and the long-eared myotis. Townsend’s big-eared bat is a Federally-listed species of concern and a State-listed candidate species. Pileated woodpecker is a State-listed Candidate.” Additionally, as neighbors we have seen the following on or near the property: black bear, coyote, deer, eagles flying over head, owls, and hawks nesting each year. The animals eat the apples from the tree and the grass in the front pasture. Currently, they are protected from the road by the fence and pasture land. However, we have already seen one deer killed by a car directly in front of 7331 Lakemont Blvd SE. This is without the increased traffic, people and trash drawing in animals or scaring them into the road and having houses directly on the road. The only measure noted in the application to preserve habitat is landscape enhancement. This is not sufficient. An Environmental Impact Study is necessary to comprehensively understand the impacts of this proposal.

Noise:

The applicant notes that “[e]xisting noise is typical of existing urban areas.” This could not be further from the truth. The proposed development is not in an urban area. As noted in the Critical Area Report, the proposed land development is on land that directly borders a municipal natural area and a park, the City of Bellevue’s Coal Creek Natural Area and King County Cougar Mountain Park. In fact, aside from the three residences across the street, this property is completely surrounded by park lands.

Coal Creek Natural Area (the only adjacent neighbor to this property) is 446 acres, the largest single area in the city’s park system. This Natural Area is described by City of Bellevue on its website “Stepping into Coal Creek Natural Area is like stepping into the past. Immersed under a treed canopy without a house in sight, the park echoes of the wildness that once covered this area. You can almost hear clanging coal cars as you wander through the second growth forests. Look closely and take time to discover evidence of the early coal industry along the trail. Coal Creek provides valuable fish and wildlife habitat, the dense forest protects water quality and erosion, and the extensive trail system provides opportunities for passive recreation and environmental education.” This description, from the City of Bellevue’s website, shows how inaccurate the application’s depiction of this development is. This property deserves additional scrutiny due to its location, history and environmental surroundings.

In addition to the property's adjacency to the Coal Creek Natural Area, the property is directly across the street and in the same watershed as the Cougar Mountain Park. The Cougar Mountain Park is 3,115 acres and is described by King County's website as "the gem of King County's 25,000 acre park system." "Thanks to several key acquisitions, the park, which originally was created by a considerable outpouring of public support, has evolved over time to its current size of 3,100 acres. The park is connected to Squak Mountain State Park by the Cougar-Squak Corridor, which together create a protected area of public land of approximately 5,000 acres." In addition to the natural area, park land, and two inhabited homes on the parcel, there are three homes located across the street and a housing development approximately 1000ft across a tree lined natural ravine behind the parcels. The three homes across the street have approximately an one acre buffer each and also border the Cougar Mountain Park. The level of noise in this area is not typical of an urban area. Some nights it is so quiet, all you can hear is coyotes and owls. The contours of the basin bring sounds directly up to the three houses across the street. Adding 5.9 homes per acre adjacent to these two parks is not a minor change in noise. It will be a drastic change in the environment, nuisance to neighbors and impactful to the wildlife of this natural area.

For the reasons cited here, the proposed measures to mitigate noise in the application are not sufficient. More than typical mitigation equipment is required, in addition to limited and specific construction hours. Additional mitigation measures should be taken to ensure the development is structured in a way to reduce noise, and there is a natural buffer between the houses and the road to help reduce noise pollution.

Aesthetics:

The proposed measures to ensure aesthetic compatibility with the area are not sufficient. Many King County residents and Bellevue City residents utilize the Coal Creek Natural Area and Cougar Mountain Park. They come to this area driving down Lakemont Blvd., which is surrounded by trees and natural area on and near the proposed development. These natural surroundings will be altered by the development, and the proposed measure to ensure the development is architecturally pleasing, as stated by the applicant, is not sufficient to ensure that the development is compatible with the current natural surroundings. Like the other developments that border Lakemont Blvd., the proposed development must provide substantial natural buffer between the roadway and the houses. Other developments in this area have trees bordering Lakemont Blvd., and to be consistent with this area, the aesthetics of the development should look park-like. Looking at the proposed build maps, several houses are proposed to be built near the road. This does not provide the natural buffer necessary. The density of the development may need to be reduced to in order to provide the necessary natural buffer from the development to the road. A significant natural buffer of vegetation between road and housing is necessary not only for aesthetics, but for a noise buffer, wildlife safety, and light and glare.

Light and Glare:

The views of the three houses across the street look directly down the hill at the proposed development. We can see lights at the existing houses and along Lakemont Blvd. The street and house lights associated with 41 new units will be a substantial increase and likely interfere with

our view. Additionally, the light pollution should be considered in its impacts on the park and wildlife. The applicant should make mitigation measures to reduce light pollution and light density at the proposed development. A natural buffer from the houses to the road and street light and house light casings should be developed in a way that reduced light pollution.

Historic Preservation:

The proposal fails to fully explain the historical and cultural significance of the area. The Coal Creek Natural Area and Cougar Mountain Park along with the property at 7331 Lakemont Blvd are part of a long history in the area. As described briefly in the excerpt from the Bellevue City website above regarding the Coal Creek Natural Area and on the King County website there is historical and cultural significance to the proposed build site. “Over the years, Cougar Mountain has been home to Native Americans, miners, loggers, and even the US Army! For thousands of years, Native Americans traversed Cougar Mountain to gather wild roots, plants and berries, as well as to hunt game and other animals. Then, when the region began to be settled, miners worked the hills of Cougar Mountain for close to a century, up until the middle of the twentieth century. Logging operations took place during the 1920s, and there was even some small-scale farming, which helped supply miners, loggers, and their families with fresh produce. In the 1950s and early 60s, two active Nike missile sites were located within the park’s current boundaries, in order to protect the Puget Sound region from potential air attacks. Eventually, these sites were decommissioned, and in the late 1960s, King County took over ownership of the land that would later become Cougar Mountain Regional Wildland Park.”

The previous owner of 7331 Lakemont Blvd was one of the last remaining residents that worked for the mines. He lived in that house for 90 years, and his father also worked in the mines. The City of Bellevue Coal Creek Natural Area’s sign, located adjacent to this property shows pictures and a map of the old mine town, which included the proposed development parcels. The pictures show an old hotel with remnants either located on 7331 Lakemont Blvd or directly adjacent to it. The Newcastle historical society has done substantial work on the history of this area, as has the Issaquah Alps Trails Club.

Though the application mentions there “may be” historical remnants underground that will not be impacted, the development itself will demolish properties that hold historical significance to this region. The house located on 7331 Lakemont Blvd. is one of two remaining company houses built for the coal mines. The applicant does not address this despite the fact that the Critical Areas Report attached to the application notes “The land within the vicinity of the Property was historically part of a larger active coal mining operation from circa 1879 to circa 1930. Intermittent coal mining occurred up to circa 1960. In the Coal Mine Hazard Assessment and Ground Proofing Report prepared by Icicle Creek Engineers (August 2, 2016) the existence and extent of three different coal mines under the Property are mapped and discussed. It should be noted at this point that this report does not address geotechnical or mining issues and their critical areas. Interaction of any critical area boundaries were coordinated by the Pace Engineers in the site design process.” A record of some of the artifacts that were once located on this property are pictured in an article on the Newcastle Historical Society Website and show a number of artifacts located on and around the grounds. See www.newcastlewahistory.org. The

current location of historical artifacts and any potential cultural impacts should be accurately assessed before a permit is approved.

Transportation:

The impact on transportation of this development is a key concern. Lakemont Blvd. currently has cars parked along it from the Cougar Mountain Park entrance past 7331 Lakemont Blvd. during the summer for overflow parking due to park use. Bicyclists and runners frequently use the small margin on both sides of the roadway year round. There is a blind corner immediately south of 7331 Lakemont Blvd. that borders the Natural Area and Park entrances and drivers regularly use speeds exceeding the 40 mph limit. The guard rail adjacent to the blind corner near the proposed development and park ravine, has been fixed at least twice in recent years due to vehicle accidents, with one fatality in 2012. Wildlife is also threatened by these traffic concerns. A deer was hit and killed in front of 7331 Lakemont Blvd. last year. Additionally, traffic on Lakemont Blvd. is already likely to increase due to a large development approximately two miles west on Lakemont Blvd. There is no public transportation available at this location.

Despite these important transportation considerations, the proposal fails to answer the question of how many vehicular trips per day will be generated. Although it is noted that the applicant does not know of any public transit, it states that one of the measures to help reduce congestion will be the use of public transit. The application makes clear that the transportation impacts of this proposal have not been well thought through. A thorough traffic study should be completed. Prior to allowing this permit, the City should consider the park traffic and parking, the dangers to wildlife, requiring reduced traffic speeds, building pedestrian sidewalks on both sides of the street connecting to Forest dr., building a safely designed cross walk from the development across to Cougar Mountain Park, and adding bicycle lanes on both sides of the street.

Utilities:

The developer will need to extend the water and sewer approximately 1,400 LF from a connection north of the property. This extension will likely need to cross creeks and natural areas, or be buried beneath Lakemont Blvd (which was just repaved last year). The environmental impact of the utilities' extension is not mentioned in the application and should be thoroughly studied before a permit requiring water and sewer be approved. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

Conclusion:

Due to the reasons articulated above we urge the City of Bellevue to consider the many ways in which this proposal has probable significant adverse impacts on the quality of the environment, historical and cultural areas, transportation and safety of residents. This site is not a typical urban area with similar types of houses or development. It is pasture land that is surrounded on all sides by sensitive and important parks. As a result, an Environmental Impact Statement, an in-depth geotechnical study, historical preservation research, and a transportation study, are necessary prior to the development of this site.

Some of the specific considerations we believe should be included are: if the actual density of proposal is consistent with environmental and zoning needs; the provision of sufficient natural buffer between development and road to mitigate noise, light, and compatibility with aesthetics of the area; light casings and minimized light levels to reduce light pollution; the upgrading of Lakemont Blvd. to include a crosswalk to the park, sidewalks and bike lanes on both side of the street extending to Forest Dr., and a reduced speed limit; and a full assessment of the impact on the drinking water well used by three households adjacent to the development site. The developer should ensure the provision of water and sewer to the houses across Lakemont Blvd. to mitigate potential impacts on well drinking water.

Planned Unit Development (PUD)

If the proposed project is subject to reduced environmental requirements or other factors due to the creation of a PUD, we request the City of Bellevue provide public access and notice to the location of information regarding the legal creation and approval of the Park Point PUD and the availability of any public process associated therewith.

Thank you for the opportunity to submit these comments and for your consideration.

Pittman, Reilly

From: Vellema, Vicki <Vicki.Vellema@nordstrom.com>
Sent: Thursday, December 15, 2016 5:06 AM
To: Bedwell, Heidi
Subject: PUD on Lakemont

Follow Up Flag: Follow up
Flag Status: Completed

Hi Heidi,

Thank you for facilitating the meeting last night. It was great to hear from the developers and feedback from the impacted community. I want to share my comments for you to consider when making a decision on this PUD proposal.

While I appreciate the developers design to protect a substantial part of the property for open space we all know that the land they are keeping open is not buildable for residential homes. It seems the developers are pushing through a PUD proposal so that they can bypass the restriction of 3.5 homes per acre and create a higher density cluster of homes. The minimal set back and buffer of natural space from Lakemont is not similar to the other developments on the street. Because they are trying to fit as many homes as possible they are sacrificing the natural appearance of the neighborhood.

I would like you to consider reducing the density back to the 3.5 homes per acre and then they would have the space to blend into the neighborhood with minimal impact.

Thank you for your time and consideration..

Vicki Vellema

Sent from my iPad

Pittman, Reilly

From: Barbra Chevalier <barbra.n.chevalier@gmail.com>
Sent: Wednesday, December 14, 2016 9:43 PM
To: Bedwell, Heidi; Council
Subject: Park Pointe PUD at 7219 and 7331 Lakemont Blvd SE, Bellevue, WA

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern,

I was surprised and dismayed to learn of the proposal to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. My son and I frequently enjoy hiking by ourselves and with friends from the new Cindermine Trailhead to the small waterfall near Milt Swanson's property. We often continue on to Lakemont Blvd. and the Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go.

This property is not just a connection between two of our favorite local parks. It is also a corridor for the movement of wildlife between these greenbelts. That corridor would cease to function if roads and houses are built on this property, further forcing animals into already crowded and inappropriate places - nearby neighborhoods.

This property is also situated near fragile wetland. I fail to see how any impact mitigation strategies would be able to adequately provide for protection of such a delicate ecosystem, both during construction and after completion.

The Swanson property serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain. There are very few left in Bellevue. Additionally, because of the site's history, it is likely that there are miners killed while excavating for coal who are still entombed in the mine shafts under the property. Construction over these historic remains would be legally and ethically dubious.

Furthermore, the mining history of the site and its geologic state make it a terribly unsafe location for any construction. The ground is almost certainly compromised and unlikely to support the weight of any development. Add to this the risks associated with landslides and earthquakes, and the proposal makes even less sense.

Lastly, from a traffic and safety perspective, it is borderline negligent to allow the addition of 100+ people along a road not intended for such congestion. We don't even know yet how much change will be wrought over the next year by the completion of the huge Newcastle Commons and the new apartments along Newport Way. Full-throttle development of this sort is simply irresponsible.

Bellevue recently earned the top spot in a survey of cities with the highest quality of life:

<http://www.businessinsider.com/us-cities...>, as it has done for several years. I realize that there is pressure to find new places to build homes for all the people who want to live here, but we also must remain vigilant not to lose the things that make Bellevue a special and desirable place to live. The Swanson property is one of those gems that should not be sacrificed. It is important to preserve the special parts of residential neighborhoods that allow us to connect with nature and our cultural heritage. It is part of what makes Bellevue such a special, enjoyable place to call home, and it is not an acceptable loss.

Under Bellevue's most recent Comprehensive Plan, the city should acquire this property to preserve its unique qualities.

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If that does not happen, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks and wildlife. Given the proposed loss of 200+ trees, the almost certain impact on the newly restored salmon spawning grounds in Coal Creek, and the impact on other local wildlife, a "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue.

Sincerely,

Barbra Chevalier

6541 126th Ave SE
Bellevue, WA 98006

Pittman, Reilly

From: Gita Ansari <gansari@comcast.net>
Sent: Wednesday, December 14, 2016 1:37 PM
To: Bedwell, Heidi
Subject: 7219 and 7331 Lakemont Blvd SE, Bellevue, WA

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern:

I just like to express my objection to this project. I have learned that a home Developer has a proposal for 41 houses to be built at this location. Since I can not be present at the public meeting this evening, I am inputting my vote via this email message.

Regards,

Gita Ansari
6004 155th Ave SE
Bellevue, WA 98006

Pittman, Reilly

From: Stephen Cobert <stephencobert@comcast.net>
Sent: Wednesday, December 14, 2016 8:03 AM
To: Bedwell, Heidi; Council
Subject: Swanson Property Development Proposal

Follow Up Flag: Follow up
Flag Status: Completed

I would like to urge the council to reject the development proposal for this property. It is located on land that should be part of Coal Creek Park. It contains interesting historic ruins from the old coal mining days. Access to Lakemont would be dangerous.

Most importantly it is in a coal mine hazard area.

This area is riddled with coal mines. There is an obvious entrance to a major coal mine immediately south of the Swanson property next to Coal Creek. A geo survey will likely deem this property

Stephen Cobert
5710 143rd PL SE
Bellevue, WA 98006
H:(425) 957-7777
C:(253) 261-2419

Pittman, Reilly

From: Lisa Dembo <ljdem@comcast.net>
Sent: Tuesday, December 13, 2016 9:41 PM
To: Bedwell, Heidi
Cc: ljdem@comcast.net
Subject: File Number: 16-143970-LK and 16-145946-LO

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Bedwell,

I'd like to submit my written comments that I do not support this 41 house property development for every reason you have already received I'm sure!

Too many additional cars to this already busy road, a very blind curve at the location, the loss of wildlife and preservation of wetlands and greenspace.

Thank you for your consideration,

Lisa Dembo
15410 SE 54th Ct
Bellevue WA 98006
425-644-6931

Pittman, Reilly

From: Kevin Hall <kevinhall100@comcast.net>
Sent: Tuesday, December 13, 2016 8:59 PM
To: Bedwell, Heidi
Subject: Comment for 16-143970-LK and 16-145946- LO

Follow Up Flag: Follow up
Flag Status: Completed

I believe that this property if possible should be purchased, even on an emergency basis, by the City of Bellevue because this property if developed would be an intrusive enclave in what is otherwise a natural park (King Co and City of Bellevue) that provides unparalleled recreation to Bellevue's residents by the thousands.

A new development would threaten this area, and one of the core recreation starting off points at Red Town Trailhead, which heads up into Cougar Mountain Regional Wilderness Park, and also down into Coal Creek Natural Area.

Kevin Hall
6304 117th AVE SE
Bellevue WA 98006

Pittman, Reilly

From: Bedwell, Heidi
Sent: Monday, December 12, 2016 2:34 PM
To: David Schwartz
Cc: Berens, Mary Kate; Chelminiak, John; Harwood, Brad; Lee, Conrad; Luce, Michelle; McCommon, Nathan; Miyake, Brad; Nichols, Joyce; Nunnelee, Sandra J.; Robertson, Jennifer S.; Robinson, Lynne; Slatter, Vandana; Stannert, Kyle; Stokes, John; Wallace, Kevin R; Wright, Lenka; PlanningCommission
Subject: RE: Proposed Land Use for Milt Swanson's property / Park Pointe PUD
Attachments: Project Summary Park Pointe PUD 120916.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Mr. Schwartz,

Thank you for providing input regarding proposed development near Coal Creek Park. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. I wanted to also provide you with the information that staff provided to the city council regarding the subject application. A public meeting will be held this coming Wednesday at 7:00 here at City Hall for the public to learn more about the proposed development from the applicant. City staff will also be in attendance to answer questions about the permit process.

Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: David Schwartz [mailto:davids58@gmail.com]
Sent: Friday, December 09, 2016 4:49 PM
To: Bedwell, Heidi
Cc: Council ; PlanningCommission
Subject: Proposed Land Use for Milt Swanson's property / Park Pointe PUD

Ms. Bedwell,

I have become aware of the proposed development of the subject property. I won't re-iterate the points made in the various other resident emails that I'm know have been sent to you regarding this matter. I only want to add my voice to those that have pointed out that this is a misguided use of this property fraught with risk and simply a poor choice by the City of Bellevue for the many reasons others have stated.

As a long-time resident and taxpayer, I expect and indeed demand that a proper EIS be executed with regard to this project.



Date: December 9, 2016

To: Mayor Stokes and Members of the City Council

From: Carol Helland, Land Use Division Director
Development Services Department

Subject: Park Pointe PUD; 16-143970-LK and 16-145946-LO, Planned Unit Development
FOR YOUR INFORMATION ONLY - NO ACTION REQUIRED

Description of Proposal: The Development Services Department has received an application for a Planned Unit Development to construct 41 units on two existing residential lots. Zoning of the site is R-3.5 (a residential zoning district allowing 3.5 units per acre). The proposed 41 single-family homes will be sold as detached condominiums, meaning the proposal will not create separate lots for each individual unit. In order to achieve the proposed 41 units, the applicant is requesting approval of bonus density (entitled through the PUD process) which would allow a greater density than the base permitted for R-3.5 district.



The site contains critical areas including steep slopes, wetlands, streams, and coal mine hazards. The proposal includes a request to modify critical area buffers and this request is evaluated through a critical areas report. Reports have been prepared identifying the critical areas including a geotechnical report evaluating the coal mine hazards. Development is generally clustered in the area that is currently pasture. All existing structures are proposed for removal.

Proposal includes preserving 5.9 acres of the site in open space. The applicant has suggested it would be interested in donating the tract to the city. Staff from Development Services and Parks Department are discussing the proposal.

Location: The development site is located at 7219 and 7331 Lakemont Blvd SE.



Status of Review: The Planned Unit Development application was submitted on October 10, 2016, and the Critical Areas Land Use Permit was submitted on November 3, 2016. The project was noticed in the city's Weekly Permit Bulletin on December 1, 2016 and a public meeting is being held on Wednesday December 14th. The project is in the early stages of review and staff is preparing their first review comments for the applicant.

Process: Planned Unit Development, Critical Areas Land Use Permit and SEPA review. Staff decision on SEPA and Critical Areas Land Use Permit is appealable to a hearing examiner. Staff recommendation on the Planned Unit Development is presented to hearing examiner at public hearing. Hearing Examiner makes decision and the project is appealable to the City Council. This project would become a quasi-judicial decision of the City Council, and subject to the appearance of fairness doctrine, if the Hearing Examiner decision is appealed.

Community Concerns: Staff have received several comments from the public since the notice of application and project signs were posted on the site. The comments range in topic from concerns about wildlife and environmental impacts to traffic and several requests and concerns about the city acquiring the subject lots for use as park land. This project will undergo review under the State Environmental Policy Act (SEPA); however, since development of the property was contemplated and is governed by the terms of the Land Use Code, it is unlikely that an Environmental Impact Statement will be required.

Staff Contacts: Carol Helland, Land Use Division Director, 425-452-2724
Heidi M. Bedwell, Environmental Planning Manager, 425-452-4862

Sincerely,

David R. Schwartz, Ph.D.
13805 SE 58th Place
Bellevue, WA 98001

Pittman, Reilly

From: Bedwell, Heidi
Sent: Monday, December 12, 2016 2:32 PM
To: Worth Wollpert
Cc: Council; planningcommission@bellevue.gov; nmatz@bellevue.gov
Subject: RE: Proposed future development on Milt Swanson's property in Bellevue
Attachments: Project Summary Park Pointe PUD 120916.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Thank you again for providing input regarding proposed development near Coal Creek Park. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. I wanted to also provide you with the information that staff provided to the city council regarding the subject application. A public meeting will be held this coming Wednesday at 7:00 here at City Hall for the public to learn more about the proposed development from the applicant. City staff will also be in attendance to answer questions about the permit process.

Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Worth Wollpert [mailto:worth32@comcast.net]
Sent: Friday, December 09, 2016 3:47 PM
To: Bedwell, Heidi
Cc: Council ; planningcommission@bellevue.gov; nmatz@bellevue.gov
Subject: Proposed future development on Milt Swanson's property in Bellevue

Dear Ms. Bedwell et al,

Like many others you've heard from already, I too was surprised and dismayed to learn of the proposal to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. My family frequently enjoys hiking up the Coal Creek trail and stopping at the small waterfall near Milt Swanson's property between Lakemont Blvd. and the Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go.

This property is not just a connection between two of our favorite local parks. It is also a corridor for the

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movement of wildlife between these greenbelts. That corridor would cease to function if roads and houses are built on this property.

The Swanson property serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain. There are very few left in Bellevue.

Bellevue recently earned the top spot in a survey of cities with the highest quality of life:

<http://www.businessinsider.com/us-cities...> . I realize that there is pressure to find new places to build homes for all the people who want to live here. New houses are needed to keep housing prices reasonable. But we also must remain vigilant not to lose the things that make Bellevue a special and desirable place to live. The Swanson property is one of those gems that should not be sacrificed.

Our city is investing a lot of time and money in the downtown area, with projects like the “Grand Connection” and development of the Wilburton commercial district and the Spring District. These are good projects. But while we are developing these areas of Bellevue, it is important to preserve the special parts of residential neighborhoods that allow us to connect with nature and our cultural heritage, not to mention the huge yet-to-open mixed use property farther down Lakemont past the YMCA (technically Newcastle I believe, although traffic along Lakemont in this area is already set to undergo a massive increase in the next couple of years)

Ideally, the city would acquire this property to preserve its unique qualities. If that does not happen, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks and wildlife. A “Determination of Non-Significance” is not an acceptable outcome for the residents of Bellevue. Under the Comprehensive Plan, the City of Bellevue should have acquired this property to preserve its unique qualities and to retain the connection for a wildlife corridor. There is also concern for the impact of construction and reduction of available land on salmon habitat in Coal Creek, something the CoB has recently spent much money to restore. If there is not a stop to this project and an acquisition by CoB, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks, wildlife, and salmon. As it stands now this is not a project that should be approved.

Respectfully,

Worth and Dana Wollpert

7271 170th Ave SE

Bellevue, WA 98006

Pittman, Reilly

From: Bedwell, Heidi
Sent: Monday, December 12, 2016 2:31 PM
To: Ruth Marsh; PlanningCommission
Cc: Council; Matz, Nicholas
Subject: RE: Milt Swanson't property should be turned into a park!!
Attachments: Project Summary Park Pointe PUD 120916.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Marsh

Thank you again for providing input regarding proposed development near Coal Creek Park. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. I wanted to also provide you with the information that staff provided to the city council regarding the subject application. A public meeting will be held this coming Wednesday at 7:00 here at City Hall for the public to learn more about the proposed development from the applicant. City staff will also be in attendance to answer questions about the permit process.

Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Ruth Marsh [mailto:ruthmarsh@live.com]
Sent: Friday, December 09, 2016 12:37 PM
To: PlanningCommission ; Bedwell, Heidi
Cc: Council ; Matz, Nicholas
Subject: Milt Swanson't property should be turned into a park!!

Dear Ms. Bedwell,

I was surprised and **dismayed** to learn of the proposal for Park Pointe PUD (File Number: 16-143970-LK and 16-145946-LO) to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. With my family and friends, I frequently enjoy hiking up the Coal Creek trail and sometimes crossing over Lakemont Blvd. to the Cougar Mountain trail via Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go. This property is not just a connection between two wonderful local parks. It is also a corridor for the movement of wildlife between these wildlife habitats.

That corridor would cease to function if roads and houses are built on this property. As we continue to remove habitat, we see increasing numbers of wild animals forced into our neighborhoods, looking for food and territory. In terms of coyotes

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and big cats, this creates a public safety hazard. Recently, we have had reports on Nextdoor of pets being snatched and killed while on leash, not to mention pets killed while in their own back yard. Allowing another 41 homes to encroach into natural habitat will only increase these events as well as the likelihood of human attacks, something I am certain that the city would like to prevent.

Bellevue recently earned the top spot in a survey of cities with the highest quality of life:

<http://www.businessinsider.com/us-cities...> While there is certainly pressure to find new places to build homes for all the people who want to live here, there are locations better suited to increased density that will not require the destruction of natural habitat. We need not lose the things that make Bellevue a special and desirable place to live; among them our greenbelts, trail systems and connection to regional parks are essential to that character. The Swanson property is one of those gems that should not be sacrificed; in addition to its wild habitat, it serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain and there are very few left in Bellevue at all.

Our city is investing a lot of time and money in the areas near downtown to increase urban density and transit access. But while we are developing these areas of Bellevue, **it is important to preserve the natural parts of residential neighborhoods that allow us to connect with nature and preserve the little bit of wildlife habitat that we have left.**

Under the Comprehensive Plan, the **City of Bellevue should acquire this property to preserve its unique qualities and to retain the connection for a wildlife corridor.** There is also concern for the impact of construction and reduction of available land on salmon habitat in Coal Creek, something the CoB has recently spent much money to restore. If there is not a stop to this project and an acquisition by CoB, we must insist that **a full EIS be undertaken** to properly evaluate the impact this proposal would have on the parks, wildlife, and salmon. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue. **This is not a project that should be approved.**

Sincerely,
Ruth Marsh

Pittman, Reilly

From: Bedwell, Heidi
Sent: Monday, December 12, 2016 2:26 PM
To: Diana Adamson
Cc: Council
Subject: RE: Concerns Regarding Park Pointe PUD
Attachments: Project Summary Park Pointe PUD 120916.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Adamson

Thank you again for providing input regarding proposed development near Coal Creek Park. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. I wanted to also provide you with the information that staff provided to the city council regarding the subject application. A public meeting will be held this coming Wednesday at 7:00 here at City Hall for the public to learn more about the proposed development from the applicant. City staff will also be in attendance to answer questions about the permit process.

Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Diana Adamson [mailto:diana.adamson@live.com]
Sent: Thursday, December 08, 2016 2:23 PM
To: Bedwell, Heidi
Cc: Council
Subject: Concerns Regarding Park Pointe PUD

Dear Ms. Bedwell,

I have recently learned that an application for land use approval for the property at 7219 and 7331 Lakemont Blvd for use as a PUD has been filed with the city of Bellevue.

As a resident of SE Bellevue and a frequent user of both Coal Creek Park and Cougar Mountain Regional Park, I am concerned about the development of the land at 7219 and 7331 Lakemont Blvd. As a frequent Lakemont Blvd traveler and parent of a new teen driver, I have safety concerns regarding increased traffic along Lakemont Blvd, especially near the blind curve in the road. While I am no geologist, as a frequent hiker in the area, I also have concerns about the safety of the proposed homes due to the mines in the area. As a wildlife enthusiast, I have concerns regarding the ability of wildlife to move along the corridor that has been so thoughtfully created and cared for, as well as concerns regarding

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the impact on the tree canopy in the area. And, as a local history buff, I am saddened to see this area so rich in local mining history be lost to future generations.

As a relatively new Bellevue resident, I certainly appreciate the demand for housing in Southeast Bellevue. However, I feel this is not the place to build. We should not ruin the natural beauty and history in this area for the sake of new development. Thank you for your consideration in this matter.

Sincerely,

Diana Adamson
13509 SE 57th St
Bellevue, WA 98006
214-682-4154

Pittman, Reilly

From: Bedwell, Heidi
Sent: Monday, December 12, 2016 2:23 PM
To: Karen Esayian
Cc: Council
Subject: RE: Carrying coal to Newcastle: Milt Swanson remembers the men who mined | Black Diamond History
Attachments: Project Summary Park Pointe PUD 120916.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello Ms. Esayian.

Thank you again for providing input regarding proposed development near Coal Creek Park. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. I wanted to also provide you with the information that staff provided to the city council regarding the subject application. A public meeting will be held this coming Wednesday at 7:00 here at City Hall for the public to learn more about the proposed development from the applicant. City staff will also be in attendance to answer questions about the permit process.

Sincerely,

Heidi M. Bedwell

Environmental Planning Manager, Land Use Division Development Services Department

425-452-4862

www.bellevuewa.gov

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

From: Karen Esayian [mailto:kesayian@aol.com]

Sent: Friday, December 09, 2016 9:46 AM

To: Bedwell, Heidi <HBedwell@bellevuewa.gov>; Council <Council@bellevuewa.gov>

Subject: Carrying coal to Newcastle: Milt Swanson remembers the men who mined | Black Diamond History

The history of this coal mining area should dictate another look with regard to the proposed building of residential houses. An EIS should be proposed - from a safety issue, a cultural heritage issue and a "City in a Park" issue.
<https://blackdiamondhistory.wordpress.com/2014/11/10/carrying-coal-to-newcastle-milt-swanson-remembers-the-men-who-mined/>

Karen Esayian

4601 135th Ave SE

Bellevue, WA. 98006

Sent from my iPad

Pittman, Reilly

From: Bedwell, Heidi
Sent: Monday, December 12, 2016 2:15 PM
To: Micki Larimer
Cc: Nunnelee, Sandra J.; Taylor, Sharon L.
Subject: RE: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE
Attachments: Project Summary Park Pointe PUD 120916.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Larimer,
I wanted to also provide you with the information that staff provided to the city council regarding the subject application. A public meeting will be held this coming Wednesday at 7:00 here at City Hall for the public to learn more about the proposed development from the applicant. City staff will also be in attendance to answer questions about the permit process.

Thank you again for your interest in this project.
Heidi Bedwell

From: Bedwell, Heidi
Sent: Friday, December 09, 2016 2:22 PM
To: 'Micki Larimer'
Subject: RE: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Micki Larimer [<mailto:mickilarimer@gmail.com>]
Sent: Thursday, December 08, 2016 11:18 AM
To: Bedwell, Heidi <HBedwell@bellevuewa.gov>
Cc: Council <Council@bellevuewa.gov>; Parker, Camron <CParker@bellevuewa.gov>
Subject: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

DSD - 002063

I strongly oppose the current proposal to build 41 homes on land abutting the connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park on both community and environmental grounds.

Coal Creek and its associated trail system are dearly-valued South Bellevue treasures. My kids and I have been walking regularly here for over 15 years, and we helped to build/improve the trail by applying gravel as we hiked. This was a recurring nature experience for them as toddlers, and continues to be frequented by many young families from Bellevue and throughout the Eastside.

Young kids wade, splash, toss pebbles, twigs and leaves, engaging in the best of nature's learning lab's. This outdoor "*Kinder Garten*" might appear to be free, but it does require support to remain peaceful, wildlife friendly, health, and inviting.

Water quality and flow levels of this prime publicly-accessible stream should be prioritized over private construction. This property also serves as a visual portion of the connection between the Coal Creek trail and the Red Town Trailhead, and is an important wildlife path/ corridor.

Please, Keep this vital piece of Bellevue's natural world intact as a part of the Bellevue Parks System. Water quality of the nearby creek, the public benefit of peaceful ambiance on the nearby, highly used trail, and the benefits of the land as wildlife habitat all outweigh the private benefits of construction on these properties.

I urge you to incorporate this open space into the adjacent park area, rather than permitting its development.

All the best,

Micki Larimer Kinney
4053 149th Ave SE
Bellevue, 98006

Pittman, Reilly

From: David Schwartz <davids58@gmail.com>
Sent: Friday, December 9, 2016 4:49 PM
To: Bedwell, Heidi
Cc: Council; PlanningCommission
Subject: Proposed Land Use for Milt Swanson's property / Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Bedwell,

I have become aware of the proposed development of the subject property. I won't re-iterate the points made in the various other resident emails that I'm know have been sent to you regarding this matter. I only want to add my voice to those that have pointed out that this is a misguided use of this property fraught with risk and simply a poor choice by the City of Bellevue for the many reasons others have stated.

As a long-time resident and taxpayer, I expect and indeed demand that a proper EIS be executed with regard to this project.

Sincerely,

David R. Schwartz, Ph.D.
13805 SE 58th Place
Bellevue, WA 98001

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 4:16 PM
To: 'Bull, Trishah'
Subject: RE: Park Pointe PUD 16-143970-LK and 16-145946-LO
Attachments: PACE Plans COMPLETE.pdf

Follow Up Flag: Follow up
Flag Status: Completed

See the attached. Let me know if you have any questions.

Heidi M. Bedwell
Energize Eastside Project Manager
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Bull, Trishah [mailto:Trishah.Bull@kingcounty.gov]
Sent: Friday, December 09, 2016 3:52 PM
To: Bedwell, Heidi
Subject: Park Pointe PUD 16-143970-LK and 16-145946-LO

Good afternoon,

We received a Permit Bulletin describing the Notice of Application and Public Meeting for Park Pointe PUD. Do you have an electronic version of the proposed development (site plan and tesc plan) that you could forward? If the file is too large, we are available to pick up the information.

Thank you,
Trishah

Trishah Bull

Real Property Agent | King County Parks | Capital Planning & Land Management Section
206-477-3929 | trishah.bull@kingcounty.gov

Pittman, Reilly

From: Worth Wollpert <worth32@comcast.net>
Sent: Friday, December 9, 2016 4:14 PM
To: Bedwell, Heidi
Cc: Council; PlanningCommission; Matz, Nicholas
Subject: Proposed future development on Milt Swanson's property in Bellevue

Follow Up Flag: Follow up
Flag Status: Completed

Apologies for the second email, council & Ms. Bedwell. Corrected email addresses for two others on CC.

Worth

From: Worth Wollpert [mailto:worth32@comcast.net]
Sent: Friday, December 09, 2016 3:47 PM
To: 'hbedwell@bellevuewa.gov'
Cc: 'council@bellevuewa.gov'; 'planningcommission@bellevue.gov'; 'nmatz@bellevue.gov'
Subject: Proposed future development on Milt Swanson's property in Bellevue

Dear Ms. Bedwell et al,

Like many others you've heard from already, I too was surprised and dismayed to learn of the proposal to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. My family frequently enjoys hiking up the Coal Creek trail and stopping at the small waterfall near Milt Swanson's property between Lakemont Blvd. and the Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go.

This property is not just a connection between two of our favorite local parks. It is also a corridor for the movement of wildlife between these greenbelts. That corridor would cease to function if roads and houses are built on this property.

The Swanson property serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain. There are very few left in Bellevue.

Bellevue recently earned the top spot in a survey of cities with the highest quality of life: <http://www.businessinsider.com/us-cities...> . I realize that there is pressure to find new places to build homes for all the people who want to live here. New houses are needed to keep housing prices reasonable. But we also must remain vigilant not to lose the things that make Bellevue a special and desirable place to live. The Swanson property is one of those gems that should not be sacrificed.

Our city is investing a lot of time and money in the downtown area, with projects like the "Grand Connection" and development of the Wilburton commercial district and the Spring District. These are good projects. But while we are developing these areas of Bellevue, it is important to preserve the special parts of residential neighborhoods that allow us to connect with nature and our cultural heritage, not to mention the huge yet-to-

DSD - 002067

open mixed use property farther down Lakemont past the YMCA (technically Newcastle I believe, although traffic along Lakemont in this area is already set to undergo a massive increase in the next couple of years)

Ideally, the city would acquire this property to preserve its unique qualities. If that does not happen, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks and wildlife. A “Determination of Non-Significance” is not an acceptable outcome for the residents of Bellevue. Under the Comprehensive Plan, the City of Bellevue should have acquired this property to preserve its unique qualities and to retain the connection for a wildlife corridor. There is also concern for the impact of construction and reduction of available land on salmon habitat in Coal Creek, something the CoB has recently spent much money to restore. If there is not a stop to this project and an acquisition by CoB, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks, wildlife, and salmon. As it stands now this is not a project that should be approved.

Respectfully,

Worth and Dana Wollpert

7271 170th Ave SE

Bellevue, WA 98006

Pittman, Reilly

From: Bull, Trishah <Trishah.Bull@kingcounty.gov>
Sent: Friday, December 9, 2016 3:52 PM
To: Bedwell, Heidi
Subject: Park Pointe PUD 16-143970-LK and 16-145946-LO

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

We received a Permit Bulletin describing the Notice of Application and Public Meeting for Park Pointe PUD. Do you have an electronic version of the proposed development (site plan and tesc plan) that you could forward? If the file is too large, we are available to pick up the information.

Thank you,
Trishah

Trishah Bull

Real Property Agent | King County Parks | Capital Planning & Land Management Section
206-477-3929 | trishah.bull@kingcounty.gov

Pittman, Reilly

From: Worth Wollpert <worth32@comcast.net>
Sent: Friday, December 9, 2016 3:47 PM
To: Bedwell, Heidi
Cc: Council; planningcommission@bellevue.gov; nmatz@bellevue.gov
Subject: Proposed future development on Milt Swanson's property in Bellevue

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Bedwell et al,

Like many others you've heard from already, I too was surprised and dismayed to learn of the proposal to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. My family frequently enjoys hiking up the Coal Creek trail and stopping at the small waterfall near Milt Swanson's property between Lakemont Blvd. and the Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go.

This property is not just a connection between two of our favorite local parks. It is also a corridor for the movement of wildlife between these greenbelts. That corridor would cease to function if roads and houses are built on this property.

The Swanson property serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain. There are very few left in Bellevue.

Bellevue recently earned the top spot in a survey of cities with the highest quality of life: <http://www.businessinsider.com/us-cities...> . I realize that there is pressure to find new places to build homes for all the people who want to live here. New houses are needed to keep housing prices reasonable. But we also must remain vigilant not to lose the things that make Bellevue a special and desirable place to live. The Swanson property is one of those gems that should not be sacrificed.

Our city is investing a lot of time and money in the downtown area, with projects like the "Grand Connection" and development of the Wilburton commercial district and the Spring District. These are good projects. But while we are developing these areas of Bellevue, it is important to preserve the special parts of residential neighborhoods that allow us to connect with nature and our cultural heritage, not to mention the huge yet-to-open mixed use property farther down Lakemont past the YMCA (technically Newcastle I believe, although traffic along Lakemont in this area is already set to undergo a massive increase in the next couple of years)

Ideally, the city would acquire this property to preserve its unique qualities. If that does not happen, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks and wildlife. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue. Under the Comprehensive Plan, the City of Bellevue should have acquired this property to preserve its unique qualities and to retain the connection for a wildlife corridor. There is also concern for the impact of construction and reduction of available land on salmon habitat in Coal Creek, something the CoB has recently spent much money to restore. If there is not a stop to this project and an acquisition by CoB, we must insist that a full EIS

DSD - 002070

be undertaken to properly evaluate the impact this proposal would have on the parks, wildlife, and salmon. As it stands now this is not a project that should be approved.

Respectfully,

Worth and Dana Wollpert

7271 170th Ave SE

Bellevue, WA 98006

Pittman, Reilly

From: Vicki Heck <vickiheck@gmail.com>
Sent: Friday, December 9, 2016 2:52 PM
To: Bedwell, Heidi
Subject: Re: Milt Swanson's property development question

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Heidi - very helpful information!!

- Vicki

> On Dec 9, 2016, at 2:18 PM, <HBedwell@bellevuewa.gov> <HBedwell@bellevuewa.gov> wrote:

>

> Ms. Heck

> Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. The process is in the preliminary stages so now is your opportunity to provide specific input on the project. We will be evaluating the project for compliance with environmental regulations and the applicant has prepared preliminary development reports to support their application.

>

> A public meeting will be held on Wednesday December 14th at 7:00 here at City Hall. The purpose of the public meeting is for the community to hear more about the proposal from the applicant and to ask them questions or provide general comment on things you'd like considered. Staff will also be available to answer questions about the process and the applicable code standards. Specific comments on the proposal are preferred in writing via either email or post mail. The Council is becoming aware of the development project. The applicant has expressed a willingness to deed the proposed open space to the city however only preliminary conversations have occurred regarding this potential. You are always welcome to contact the Council to express your interest in the project and highlight your desire for the city to acquire the property.

>

> Your input is appreciated. Feel free to contact me again if you have additional questions.

> Sincerely

>

> Heidi M. Bedwell

> Environmental Planning Manager, Land Use Division Development Services

> Department

> 425-452-4862

> www.bellevuewa.gov

>

>

>

>

>

> -----Original Message-----

> From: Vicki Heck [<mailto:vickiheck@gmail.com>]

> Sent: Thursday, December 08, 2016 9:52 AM

> To: Bedwell, Heidi <HBedwell@bellevuewa.gov>

DSD - 002072

- > Subject: Milt Swanson's property development question
- >
- > Hello Heidi,
- >
- > I learned recently Milt Swanson's property by the Red Town trail head is being considered for the development of 41 homes.
- >
- > Can you let me know more information about how far the process has gone?
- >
- > Is there an opportunity for concerned Bellevue citizens to rally and advocate for the City of Bellevue to approve a budget item to purchase this land and preserve the natural state of this area?
- >
- > Has there been an environmental study done? Isn't that necessary for any development to occur there?
- >
- > Will there be any formal public meetings on this specific topic?
- >
- > Any guidance you can give about the best way to proceed to preserve this area would be appreciated!
- >
- >
- > - Vicki
- > 4228 159th Ave SE
- > Bellevue, WA 98006
- > 425-890-6028

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:27 PM
To: 'Ruth Marsh'
Subject: RE: Milt Swanson't property should be turned into a park!!

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Marsh,
Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Ruth Marsh [mailto:ruthmarsh@live.com]
Sent: Friday, December 09, 2016 12:37 PM
To: PlanningCommission ; Bedwell, Heidi
Cc: Council ; Matz, Nicholas
Subject: Milt Swanson't property should be turned into a park!!

Dear Ms. Bedwell,

I was surprised and **dismayed** to learn of the proposal for Park Pointe PUD (File Number: 16-143970-LK and 16-145946-LO) to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. With my family and friends, I frequently enjoy hiking up the Coal Creek trail and sometimes crossing over Lakemont Blvd. to the Cougar Mountain trail via Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go. This property is not just a connection between two wonderful local parks. It is also a corridor for the movement of wildlife between these wildlife habitats.

That corridor would cease to function if roads and houses are built on this property. As we continue to remove habitat, we see increasing numbers of wild animals forced into our neighborhoods, looking for food and territory. In terms of coyotes and big cats, this creates a public safety hazard. Recently, we have had reports on Nextdoor of pets being snatched and killed while on leash, not to mention pets killed while in their own back yard. Allowing another 41 homes to encroach into natural habitat will only increase these events as well as the likelihood of human attacks, something I am certain that the city would like to prevent.

DSD - 002074

Bellevue recently earned the top spot in a survey of cities with the highest quality of life:

<http://www.businessinsider.com/us-cities...> While there is certainly pressure to find new places to build homes for all the people who want to live here, there are locations better suited to increased density that will not require the destruction of natural habitat. We need not lose the things that make Bellevue a special and desirable place to live; among them our greenbelts, trail systems and connection to regional parks are essential to that character. The Swanson property is one of those gems that should not be sacrificed; in addition to its wild habitat, it serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain and there are very few left in Bellevue at all.

Our city is investing a lot of time and money in the areas near downtown to increase urban density and transit access. But while we are developing these areas of Bellevue, **it is important to preserve the natural parts of residential neighborhoods that allow us to connect with nature and preserve the little bit of wildlife habitat that we have left.**

Under the Comprehensive Plan, the **City of Bellevue should acquire this property to preserve its unique qualities and to retain the connection for a wildlife corridor.** There is also concern for the impact of construction and reduction of available land on salmon habitat in Coal Creek, something the CoB has recently spent much money to restore. If there is not a stop to this project and an acquisition by CoB, we must insist that **a full EIS be undertaken** to properly evaluate the impact this proposal would have on the parks, wildlife, and salmon. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue. **This is not a project that should be approved.**

Sincerely,
Ruth Marsh

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:27 PM
To: 'Karen Esayian'
Subject: RE: Carrying coal to Newcastle: Milt Swanson remembers the men who mined | Black Diamond History

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your additional comments Karen.

Heidi Bedwell

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

From: Karen Esayian [mailto:kesayian@aol.com]
Sent: Friday, December 09, 2016 9:46 AM
To: Bedwell, Heidi <HBedwell@bellevuewa.gov>; Council <Council@bellevuewa.gov>
Subject: Carrying coal to Newcastle: Milt Swanson remembers the men who mined | Black Diamond History

The history of this coal mining area should dictate another look with regard to the proposed building of residential houses. An EIS should be proposed - from a safety issue, a cultural heritage issue and a "City in a Park" issue.
<https://blackdiamondhistory.wordpress.com/2014/11/10/carrying-coal-to-newcastle-milt-swanson-remembers-the-men-who-mined/>

Karen Esayian
4601 135th Ave SE
Bellevue, WA. 98006

Sent from my iPad

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:25 PM
To: 'sarah gk'
Subject: RE: Proposed development on 7219 and 7331 Lakemont Blvd SE

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: sarah gk [mailto:sarahgk1@hotmail.com]
Sent: Thursday, December 08, 2016 9:36 PM
To: Bedwell, Heidi
Subject: Proposed development on 7219 and 7331 Lakemont Blvd SE

Dear Ms. Bedwell,

We were also surprised and dismayed to learn of the proposal to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

There are numerous concerns to the sensitive nature of this area: dangerous geological implications because of the mine area, pollution to the wetlands, increased risk of landslides, disruption to sensitive wildlife and dangerous traffic, to site a few.

The Swanson property also serves as a connection to the rural natural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain. There are very few left in Bellevue.

Ideally, the city would acquire this property to preserve its unique qualities. If that does not happen, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks and wildlife. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue.

Sincerely,

Sarah and Raj Kumar
17214 SE 46th Place
Bellevue WA 98006

IPhone

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:26 PM
To: 'T Gabel'
Subject: RE: land use concerns

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: T Gabel [mailto:gomoall@comcast.net]
Sent: Thursday, December 08, 2016 10:59 PM
To: PlanningCommission ; Matz, Nicholas ; Bedwell, Heidi
Subject: land use concerns

Planning & Community Development Department,

I am extremely concerned about the proposed development of 41 houses at:

Location: 7219 and 7331 Lakemont Blvd SE, Bellevue, WA

Given the fact that this area contains several environmentally sensitive areas defined as,

steep slope critical areas, wetlands and streams. Coal Creek (Type F stream) borders the southwest portion of the site and there are 3 tributary (Type N) streams on site. There are 2 Category IV and 1 Category III wetland..

This development will add another new development in the South Bellevue, Newcastle area that will drastically impact the quality of life for residents in this area. The City of Newcastle seems to be set on developing every piece of land within the city limits. I hope that the City of Bellevue, *my city*, is able to see the

DSD - 002079

long range negative impact that over-development will have on our community and leave this land undeveloped.

Please continue to focus on quality of life and leave some wilderness for future generations. Once this land is developed, we can never get that habitat back.

Thank you,

Theresa Meyer-Gabel

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:25 PM
To: 'Christine Zomorodian'
Subject: RE: Proposed development at Coal Creek near Cougar Mountain Regional Wildland Park

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Christine Zomorodian [mailto:christine.zomorodian@gmail.com]
Sent: Thursday, December 08, 2016 8:45 PM
To: Bedwell, Heidi
Cc: Council ; Matz, Nicholas ; PlanningCommission
Subject: Proposed development at Coal Creek near Cougar Mountain Regional Wildland Park

Dear Ms. Bedwell,

I was surprised and dismayed to learn of the proposal for Park Pointe PUD (File Number: 16-143970-LK and 16-145946-LO) to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. With my family and friends, I frequently enjoy hiking up the Coal Creek trail and sometimes crossing over Lakemont Blvd. to the Cougar Mountain trail via Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go. This property is not just a connection

DSD - 002081

between two wonderful local parks. It is also a corridor for the movement of wildlife between these wildlife habitats.

That corridor would cease to function if roads and houses are built on this property. As we continue to remove habitat, we see increasing numbers of wild animals forced into our neighborhoods, looking for food and territory. In terms of coyotes and big cats, this creates a public safety hazard. Recently, we have had reports on Nextdoor of pets being snatched and killed while on leash, not to mention pets killed while in their own back yard. Allowing another 41 homes to encroach into natural habitat will only increase these events as well as the likelihood of human attacks, something I am certain that the city would like to prevent.

Bellevue recently earned the top spot in a survey of cities with the highest quality of life: <http://www.businessinsider.com/us-cities>. While there is certainly pressure to find new places to build homes for all the people who want to live here, there are locations better suited to increased density that will not require the destruction of natural habitat. We need not lose the things that make Bellevue a special and desirable place to live; among them our greenbelts, trail systems and connection to regional parks are essential to that character. The Swanson property is one of those gems that should not be sacrificed; in addition to its wild habitat, it serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain and there are very few left in Bellevue at all.

Our city is investing a lot of time and money in the areas near downtown to increase urban density and transit access. But while we are developing these areas of Bellevue, it is important to preserve the natural parts of residential neighborhoods that allow us to connect with nature and preserve the little bit of wildlife habitat that we have left.

Under the Comprehensive Plan, the City of Bellevue should have acquired this property to preserve its unique qualities and to retain the connection for a wildlife corridor. There is also concern for the impact of construction and reduction of available land on salmon habitat in Coal Creek, something the CoB has recently spent much money to restore. If there is not a stop to this project and an acquisition by CoB, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks, wildlife, and salmon. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue. This is not a project that should be approved.

Sincerely,

Christine Zomorodian
5816 142nd Place SE

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:24 PM
To: 'Diana Adamson'
Subject: RE: Concerns Regarding Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Diana Adamson [mailto:diana.adamson@live.com]
Sent: Thursday, December 08, 2016 2:23 PM
To: Bedwell, Heidi
Cc: Council
Subject: Concerns Regarding Park Pointe PUD

Dear Ms. Bedwell,
I have recently learned that an application for land use approval for the property at 7219 and 7331 Lakemont Blvd for use as a PUD has been filed with the city of Bellevue.

As a resident of SE Bellevue and a frequent user of both Coal Creek Park and Cougar Mountain Regional Park, I am concerned about the development of the land at 7219 and 7331 Lakemont Blvd. As a frequent Lakemont Blvd traveler and parent of a new teen driver, I have safety concerns regarding increased traffic along Lakemont Blvd, especially near the blind curve in the road. While I am no geologist, as a frequent hiker in the area, I also have concerns about the safety of the proposed homes due to the mines in the area. As a wildlife enthusiast, I have concerns regarding the ability of wildlife to move along the corridor that has been so thoughtfully created and cared for, as well as concerns regarding the impact on the tree canopy in the area. And, as a local history buff, I am saddened to see this area so rich in local mining history be lost to future generations.

DSD - 002083

As a relatively new Bellevue resident, I certainly appreciate the demand for housing in Southeast Bellevue. However, I feel this is not the place to build. We should not ruin the natural beauty and history in this area for the sake of new development. Thank you for your consideration in this matter.

Sincerely,

Diana Adamson
13509 SE 57th St
Bellevue, WA 98006
214-682-4154

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:23 PM
To: 'Judy Matthew'
Subject: RE: File Number: 16-143970-LK and 16-145946-LO

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Judy Matthew [mailto:jpmatt1013@aol.com]
Sent: Thursday, December 08, 2016 1:31 PM
To: Bedwell, Heidi
Subject: File Number: 16-143970-LK and 16-145946-LO

Dear Ms. Bedwell,

This email is to voice my displeasure with the proposed development of 41 homes described in the above File Number. There are so many issues that this raises, environmentally and esthetically. Reading the various strong objections to this development is at once frightening that development would even be considered, and very disheartening that more rural space within Bellevue is the target of destruction. Must more trees be bulldozed? Must there be less habitat for our native wild animals? Must there be further degradation of the land? Must there be more Dead Ends and cul de sacs in a development so that traffic does not flow freely? Must there be more intrusive lighting that blocks out the night sky and is blinding to look at? When will there be some common sense applied to Land Use applications? Bellevue may be a very livable city, but it is quickly working to destroy that accolade.

Sincerely,

Judith Matthew
16110 SE 46th Way
Bellevue, WA 98006
425 562-0104

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:22 PM
To: 'Micki Larimer'
Subject: RE: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

Follow Up Flag: Follow up
Flag Status: Completed

Thank you Ms. Kinney.

From: Micki Larimer [mailto:mickilarimer@gmail.com]
Sent: Thursday, December 08, 2016 11:46 AM
To: Bedwell, Heidi
Cc: Council ; Parker, Camron
Subject: Re: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

As an addendum, " Stepping into Coal Creek Natural Area is like stepping into the past. Immersed under a treed canopy without a house in sight the park echoes of the wildness that once covered this area."
source: <http://www.bellevuewa.gov/coal-creek-natural-area.htm>

M. Larimer Kinney

On Thu, Dec 8, 2016 at 11:18 AM, Micki Larimer <mickilarimer@gmail.com> wrote:

I strongly oppose the current proposal to build 41 homes on land abutting the connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park on both community and environmental grounds.

Coal Creek and it's associated trail system are dearly-valued South Bellevue treasures. My kids and I have been walking regularly here for over 15 years, and we helped to build/improve the trail by applying gravel as we hiked. This was a recurring nature experience for them as toddlers, and continues to be frequented by many young families from Bellevue and throughout the Eastside.

Young kids wade, splash, toss pebbles, twigs and leaves, engaging in the best of nature's learning lab's. This outdoor "Kinder Garten" might appear to be free, but it does require support to remain peaceful, wildlife friendly, health, and inviting.

Water quality and flow levels of this prime publicly-accessible stream should be prioritized over private construction. This property also serves as a visual portion of the connection between the Coal Creek trail and the Red Town Trailhead, and is an important wildlife path/ corridor.

Please, Keep this vital piece of Bellevue's natural world intact as a part of the Bellevue Parks System. Water quality of the nearby creek, the public benefit of peaceful ambiance on the nearby, highly used trail, and the benefits of the land as wildlife habitat all outweigh the private benefits of construction on these properties.

I urge you to incorporate this open space into the adjacent park area, rather than permitting its development.

All the best,

Micki Larimer Kinney

DSD - 002086

4053 149th Ave SE
Bellevue, 98006

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:22 PM
To: 'Micki Larimer'
Subject: RE: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Micki Larimer [mailto:mickilarimer@gmail.com]
Sent: Thursday, December 08, 2016 11:18 AM
To: Bedwell, Heidi
Cc: Council ; Parker, Camron
Subject: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

I strongly oppose the current proposal to build 41 homes on land abutting the connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park on both community and environmental grounds.

Coal Creek and its associated trail system are dearly-valued South Bellevue treasures. My kids and I have been walking regularly here for over 15 years, and we helped to build/improve the trail by applying gravel as we hiked. This was a recurring nature experience for them as toddlers, and continues to be frequented by many young families from Bellevue and throughout the Eastside.

Young kids wade, splash, toss pebbles, twigs and leaves, engaging in the best of nature's learning lab's. This outdoor "Kinder Garten" might appear to be free, but it does require support to remain peaceful, wildlife friendly, health, and inviting.

Water quality and flow levels of this prime publicly-accessible stream should be prioritized over private construction. This property also serves as a visual portion of the connection between the Coal Creek trail and the Red Town Trailhead, and is an important wildlife path/ corridor.

DSD - 002088

Please, Keep this vital piece of Bellevue's natural world intact as a part of the Bellevue Parks System. Water quality of the nearby creek, the public benefit of peaceful ambiance on the nearby, highly used trail, and the benefits of the land as wildlife habitat all outweigh the private benefits of construction on these properties.

I urge you to incorporate this open space into the adjacent park area, rather than permitting its development.

All the best,

Micki Larimer Kinney
4053 149th Ave SE
Bellevue, 98006

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:20 PM
To: 'Wendy Dore'
Subject: RE: Park Pointe PUD File Number: 16-143970-LK and 16-145946-LO

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Wendy Dore [mailto:wbdore@aol.com]
Sent: Thursday, December 08, 2016 10:00 AM
To: Bedwell, Heidi
Subject: Park Pointe PUD File Number: 16-143970-LK and 16-145946-LO

I am writing today to express great concern for the planned unit development application for the property at: Park Pointe PUD [Planned Unit Development]

Location: 7219 and 7331 Lakemont Blvd SE, Bellevue, WA

File Number: 16-143970-LK and 16-145946-LO

This property is truly not suitable for intense development. Its location along the banks of Coal Creek will threaten the creek itself, which has been designated a salmon stream, as well as a important wildlife corridor. To think that any intensive development along its banks will have no impact on the stream, the wildlife and the surrounding Bellevue Parks/open spaces, in addition to the King County Park across the street, is sheer nonsense.

The site includes steep slope critical areas, wetlands and streams. Coal Creek (Type F stream) borders the southwest portion of the site and there are 3 tributary (Type N) streams on site. There are 2 Category IV and 1 Category III wetlands on the site. Critical areas and open space is proposed to be set aside in a separate tract."

DSD - 002090

The site might be able to accommodate with no significant impact just a few homes, which could be built along the flat section bordering the Golf Course/Lakemont road, but the idea that 41 homes, along with the required drainage and sewage utilities, would have not significant impact is sheer fallacy.

We urge the City to reject this proposal as unfitting for the property. We cannot allow one development to threaten so much that is so positive for so many in the community - including people, fish, wildlife and the environment.

Please reconsider allowing this to proceed. And, if you do so, at the very least, require a full EIS that will identify the many elements at stake and detail much more severe mitigation requirements.

Wendy & Barry Dore
14819 SE 62nd Ct.
Bellevue, WA 98006

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:21 PM
To: 'Karen Esayian'
Subject: RE: Cougar Mt property needs EIS at the very least

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division Development Services Department
425-452-4862
www.bellevuewa.gov

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

From: Karen Esayian [mailto:kesayian@aol.com]
Sent: Thursday, December 08, 2016 11:08 AM
To: Bedwell, Heidi <HBedwell@bellevuewa.gov>; Council <Council@bellevuewa.gov>
Subject: Cougar Mt property needs EIS at the very least

I have only recently heard about the proposed residential development of property owned by Milt Swanson adjacent to Coal Creek and am flabbergasted that no EIS procedure has been set in place. A quick look at the Cougar Mountain trail map attached should make that evident.

At the very least, this proposal needs to go through an EIS.

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:19 PM
To: 'Vicki Heck'
Subject: RE: Milt Swanson's property development question

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Heck

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. The process is in the preliminary stages so now is your opportunity to provide specific input on the project. We will be evaluating the project for compliance with environmental regulations and the applicant has prepared preliminary development reports to support their application.

A public meeting will be held on Wednesday December 14th at 7:00 here at City Hall. The purpose of the public meeting is for the community to hear more about the proposal from the applicant and to ask them questions or provide general comment on things you'd like considered. Staff will also be available to answer questions about the process and the applicable code standards. Specific comments on the proposal are preferred in writing via either email or post mail. The Council is becoming aware of the development project. The applicant has expressed a willingness to deed the proposed open space to the city however only preliminary conversations have occurred regarding this potential. You are always welcome to contact the Council to express your interest in the project and highlight your desire for the city to acquire the property.

Your input is appreciated. Feel free to contact me again if you have additional questions.
Sincerely

Heidi M. Bedwell
Environmental Planning Manager, Land Use Division Development Services Department
425-452-4862
www.bellevuewa.gov

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

From: Vicki Heck [mailto:vickiheck@gmail.com]
Sent: Thursday, December 08, 2016 9:52 AM
To: Bedwell, Heidi <HBedwell@bellevuewa.gov>
Subject: Milt Swanson's property development question

Hello Heidi,

I learned recently Milt Swanson's property by the Red Town trail head is being considered for the development of 41 homes.

Can you let me know more information about how far the process has gone?

DSD - 002093

Is there an opportunity for concerned Bellevue citizens to rally and advocate for the City of Bellevue to approve a budget item to purchase this land and preserve the natural state of this area?

Has there been an environmental study done? Isn't that necessary for any development to occur there?

Will there be any formal public meetings on this specific topic?

Any guidance you can give about the best way to proceed to preserve this area would be appreciated!

- Vicki
4228 159th Ave SE
Bellevue, WA 98006
425-890-6028

Pittman, Reilly

From: Bedwell, Heidi
Sent: Friday, December 9, 2016 2:11 PM
To: 'Heather'
Subject: RE: Milt Swanson property

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Smith,
Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Heidi M. Bedwell
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



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

From: Heather [mailto:heatherbrownsmith@comcast.net]
Sent: Wednesday, December 07, 2016 5:42 PM
To: Bedwell, Heidi
Subject: Milt Swanson property

Dear Ms. Bedwell,
I am writing to you as a concerned citizen of Bellevue over the proposal of building 41 homes on the site of Milt Swanson's property.

It seems slowly but surely the areas in Bellevue that have been set aside in our community for wildlife and outdoor pursuits are being jeopardized by over development and insensitivity to public planning. I understand land is becoming a premium in this area, but it is because of the green spaces that we have set aside and cherished that has made this community what it is in its uniqueness and desirability.

The proposal for this area seems not only drastically out of proportion to what the area can accommodate but insensitive to the community as a whole.

I would like to see a reexamination of this proposal and would like the city to champion green spaces as much as it courts development.

Sincerely,

DSD - 002095

Heather Smith

Sent from my iPhone

Sent from my iPhone

Pittman, Reilly

From: Ruth Marsh <ruthmarsh@live.com>
Sent: Friday, December 9, 2016 12:37 PM
To: PlanningCommission; Bedwell, Heidi
Cc: Council; Matz, Nicholas
Subject: Milt Swanson't property should be turned into a park!!

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Bedwell,

I was surprised and **dismayed** to learn of the proposal for Park Pointe PUD (File Number: 16-143970-LK and 16-145946-LO) to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. With my family and friends, I frequently enjoy hiking up the Coal Creek trail and sometimes crossing over Lakemont Blvd. to the Cougar Mountain trail via Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go. This property is not just a connection between two wonderful local parks. It is also a corridor for the movement of wildlife between these wildlife habitats.

That corridor would cease to function if roads and houses are built on this property. As we continue to remove habitat, we see increasing numbers of wild animals forced into our neighborhoods, looking for food and territory. In terms of coyotes and big cats, this creates a public safety hazard. Recently, we have had reports on Nextdoor of pets being snatched and killed while on leash, not to mention pets killed while in their own back yard. Allowing another 41 homes to encroach into natural habitat will only increase these events as well as the likelihood of human attacks, something I am certain that the city would like to prevent.

Bellevue recently earned the top spot in a survey of cities with the highest quality of life: <http://www.businessinsider.com/us-cities...> While there is certainly pressure to find new places to build homes for all the people who want to live here, there are locations better suited to increased density that will not require the destruction of natural habitat. We need not lose the things that make Bellevue a special and desirable place to live; among them our greenbelts, trail systems and connection to regional parks are essential to that character. The Swanson property is one of those gems that should not be sacrificed; in addition to its wild habitat, it serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain and there are very few left in Bellevue at all.

Our city is investing a lot of time and money in the areas near downtown to increase urban density and transit access. But while we are developing these areas of Bellevue, **it is important to preserve the natural parts of residential neighborhoods that allow us to connect with nature and preserve the little bit of wildlife habitat that we have left.**

Under the Comprehensive Plan, the **City of Bellevue should acquire this property to preserve its unique qualities and to retain the connection for a wildlife corridor.** There is also concern for the impact of construction and reduction of available land on salmon habitat in Coal Creek, something the CoB has recently spent much money to restore. If there is not a stop to this project and an acquisition by CoB, we must insist that **a full EIS be undertaken** to properly evaluate the impact this proposal would have on the parks, wildlife, and salmon. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue. **This is not a project that should be approved.**

Sincerely,

Pittman, Reilly

From: Karen Esayian <kesayian@aol.com>
Sent: Friday, December 9, 2016 9:46 AM
To: Bedwell, Heidi; Council
Subject: Carrying coal to Newcastle: Milt Swanson remembers the men who mined | Black Diamond History

Follow Up Flag: Follow up
Flag Status: Completed

The history of this coal mining area should dictate another look with regard to the proposed building of residential houses. An EIS should be proposed - from a safety issue, a cultural heritage issue and a "City in a Park" issue.
<https://blackdiamondhistory.wordpress.com/2014/11/10/carrying-coal-to-newcastle-milt-swanson-remembers-the-men-who-mined/>

Karen Esayian
4601 135th Ave SE
Bellevue, WA. 98006

Sent from my iPad

Pittman, Reilly

From: T Gabel <gomoall@comcast.net>
Sent: Thursday, December 8, 2016 10:59 PM
To: PlanningCommission; Matz, Nicholas; Bedwell, Heidi
Subject: land use concerns

Follow Up Flag: Follow up
Flag Status: Completed

Planning & Community Development Department,

I am extremely concerned about the proposed development of 41 houses at:

Location: 7219 and 7331 Lakemont Blvd SE, Bellevue, WA

Given the fact that this area contains several environmentally sensitive areas defined as,

steep slope critical areas, wetlands and streams. Coal Creek (Type F stream) borders the southwest portion of the site and there are 3 tributary (Type N) streams on site. There are 2 Category IV and 1 Category III wetland..

This development will add another new development in the South Bellevue, Newcastle area that will drastically impact the quality of life for residents in this area. The City of Newcastle seems to be set on developing every piece of land within the city limits. I hope that the City of Bellevue, *my city*, is able to see the long range negative impact that over-development will have on our community and leave this land undeveloped.

Please continue to focus on quality of life and leave some wilderness for future generations. Once this land is developed, we can never get that habitat back.

Thank you,

Theresa Meyer-Gabel

Pittman, Reilly

From: sarah gk <sarahgk1@hotmail.com>
Sent: Thursday, December 8, 2016 9:36 PM
To: Bedwell, Heidi
Subject: Proposed development on 7219 and 7331 Lakemont Blvd SE

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Bedwell,

We were also surprised and dismayed to learn of the proposal to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

There are numerous concerns to the sensitive nature of this area: dangerous geological implications because of the mine area, pollution to the wetlands, increased risk of landslides, disruption to sensitive wildlife and dangerous traffic, to site a few.

The Swanson property also serves as a connection to the rural natural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain. There are very few left in Bellevue.

Ideally, the city would acquire this property to preserve its unique qualities. If that does not happen, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks and wildlife. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue.

Sincerely,

Sarah and Raj Kumar
17214 SE 46th Place
Bellevue WA 98006

IPhone

Pittman, Reilly

From: Christine Zomorodian <christine.zomorodian@gmail.com>
Sent: Thursday, December 8, 2016 8:45 PM
To: Bedwell, Heidi
Cc: Council; Matz, Nicholas; PlanningCommission
Subject: Proposed development at Coal Creek near Cougar Mountain Regional Wildland Park

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Bedwell,

I was surprised and dismayed to learn of the proposal for Park Pointe PUD (File Number: 16-143970-LK and 16-145946-LO) to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. With my family and friends, I frequently enjoy hiking up the Coal Creek trail and sometimes crossing over Lakemont Blvd. to the Cougar Mountain trail via Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go. This property is not just a connection between two wonderful local parks. It is also a corridor for the movement of wildlife between these wildlife habitats.

That corridor would cease to function if roads and houses are built on this property. As we continue to remove habitat, we see increasing numbers of wild animals forced into our neighborhoods, looking for food and territory. In terms of coyotes and big cats, this creates a public safety hazard. Recently, we have had reports on Nextdoor of pets being snatched and killed while on leash, not to mention pets killed while in their own back yard. Allowing another 41 homes to encroach into natural habitat will only increase these events as well as the likelihood of human attacks, something I am certain that the city would like to prevent.

Bellevue recently earned the top spot in a survey of cities with the highest quality of life:

<http://www.businessinsider.com/us-cities>. While there is certainly pressure to find new places to build homes for all the people who want to live here, there are locations better suited to increased density that will not require the destruction of natural habitat. We need not lose the things that make Bellevue a special and desirable place to live; among them our greenbelts, trail systems and connection to regional parks are essential to that character. The Swanson property is one of those gems that should not be sacrificed; in addition to its wild habitat, it serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain and there are very few left in Bellevue at all.

Our city is investing a lot of time and money in the areas near downtown to increase urban density and transit access. But while we are developing these areas of Bellevue, it is important to preserve the natural parts of residential neighborhoods that allow us to connect with nature and preserve the little bit of wildlife habitat that we have left.

Under the Comprehensive Plan, the City of Bellevue should have acquired this property to preserve its unique qualities and to retain the connection for a wildlife corridor. There is also concern for the impact of construction and reduction of available land on salmon habitat in Coal Creek, something the CoB has recently spent much money to restore. If there is not a stop to this project and an acquisition by CoB, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks, wildlife, and salmon. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue. This is not a project that should be approved.

Sincerely,

DSD - 002102

Christine Zomorodian
5816 142nd Place SE
Bellevue, WA 98006

Pittman, Reilly

From: Nunnelee, Sandra J.
Sent: Thursday, December 8, 2016 2:36 PM
To: Brennan, Mike; Helland, Carol
Cc: Bedwell, Heidi; Taylor, Sharon L.
Subject: FW: Concerns Regarding Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

**Citizen emails to Council are tracked by the Council Office. On Thursdays a weekly report is prepared for Brad and Kate listing emails received, assigned department/staff and status of the response. If you have an outstanding item you will receive an email on Wednesday morning asking for an update.*

Best Practice - Responding to citizen emails that are sent to Council:

- *Respond within 10 business days.*
- *If your response will take longer than 10 business days email back with an explanation.*
- *Responses should be sent directly to the citizen, copying Council using the council@bellevuewa.gov email address.*
- *If responding via snail mail forward a scanned copy and copies will be distributed to the Council.*

Sandy

City Council Office
452-4088

From: Diana Adamson [mailto:diana.adamson@live.com]
Sent: Thursday, December 08, 2016 14:23
To: Bedwell, Heidi
Cc: Council
Subject: Concerns Regarding Park Pointe PUD

Dear Ms. Bedwell,

I have recently learned that an application for land use approval for the property at 7219 and 7331 Lakemont Blvd for use as a PUD has been filed with the city of Bellevue.

As a resident of SE Bellevue and a frequent user of both Coal Creek Park and Cougar Mountain Regional Park, I am concerned about the development of the land at 7219 and 7331 Lakemont Blvd. As a frequent Lakemont Blvd traveler and parent of a new teen driver, I have safety concerns regarding increased traffic along Lakemont Blvd, especially near the blind curve in the road. While I am no geologist, as a frequent hiker in the area, I also have concerns about the safety of the proposed homes due to the mines in the area. As a wildlife enthusiast, I have concerns regarding the ability of wildlife to move along the corridor that has been so thoughtfully created and cared for, as well as concerns regarding the impact on the tree canopy in the area. And, as a local history buff, I am saddened to see this area so rich in local mining history be lost to future generations.

As a relatively new Bellevue resident, I certainly appreciate the demand for housing in Southeast Bellevue. However, I feel this is not the place to build. We should not ruin the natural beauty and history in this area for the sake of new development. Thank you for your consideration in this matter.

DSD - 002104

Sincerely,

Diana Adamson
13509 SE 57th St
Bellevue, WA 98006
214-682-4154

Pittman, Reilly

From: Diana Adamson <diana.adamson@live.com>
Sent: Thursday, December 8, 2016 2:23 PM
To: Bedwell, Heidi
Cc: Council
Subject: Concerns Regarding Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Bedwell,

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As a relatively new Bellevue resident, I certainly appreciate the demand for housing in Southeast Bellevue. However, I feel this is not the place to build. We should not ruin the natural beauty and history in this area for the sake of new development. Thank you for your consideration in this matter.

Sincerely,

Diana Adamson
13509 SE 57th St
Bellevue, WA 98006
214-682-4154

Pittman, Reilly

From: Nunnelee, Sandra J.
Sent: Thursday, December 8, 2016 2:17 PM
To: Brennan, Mike; Helland, Carol
Cc: Taylor, Sharon L.; Bedwell, Heidi
Subject: FW: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

Follow Up Flag: Follow up
Flag Status: Completed

Mike/Carol, looks like we may be getting a number of emails regarding the Swanson property.

**Citizen emails to Council are tracked by the Council Office. On Thursdays a weekly report is prepared for Brad and Kate listing emails received, assigned department/staff and status of the response. If you have an outstanding item you will receive an email on Wednesday morning asking for an update.*

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Sandy

City Council Office
452-4088

From: Micki Larimer [mailto:mickilarimer@gmail.com]
Sent: Thursday, December 08, 2016 11:46
To: Bedwell, Heidi
Cc: Council ; Parker, Camron
Subject: Re: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

*As an addendum, " Stepping into Coal Creek Natural Area is like stepping into the past. Immersed under a treed canopy without a house in sight the park echoes of the wildness that once covered this area."
source: <http://www.bellevuewa.gov/coal-creek-natural-area.htm>*

M. Larimer Kinney

On Thu, Dec 8, 2016 at 11:18 AM, Micki Larimer <mickilarimer@gmail.com> wrote:

I strongly oppose the current proposal to build 41 homes on land abutting the connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park on both community and environmental grounds.

Coal Creek and it's associated trail system are dearly-valued South Bellevue treasures. My kids and I have been walking regularly here for over 15 years, and we helped to build/improve the trail by applying gravel as we hiked. This was a recurring nature experience for them as toddlers, and continues to be frequented by many young families from Bellevue and throughout the Eastside.

DSD - 002107

Young kids wade, splash, toss pebbles, twigs and leaves, engaging in the best of nature's learning lab's. This outdoor "*Kinder Garten*" might appear to be free, but it does require support to remain peaceful, wildlife friendly, health, and inviting.

Water quality and flow levels of this prime publicly-accessible stream should be prioritized over private construction. This property also serves as a visual portion of the connection between the Coal Creek trail and the Red Town Trailhead, and is an important wildlife path/ corridor.

Please, Keep this vital piece of Bellevue's natural world intact as a part of the Bellevue Parks System. Water quality of the nearby creek, the public benefit of peaceful ambiance on the nearby, highly used trail, and the benefits of the land as wildlife habitat all outweigh the private benefits of construction on these properties.

I urge you to incorporate this open space into the adjacent park area, rather than permitting its development.

All the best,

Micki Larimer Kinney
4053 149th Ave SE
Bellevue, 98006

Pittman, Reilly

From: Bedwell, Heidi
Sent: Thursday, December 8, 2016 2:05 PM
To: 'ronjudyme'
Subject: RE: Park Pointe PUD - 7219 and 7331 Lakemont Blvd SE, Bellevue, WA

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Matthew.

Thank you for taking the time to provide input regarding the proposed development application. City staff will be considering public comment as we review the proposal for compliance with city codes and standards. Your input is appreciated.

Sincerely,
Heidi M. Bedwell
Environmental Planning Manager, Land Use Division Development Services Department
425-452-4862
www.bellevuewa.gov

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

From: ronjudyme [mailto:ronjudyme@me.com]
Sent: Wednesday, December 07, 2016 3:50 PM
To: Bedwell, Heidi <HBedwell@bellevuewa.gov>
Subject: Park Pointe PUD - 7219 and 7331 Lakemont Blvd SE, Bellevue, WA

Re: File Number: 16-143970-LK and 16-145946-LO

I agree with the email written to you today by Don Marsh. Bellevue is a livable city but becoming less so due to over zealous development. Let's take a breather before every tree in Bellevue is gone, more lights block out the night sky, and more wild life is driven from natural habitats.

Best regards,

Judith Matthew

Pittman, Reilly

From: Bedwell, Heidi
Sent: Thursday, December 8, 2016 2:00 PM
To: 'Don Marsh'
Subject: RE: Development proposal for Milt Swanson's property
Attachments: TAL-1543 WP 2016-10-07 5 COPIES-R.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello Mr. Marsh,
Thank you for taking the time to comment on the subject development proposal (and for sharing the photo). We have heard from many residents regarding concerns for wildlife and park connections. We will be considering these comments as the city reviews the development application. We are in the preliminary stages of review so your comments are helpful and appreciated. I have attached a copy of the generalized development plan that further illustrates the proposal. The applicant is proposing to create an open space tract (40% in area required by code) and has suggested that the tract may be deeded to the city. Our park's department will be evaluating this aspect of the proposal as well.

Please don't hesitate to contact me again if you have additional comments or questions.

Sincerely,
Heidi M. Bedwell
Energize Eastside Project Manager
Environmental Planning Manager, Land Use Division
Development Services Department
425-452-4862
www.bellevuewa.gov



From: Don Marsh [mailto:don.m.marsh@hotmail.com]
Sent: Wednesday, December 07, 2016 8:41 AM
To: Bedwell, Heidi
Subject: Development proposal for Milt Swanson's property

Dear Ms. Bedwell,

I was surprised and dismayed to learn of the proposal to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. My family frequently enjoys hiking or running up the Coal Creek trail and stopping at the small waterfall near Milt

DSD - 002110

Swanson's property (I've attached a photo of my wife at the waterfall taken in March 2013). We always continue on to Lakemont Blvd. and the Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go.

This property is not just a connection between two of our favorite local parks. It is also a corridor for the movement of wildlife between these greenbelts. That corridor would cease to function if roads and houses are built on this property.

The Swanson property serves as a connection to the rural and cultural heritage of our region. The Swanson barn is the last barn standing on Cougar Mountain. There are very few left in Bellevue.

Bellevue recently earned the top spot in a survey of cities with the highest quality of life (<http://www.businessinsider.com/us-cities-with-the-best-quality-of-life-2016-7>). I realize that there is pressure to find new places to build homes for all the people who want to live here. New houses are needed to keep housing prices reasonable. But we also must remain vigilant not to lose the things that make Bellevue a special and desirable place to live. The Swanson property is one of those gems that should not be sacrificed.

Our city is investing a lot of money in the downtown area, with projects like the "Grand Connection" and development of the Wilburton commercial district and the Spring District. These are good projects. But while we are developing these areas of Bellevue, it is important to preserve the special parts of residential neighborhoods that allow us to connect with nature and our cultural heritage.

Ideally, the city would acquire this property to preserve its unique qualities. If that does not happen, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks and wildlife. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue.

Sincerely,

Don Marsh

Pittman, Reilly

From: Judy Matthew <jpmatt1013@aol.com>
Sent: Thursday, December 8, 2016 1:31 PM
To: Bedwell, Heidi
Subject: File Number: 16-143970-LK and 16-145946-LO

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Bedwell,

This email is to voice my displeasure with the proposed development of 41 homes described in the above File Number. There are so many issues that this raises, environmentally and esthetically. Reading the various strong objections to this development is at once frightening that development would even be considered, and very disheartening that more rural space within Bellevue is the target of destruction. Must more trees be bulldozed? Must there be less habitat for our native wild animals? Must there be further degradation of the land? Must there be more Dead Ends and cul de sacs in a development so that traffic does not flow freely? Must there be more intrusive lighting that blocks out the night sky and is blinding to look at? When will there be some common sense applied to Land Use applications? Bellevue may be a very livable city, but it is quickly working to destroy that accolade.

Sincerely,

Judith Matthew
16110 SE 46th Way
Bellevue, WA 98006
425 562-0104

Pittman, Reilly

From: Nunnelee, Sandra J.
Sent: Thursday, December 8, 2016 1:07 PM
To: Brennan, Mike; Helland, Carol
Cc: Bedwell, Heidi; Taylor, Sharon L.
Subject: FW: Cougar Mt property needs EIS at the very least

Follow Up Flag: Follow up
Flag Status: Completed

Mike/Carol, can you please help with the request from CM Robertson? The email from Karen Esayian will also need to be answered per our standard protocol.

Thank you,

**Citizen emails to Council are tracked by the Council Office. On Thursdays a weekly report is prepared for Brad and Kate listing emails received, assigned department/staff and status of the response. If you have an outstanding item you will receive an email on Wednesday morning asking for an update.*

Best Practice - Responding to citizen emails that are sent to Council:

- *Respond within 10 business days.*
- *If your response will take longer than 10 business days email back with an explanation.*
- *Responses should be sent directly to the citizen, copying Council using the council@bellevuewa.gov email address.*
- *If responding via snail mail forward a scanned copy and copies will be distributed to the Council.*

Sandy

City Council Office
452-4088

From: Robertson, Jennifer S.
Sent: Thursday, December 08, 2016 12:48
To: Nunnelee, Sandra J. ; Luce, Michelle
Cc: Miyake, Brad ; Berens, Mary Kate ; McCommon, Nathan
Subject: Fwd: Cougar Mt property needs EIS at the very least

Dear Michelle and Sandy--

Could you please have staff provide a map showing the location of this project. It's been all over Next Door and now council is starting to get emails, so it seems to be an emerging issue. Thank you.

Sincerely,
Jennifer Robertson
Bellevue City Councilmember
425-516-5877

DSD - 002113

Sent from my iPhone

Begin forwarded message:

From: "Karen Esayian" <kesayian@aol.com>
To: "Bedwell, Heidi" <HBedwell@bellevuewa.gov>, "Council" <Council@bellevuewa.gov>
Subject: Cougar Mt property needs EIS at the very least

I have only recently heard about the proposed residential development of property owned by Milt Swanson adjacent to Coal Creek and am flabbergasted that no EIS procedure has been set in place. A quick look at the Cougar Mountain trail map attached should make that evident.

At the very least, this proposal needs to go through an EIS.

Karen Esayian
4601 - 135th Ave SE
Bellevue, WA. 98006

Sent from my iPad

Pittman, Reilly

From: Micki Larimer <mickilarimer@gmail.com>
Sent: Thursday, December 8, 2016 11:46 AM
To: Bedwell, Heidi
Cc: Council; Parker, Camron
Subject: Re: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

Follow Up Flag: Follow up
Flag Status: Completed

As an addendum, " Stepping into Coal Creek Natural Area is like stepping into the past. Immersed under a treed canopy without a house in sight the park echoes of the wildness that once covered this area."

source: <http://www.bellevuewa.gov/coal-creek-natural-area.htm>

M. Larimer Kinney

On Thu, Dec 8, 2016 at 11:18 AM, Micki Larimer <mickilarimer@gmail.com> wrote:

I strongly oppose the current proposal to build 41 homes on land abutting the connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park on both community and environmental grounds.

Coal Creek and it's associated trail system are dearly-valued South Bellevue treasures. My kids and I have been walking regularly here for over 15 years, and we helped to build/improve the trail by applying gravel as we hiked. This was a recurring nature experience for them as toddlers, and continues to be frequented by many young families from Bellevue and throughout the Eastside.

Young kids wade, splash, toss pebbles, twigs and leaves, engaging in the best of nature's learning lab's. This outdoor "Kinder Garten" might appear to be free, but it does require support to remain peaceful, wildlife friendly, health, and inviting.

Water quality and flow levels of this prime publicly-accessible stream should be prioritized over private construction. This property also serves as a visual portion of the connection between the Coal Creek trail and the Red Town Trailhead, and is an important wildlife path/ corridor.

Please, Keep this vital piece of Bellevue's natural world intact as a part of the Bellevue Parks System. Water quality of the nearby creek, the public benefit of peaceful ambiance on the nearby, highly used trail, and the benefits of the land as wildlife habitat all outweigh the private benefits of construction on these properties.

I urge you to incorporate this open space into the adjacent park area, rather than permitting its development.

All the best,

Micki Larimer Kinney
4053 149th Ave SE
Bellevue, 98006

Pittman, Reilly

From: Micki Larimer <mickilarimer@gmail.com>
Sent: Thursday, December 8, 2016 11:18 AM
To: Bedwell, Heidi
Cc: Council; Parker, Camron
Subject: South Bellevue Treasure: Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE

Follow Up Flag: Follow up
Flag Status: Completed

I strongly oppose the current proposal to build 41 homes on land abutting the connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park on both community and environmental grounds.

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I urge you to incorporate this open space into the adjacent park area, rather than permitting its development.

All the best,

Micki Larimer Kinney
4053 149th Ave SE
Bellevue, 98006

Pittman, Reilly

From: Karen Esayian <kesayian@aol.com>
Sent: Thursday, December 8, 2016 11:08 AM
To: Bedwell, Heidi; Council
Subject: Cougar Mt property needs EIS at the very least
Attachments: BCT_CougarMtn_brochure.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Completed

I have only recently heard about the proposed residential development of property owned by Milt Swanson adjacent to Coal Creek and am flabbergasted that no EIS procedure has been set in place. A quick look at the Cougar Mountain trail map attached should make that evident.

At the very least, this proposal needs to go through an EIS.

Map Legend (map on reverse)

SAFETY NOTE:
Due to hazards from historical mining activities in this park you must stay on the trails identified on this map.

Trailheads

- hiking, horseback riding
- hiking

Trails

- King County-maintained | other
- hiking, horseback riding
- hiking only

Facilities and features

- picnic area
- point of interest
- viewpoint
- waterfall
- hitching rail
- parking area
- restrooms

Publicly owned land

- King County: Cougar Mountain Regional Wildland Park
- other King County Park land
- other park or open space

Other basemap features

- incorporated city
- unincorporated King County
- wetland
- arterial street
- local street
- elevation contour (interval = 50 ft.)
- gates
- water tank

Bicycles are not allowed on the park trails.

Cougar Mountain Regional Wildland Park

Access

Red Town Trailhead

From I-90—Take Exit 13 and drive south on Lakemont Boulevard SE for 3.1 miles. Look for the entrance to the Red Town Trailhead on the left side of the road.

From I-405—Take Exit 10 and follow Coal Creek Parkway SE 2.4 miles to the shopping center. Turn left at the light onto SE 72nd place and then left again at Newcastle Golf Club Road. Follow that for 1.9 miles. The entrance to the Red Town Trailhead is on the right side of the road just after the big bend.

Sky Country Trailhead

From I-90—Take Exit 13 and drive south on Lakemont Boulevard SE for 2.5 miles. Turn left on SE Cougar Mountain Way and then right on 166th Way SE. Follow 166th for .7 miles to its end. On the right is the Sky Country Trailhead parking lot. This lot includes space for horse trailers.

Harvey Manning Trailhead

From I-90—Take Exit 13 and drive south on Lakemont Boulevard SE for 2.5 miles. Turn left onto SE Cougar Mountain Way. Follow the double yellow line. (The road will first swing left and become 168th Place SE, and then right to become SE 60th Street.) Turn off 60th Street uphill onto SE Cougar Mountain Drive. The road will change to gravel, and at the very end is the Harvey Manning Trailhead, where you will find restrooms, picnic tables and a playfield.

Jim Whittaker Wilderness Peak Trailhead

From I-90—Take Exit 15 and drive south on SR-900 (17th Avenue NW and then Renton-Issaquah Road SE) for 3.3 miles. Look for the trailhead sign and an asphalt driveway that goes uphill to the right.

This information is available in alternative formats upon request. Please call 206-477-4527 or 1-800-325-6165.

Washington Relay Service: 1-800-833-6388.

For information about King County Parks, please call 206-477-4527.

Visit King County Parks on the Internet at www.kingcounty.gov/parks.

June 2016

Trail Lengths in Miles

Calculated from current digital data; older trail signs may indicate different values.

N2	Military Road Trail	0.7	W6	Marshall's Hill Trail	1.1	E3	Bear Ridge Trail	1.5
N3	Radio Peak Trail	0.4	W7	Indian Trail	1.3	E4	Whittaker Wilderness Peak Tr.	1.9
N4	Coyote Creek Trail	1.1	W9	De Leo Wall Trail	1.1	E5	Gombu Wilderness Cliffs Trail	1.3
N5	Klondike Swamp Trail	0.9	W10	Bagley Seam Trail	0.2	E7	Goode's Corner Trail	0.2
N6	Lost Beagle Trail	0.7	C3	Cave Hole Trail	1.2	E8	No Name Trail	0.2
N7	Harvey Manning Trail	0.7	C4	Coal Creek Falls Trail	0.7	E9	Protector Trail	0.4
N8	Cougar Pass Trail	0.3	C6	Quarry Trail	1.0	E10	West Tibbetts Creek Trail	0.4
N9	Tibbetts Marsh Trail	1.0	C7	Fred's Railroad Trail	0.6	E11	Squak Mtn. Connector Trail	0.7
N10	Primrose Overlook Trail	0.2	C8	East Fork Trail	0.7	E12	Red Cedars Trail	0.3
N11	Little Creek Trail	0.4	C9	By Pass Trail	0.2	E13	Precipice Top Trail	0.3
W1	Wildside Trail	1.0	C10	Mine Shaft Trail	0.3	E14	Military Ridge Trail (in park)	0.1
W2	Red Town Trail	0.8	C11	Old Man's Trail	0.3	E15	Big Tree Ridge Trail	0.9
W3	Rainbow Town Trail	0.3	C12	Nike Horse Trail	0.3	S2	Shy Bear Trail	1.7
W4	Steam Hoist Trail	0.2	C13	Sky Country Trail	0.4	S3	Deceiver Trail	0.9
W5	China Creek Trail	0.3	E1	Shangri La Trail	1.7	S4	Long View Peak Trail	0.4
			E2	Surprise Creek Trail	0.6	S5	Ring Road Trail	0.4
			S6	Licorice Fern Trail	1.4			



COUGAR MOUNTAIN

Cougar Mountain Regional Wildland Park is the gem of King County's 28,000-acre park system. Just minutes from Eastside cities such as Bellevue, Newcastle and Issaquah, Cougar Mountain Park provides an excellent example of our region's unique historical, cultural and natural heritage. Located in the "Issaquah Alps," Cougar Mountain Park preserves important wildlife habitat while offering ample opportunities for recreation.

"A Great Big Green and Quiet Place"

Harvey Manning

1 9 2 5 - 2 0 0 6



Want the map on your phone? Text **KING COUGAR** to 468311
*Message & Data Rates May Apply

DSD - 002118



PARKS

Your Big Backyard

Map created by the King County Parks and Recreation Division and the King County GIS Center: www.kingcounty.gov/gis

Printed on recycled paper. ©2009, 2016 King County, Washington.



Bicycles are not allowed on the Cougar Mountain Park trails.

SAFETY NOTE: Due to hazards from historical mining activities in this park you must stay on the trails identified on this map.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

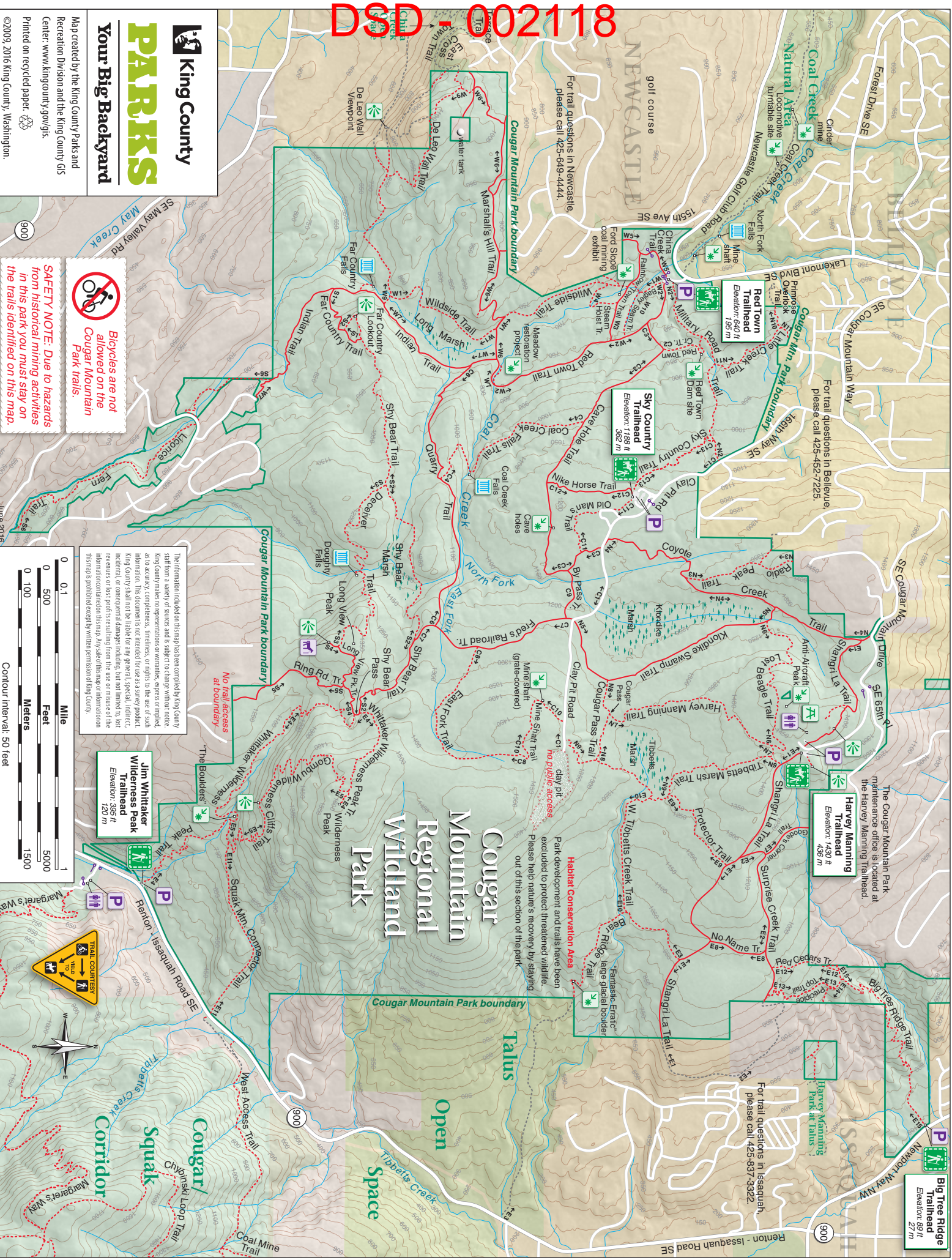
Jim Whittaker Wilderness Peak Trailhead
Elevation: 395 ft

Harvey Manning Trailhead
Elevation: 1430 ft

Big Tree Ridge Trailhead
Elevation: 89 ft

Sky Country Trailhead
Elevation: 1189 ft

Red Town Trailhead
Elevation: 158 ft



For trail questions in Newcastle, please call 425-649-4444.

For trail questions in Bellevue, please call 425-452-7225.

The Cougar Mountain Park maintenance office is located at the Harvey Manning Trailhead.

Park development and trails have been excluded to protect threatened wildlife. Please help nature's recovery by staying out of this section of the park.

For trail questions in Issaquah, please call 425-837-3322.

Pittman, Reilly

From: Wendy Dore <wbdore@aol.com>
Sent: Thursday, December 8, 2016 10:00 AM
To: Bedwell, Heidi
Subject: Park Pointe PUD File Number: 16-143970-LK and 16-145946-LO

Follow Up Flag: Follow up
Flag Status: Completed

I am writing today to express great concern for the planned unit development application for the property at: Park Pointe PUD [Planned Unit Development]

Location: 7219 and 7331 Lakemont Blvd SE, Bellevue, WA

File Number: 16-143970-LK and 16-145946-LO

This property is truly not suitable for intense development. Its location along the banks of Coal Creek will threaten the creek itself, which has been designated a salmon stream, as well as a important wildlife corridor. To think that any intensive development along its banks will have no impact on the stream, the wildlife and the surrounding Bellevue Parks/open spaces, in addition to the King County Park across the street, is sheer nonsense.

The site includes steep slope critical areas, wetlands and streams. Coal Creek (Type F stream) borders the southwest portion of the site and there are 3 tributary (Type N) streams on site. There are 2 Category IV and 1 Category III wetlands on the site. Critical areas and open space is proposed to be set aside in a separate tract."

The site might be able to accommodate with no significant impact just a few homes, which could be built along the flat section bordering the Golf Course/Lakemont road, but the idea that 41 homes, along with the required drainage and sewage utilities, would have not significant impact is sheer fallacy.

We urge the City to reject this proposal as unfitting for the property. We cannot allow one development to threaten so much that is so positive for so many in the community - including people, fish, wildlife and the environment.

Please reconsider allowing this to proceed. And, if you do so, at the very least, require a full EIS that will identify the many elements at stake and detail much more severe mitigation requirements.

Wendy & Barry Dore
14819 SE 62nd Ct.
Bellevue, WA 98006

Pittman, Reilly

From: Vicki Heck <vickiheck@gmail.com>
Sent: Thursday, December 8, 2016 9:52 AM
To: Bedwell, Heidi
Subject: Milt Swanson's property development question

Follow Up Flag: Follow up
Flag Status: Completed

Hello Heidi,

I learned recently Milt Swanson's property by the Red Town trail head is being considered for the development of 41 homes.

Can you let me know more information about how far the process has gone?

Is there an opportunity for concerned Bellevue citizens to rally and advocate for the City of Bellevue to approve a budget item to purchase this land and preserve the natural state of this area?

Has there been an environmental study done? Isn't that necessary for any development to occur there?

Will there be any formal public meetings on this specific topic?

Any guidance you can give about the best way to proceed to preserve this area would be appreciated!

- Vicki
4228 159th Ave SE
Bellevue, WA 98006
425-890-6028

Pittman, Reilly

From: Heather <heatherbrownsmith@comcast.net>
Sent: Wednesday, December 7, 2016 5:42 PM
To: Bedwell, Heidi
Subject: Milt Swanson property

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Bedwell,

I am writing to you as a concerned citizen of Bellevue over the proposal of building 41 homes on the site of Milt Swanson's property.

It seems slowly but surely the areas in Bellevue that have been set aside in our community for wildlife and outdoor pursuits are being jeopardized by over development and insensitivity to public planning. I understand land is becoming a premium in this area, but it is because of the green spaces that we have set aside and cherished that has made this community what it is in its uniqueness and desirability.

The proposal for this area seems not only drastically out of proportion to what the area can accommodate but insensitive to the community as a whole.

I would like to see a reexamination of this proposal and would like the city to champion green spaces as much as it courts development.

Sincerely,
Heather Smith

Sent from my iPhone

Sent from my iPhone

Pittman, Reilly

From: ronjudyme <ronjudyme@me.com>
Sent: Wednesday, December 7, 2016 3:50 PM
To: Bedwell, Heidi
Subject: Park Pointe PUD - 7219 and 7331 Lakemont Blvd SE, Bellevue, WA

Follow Up Flag: Follow up
Flag Status: Completed

Re: File Number: 16-143970-LK and 16-145946-LO

I agree with the email written to you today by Don Marsh. Bellevue is a livable city but becoming less so due to over zealous development. Let's take a breather before every tree in Bellevue is gone, more lights block out the night sky, and more wild life is driven from natural habitats.

Best regards,

Judith Matthew

Pittman, Reilly

From: Don Marsh <don.m.marsh@hotmail.com>
Sent: Wednesday, December 7, 2016 8:41 AM
To: Bedwell, Heidi
Subject: Development proposal for Milt Swanson's property
Attachments: WP_20130329_002 (2).jpg

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Bedwell,

I was surprised and dismayed to learn of the proposal to build 41 homes on Milt Swanson's property at 7219 and 7331 Lakemont Blvd SE in Bellevue.

This property currently serves as a connection between Coal Creek Park and the Cougar Mountain Regional Wildland Park. My family frequently enjoys hiking or running up the Coal Creek trail and stopping at the small waterfall near Milt Swanson's property (I've attached a photo of my wife at the waterfall taken in March 2013). We always continue on to Lakemont Blvd. and the Red Town Trailhead, enjoying the rural character of the Swanson property and the barn as we go.

This property is not just a connection between two of our favorite local parks. It is also a corridor for the movement of wildlife between these greenbelts. That corridor would cease to function if roads and houses are built on this property.

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Bellevue recently earned the top spot in a survey of cities with the highest quality of life (<http://www.businessinsider.com/us-cities-with-the-best-quality-of-life-2016-7>). I realize that there is pressure to find new places to build homes for all the people who want to live here. New houses are needed to keep housing prices reasonable. But we also must remain vigilant not to lose the things that make Bellevue a special and desirable place to live. The Swanson property is one of those gems that should not be sacrificed.

Our city is investing a lot of money in the downtown area, with projects like the "Grand Connection" and development of the Wilburton commercial district and the Spring District. These are good projects. But while we are developing these areas of Bellevue, it is important to preserve the special parts of residential neighborhoods that allow us to connect with nature and our cultural heritage.

Ideally, the city would acquire this property to preserve its unique qualities. If that does not happen, we must insist that a full EIS be undertaken to properly evaluate the impact this proposal would have on the parks and wildlife. A "Determination of Non-Significance" is not an acceptable outcome for the residents of Bellevue.

Sincerely,

Don Marsh

DSD - 002124



Pittman, Reilly

From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Thursday, December 1, 2016 5:45 PM
To: Densley, Ruth
Cc: Bedwell, Heidi
Subject: RE: revised Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

Thank you!!!

Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: RDensley@bellevuewa.gov [RDensley@bellevuewa.gov]
Sent: Thursday, December 01, 2016 3:58 PM
To: Karen Walter
Cc: HBedwell@bellevuewa.gov
Subject: revised Park Pointe PUD

Hi Karen:

Here is the new link for the noticing materials for the Park Point PUD.

<http://www.bellevuewa.gov/pdf/Land%20Use/16-143970-LK.pdf>

Thanks,

Ruth Densley
Development Services Department
City of Bellevue

Pittman, Reilly

From: Densley, Ruth
Sent: Thursday, December 1, 2016 3:58 PM
To: Karen Walter
Cc: Bedwell, Heidi
Subject: revised Park Pointe PUD

Follow Up Flag: Follow up
Flag Status: Completed

Hi Karen:

Here is the new link for the noticing materials for the Park Point PUD.

<http://www.bellevuewa.gov/pdf/Land%20Use/16-143970-LK.pdf>

Thanks,

Ruth Densley
Development Services Department
City of Bellevue

Pittman, Reilly

From: Bedwell, Heidi
Sent: Thursday, December 1, 2016 1:59 PM
To: Densley, Ruth
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

Follow Up Flag: Follow up
Flag Status: Completed

Replaced document in notice bucket including checklist now.

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

From: Densley, Ruth
Sent: Thursday, December 01, 2016 1:56 PM
To: Bedwell, Heidi <HBedwell@bellevuewa.gov>
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

Thank you Heidi!
R

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

From: Bedwell, Heidi
Sent: Thursday, December 01, 2016 1:51 PM
To: Karen Walter <KWalter@muckleshoot.nsn.us>; Densley, Ruth <RDensley@bellevuewa.gov>
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

We will repost. That was my error as we were having pdf problems. Thanks for bringing to our attention.

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

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Thursday, December 01, 2016 1:47 PM
To: Densley, Ruth <RDensley@bellevuewa.gov>
Cc: Bedwell, Heidi <HBedwell@bellevuewa.gov>
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

Ruth,
Thanks for sending us the NOA/ODNS for the Park Pointe PUD subdivision project. We appreciate that the NOA includes the critical areas report. Please note that the project packet is missing the environmental checklist and it should be included and routed to the addresses in a re-notice.

Thanks again,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

DSD - 002128

From: RDensley@bellevuewa.gov [RDensley@bellevuewa.gov]

Sent: Thursday, December 01, 2016 10:23 AM

To: Christa.Heller@dfw.wa.gov; ecyolyef@atg.wa.gov; Fisheries Fileroom; Jobu461@ecy.wa.gov; Karen Walter; sepaunit@ecy.wa.gov; Stewart.Reinbold@dfw.wa.gov; Susan.M.Powell@nws02.usace.army.mil;

HBedwell@bellevuewa.gov

Subject: City of Bellevue Weekly Permit Bulletin 12-1-16

Following is a SEPA Notice of Application and Public Meeting for:

Park Pointe PUD

7219 and 7331 Lakemont Blvd SE

16-143970-LK and 16-145946-LO

Planner: Heidi Bedwell

Planner Email: hbedwell@bellevuewa.gov<<mailto:hbedwell@bellevuewa.gov>>

<http://www.bellevuewa.gov/pdf/Land%20Use/16-143970-LK.pdf>

Permit Bulletin 12-1-16<http://www.bellevuewa.gov/pdf/Land%20Use/12-1-16_WeeklyPermitBulletin.pdf>

Thank you,

Ruth Densley

Development Services Department

City of Bellevue

Pittman, Reilly

From: Densley, Ruth
Sent: Thursday, December 1, 2016 1:56 PM
To: Bedwell, Heidi
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

Follow Up Flag: Follow up
Flag Status: Completed

Thank you Heidi!
R

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

From: Bedwell, Heidi
Sent: Thursday, December 01, 2016 1:51 PM
To: Karen Walter <KWalter@muckleshoot.nsn.us>; Densley, Ruth <RDensley@bellevuewa.gov>
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

We will repost. That was my error as we were having pdf problems. Thanks for bringing to our attention.

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

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Thursday, December 01, 2016 1:47 PM
To: Densley, Ruth <RDensley@bellevuewa.gov>
Cc: Bedwell, Heidi <HBedwell@bellevuewa.gov>
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

Ruth,
Thanks for sending us the NOA/ODNS for the Park Pointe PUD subdivision project. We appreciate that the NOA includes the critical areas report. Please note that the project packet is missing the environmental checklist and it should be included and routed to the addresses in a re-notice.

Thanks again,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: RDensley@bellevuewa.gov [RDensley@bellevuewa.gov]
Sent: Thursday, December 01, 2016 10:23 AM
To: Christa.Heller@dfw.wa.gov; ecyolyef@atg.wa.gov; Fisheries Fileroom; Jobu461@ecy.wa.gov; Karen Walter; sepaunit@ecy.wa.gov; Stewart.Reinbold@dfw.wa.gov; Susan.M.Powell@nws02.usace.army.mil; HBedwell@bellevuewa.gov
Subject: City of Bellevue Weekly Permit Bulletin 12-1-16

Following is a SEPA Notice of Application and Public Meeting for:

DSD - 002130

Park Pointe PUD

7219 and 7331 Lakemont Blvd SE

16-143970-LK and 16-145946-LO

Planner: Heidi Bedwell

Planner Email: hbedwell@bellevuewa.gov<mailto:hbedwell@bellevuewa.gov>

<http://www.bellevuewa.gov/pdf/Land%20Use/16-143970-LK.pdf>

Permit Bulletin 12-1-16<http://www.bellevuewa.gov/pdf/Land%20Use/12-1-16_WeeklyPermitBulletin.pdf>

Thank you,

Ruth Densley

Development Services Department

City of Bellevue

Pittman, Reilly

From: Bedwell, Heidi
Sent: Thursday, December 1, 2016 1:51 PM
To: Karen Walter; Densley, Ruth
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

Follow Up Flag: Follow up
Flag Status: Completed

We will repost. That was my error as we were having pdf problems. Thanks for bringing to our attention.

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

From: Karen Walter [mailto:KWalter@muckleshoot.nsn.us]
Sent: Thursday, December 01, 2016 1:47 PM
To: Densley, Ruth <RDensley@bellevuewa.gov>
Cc: Bedwell, Heidi <HBedwell@bellevuewa.gov>
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

Ruth,
Thanks for sending us the NOA/ODNS for the Park Pointe PUD subdivision project. We appreciate that the NOA includes the critical areas report. Please note that the project packet is missing the environmental checklist and it should be included and routed to the addresses in a re-notice.

Thanks again,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: RDensley@bellevuewa.gov [RDensley@bellevuewa.gov]
Sent: Thursday, December 01, 2016 10:23 AM
To: Christa.Heller@dfw.wa.gov; ecyolyef@atg.wa.gov; Fisheries Fileroom; Jobu461@ecy.wa.gov; Karen Walter; sepaunit@ecy.wa.gov; Stewart.Reinbold@dfw.wa.gov; Susan.M.Powell@nws02.usace.army.mil; HBedwell@bellevuewa.gov
Subject: City of Bellevue Weekly Permit Bulletin 12-1-16

Following is a SEPA Notice of Application and Public Meeting for:

Park Pointe PUD
7219 and 7331 Lakemont Blvd SE
16-143970-LK and 16-145946-LO
Planner: Heidi Bedwell
Planner Email: hbedwell@bellevuewa.gov<mailto:hbedwell@bellevuewa.gov>

<http://www.bellevuewa.gov/pdf/Land%20Use/16-143970-LK.pdf>

DSD - 002132

Permit Bulletin 12-1-16<http://www.bellevuewa.gov/pdf/Land%20Use/12-1-16_WeeklyPermitBulletin.pdf>

Thank you,

Ruth Densley
Development Services Department
City of Bellevue

Pittman, Reilly

From: Karen Walter <KWalter@muckleshoot.nsn.us>
Sent: Thursday, December 1, 2016 1:47 PM
To: Densley, Ruth
Cc: Bedwell, Heidi
Subject: RE: City of Bellevue Weekly Permit Bulletin 12-1-16

Follow Up Flag: Follow up
Flag Status: Completed

Ruth,
Thanks for sending us the NOA/ODNS for the Park Pointe PUD subdivision project. We appreciate that the NOA includes the critical areas report. Please note that the project packet is missing the environmental checklist and it should be included and routed to the addresses in a re-notice.

Thanks again,
Karen Walter
Watersheds and Land Use Team Leader

Muckleshoot Indian Tribe Fisheries Division Habitat Program
39015 172nd Ave SE
Auburn, WA 98092
253-876-3116

From: RDensley@bellevuewa.gov [RDensley@bellevuewa.gov]
Sent: Thursday, December 01, 2016 10:23 AM
To: Christa.Heller@dfw.wa.gov; ecyolyef@atg.wa.gov; Fisheries Fileroom; Jobu461@ecy.wa.gov; Karen Walter; sepaunit@ecy.wa.gov; Stewart.Reinbold@dfw.wa.gov; Susan.M.Powell@nws02.usace.army.mil; HBedwell@bellevuewa.gov
Subject: City of Bellevue Weekly Permit Bulletin 12-1-16

Following is a SEPA Notice of Application and Public Meeting for:

Park Pointe PUD
7219 and 7331 Lakemont Blvd SE
16-143970-LK and 16-145946-LO
Planner: Heidi Bedwell
Planner Email: hbedwell@bellevuewa.gov<mailto:hbedwell@bellevuewa.gov>

<http://www.bellevuewa.gov/pdf/Land%20Use/16-143970-LK.pdf>

Permit Bulletin 12-1-16<http://www.bellevuewa.gov/pdf/Land%20Use/12-1-16_WeeklyPermitBulletin.pdf>

Thank you,

Ruth Densley
Development Services Department
City of Bellevue

Pittman, Reilly

From: Densley, Ruth
Sent: Thursday, December 1, 2016 10:23 AM
To: Christa Heller (Christa.Heller@dfw.wa.gov); Ecology Division Attorney General; Fisheries.fileroom@muckleshoot.nsn.us; Joe Bucar; Karen Walter; sepaunit@ecy.wa.gov; Stewart.Reinbold@dfw.wa.gov; Susan Powell; Bedwell, Heidi
Subject: City of Bellevue Weekly Permit Bulletin 12-1-16

Follow Up Flag: Follow up
Flag Status: Completed

Following is a SEPA Notice of Application and Public Meeting for:

Park Pointe PUD
7219 and 7331 Lakemont Blvd SE
16-143970-LK and 16-145946-LO
Planner: Heidi Bedwell
Planner Email: hbedwell@bellevuewa.gov

<http://www.bellevuewa.gov/pdf/Land%20Use/16-143970-LK.pdf>

[Permit Bulletin 12-1-16](#)

Thank you,

Ruth Densley
Development Services Department
City of Bellevue

Pittman, Reilly

From: Bedwell, Heidi
Sent: Tuesday, November 29, 2016 8:35 AM
To: 'Toby Coenen'
Cc: 'alex.mason@isolacm.com'; 'Brian Way'; 'brooke.friedlander@isolacm.com'; 'Steve Calhoon'
Subject: RE: Park Pointe - ISOLA HOMES

Follow Up Flag: Follow up
Flag Status: Completed

One more thing, I need an electronic copy of the critical areas report. This was not included on the disc submitted with the application. If you have a way to get to me electronically, (other than emailing) that would be preferable. I need it by noon tomorrow to include in our noticing documents.

From: Toby Coenen [mailto:Tobyc@paceengrs.com]
Sent: Monday, November 28, 2016 3:09 PM
To: Bedwell, Heidi
Cc: alex.mason@isolacm.com; Brian Way ; brooke.friedlander@isolacm.com; Steve Calhoon
Subject: RE: Park Pointe - ISOLA HOMES

Great news. We'll look for the comments and follow up next week.



Toby Coenen P.E. | Project Manager
11255 Kirkland Way | Suite 300 | Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Celebrating 20+ Years of Success

From: HBedwell@bellevuewa.gov [mailto:HBedwell@bellevuewa.gov]
Sent: Monday, November 28, 2016 2:36 PM
To: Toby Coenen <Tobyc@paceengrs.com>
Cc: alex.mason@isolacm.com; Brian Way <BrianW@paceengrs.com>; brooke.friedlander@isolacm.com; Steve Calhoon <stevec@paceengrs.com>
Subject: RE: Park Pointe - ISOLA HOMES

We'll be holding the public meeting on **Wednesday December 14th @7:00** here at city hall.

Planning on getting you preliminary review comments by end of this week.

Heidi

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

From: Toby Coenen [mailto:Tobyc@paceengrs.com]
Sent: Tuesday, November 22, 2016 5:13 PM
To: Bedwell, Heidi <HBedwell@bellevuewa.gov>
Cc: alex.mason@isolacm.com; Brian Way <BrianW@paceengrs.com>; brooke.friedlander@isolacm.com; Steve Calhoon <stevec@paceengrs.com>
Subject: RE: Park Pointe - ISOLA HOMES

DSD - 002136

Hello Heidi,

I may have a potential conflict on Tuesday evening as well - if that date can be avoided, let's try to do that.

As we begin to consider a public meeting for the project, we want to take steps to help you and Isola be as fully prepared as is practical. To that end, please let us know if you would like us to develop any additional graphics or plans that might better illustrate what we're trying to achieve with this project. Our goal with any added documents would be to put our best foot forward.

Another opportunity to do that is by fully understanding any project elements that might be particularly sensitive. We'd obviously be in the best position to respond to such concerns if we received staff's review comments in advance of the meeting. Absent that, any formal feedback from you or staff is appreciated and helpful.

Do keep us posted as to the review status and meeting schedules. Thanks for the continued help,

Toby

Toby Coenen P.E. | Project Manager

11255 Kirkland Way | Suite 300 | Kirkland, WA 98033 p. 425.827.2014 | f. 425.827.5043 Celebrating 20 Years of Success

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

From: HBedwell@bellevuewa.gov [mailto:HBedwell@bellevuewa.gov]

Sent: Monday, November 21, 2016 3:56 PM

To: Steve Calhoon <stevec@paceengrs.com>

Cc: Toby Coenen <Tobyc@paceengrs.com>; alex.mason@isolacm.com

Subject: RE: Park Pointe - ISOLA HOMES

Hi Steve,

We are needing to schedule a public meeting for this project. I am targeting the week of December 12th. Can you please let me know if your team would be available on any of the evenings that week.

Heidi

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

From: Steve Calhoon [mailto:stevec@paceengrs.com]

Sent: Thursday, November 03, 2016 10:29 AM

To: Bedwell, Heidi <HBedwell@bellevuewa.gov>

Cc: Toby Coenen <Tobyc@paceengrs.com>; alex.mason@isolacm.com

Subject: Park Pointe - ISOLA HOMES

Good Morning Heidi,

Thanks FOR guidance with earlier today regarding the Critical Area Submittal.

Please find attached the letter clarifying the intent to develop the property as single Family Detached Condominiums.

Let us know of any additional needs.

Thanks Steve

Your message is ready to be sent with the following file or link attachments:

PUD Clarification 2016-11-01

DSD - 002137

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Steve Calhoon ASLA | Senior Principal Planner

11255 Kirkland Way | Suite 300 | Kirkland, WA 98033 p. 425.827.2014 | f. 425.827.5043 Celebrating 20 Years of Success