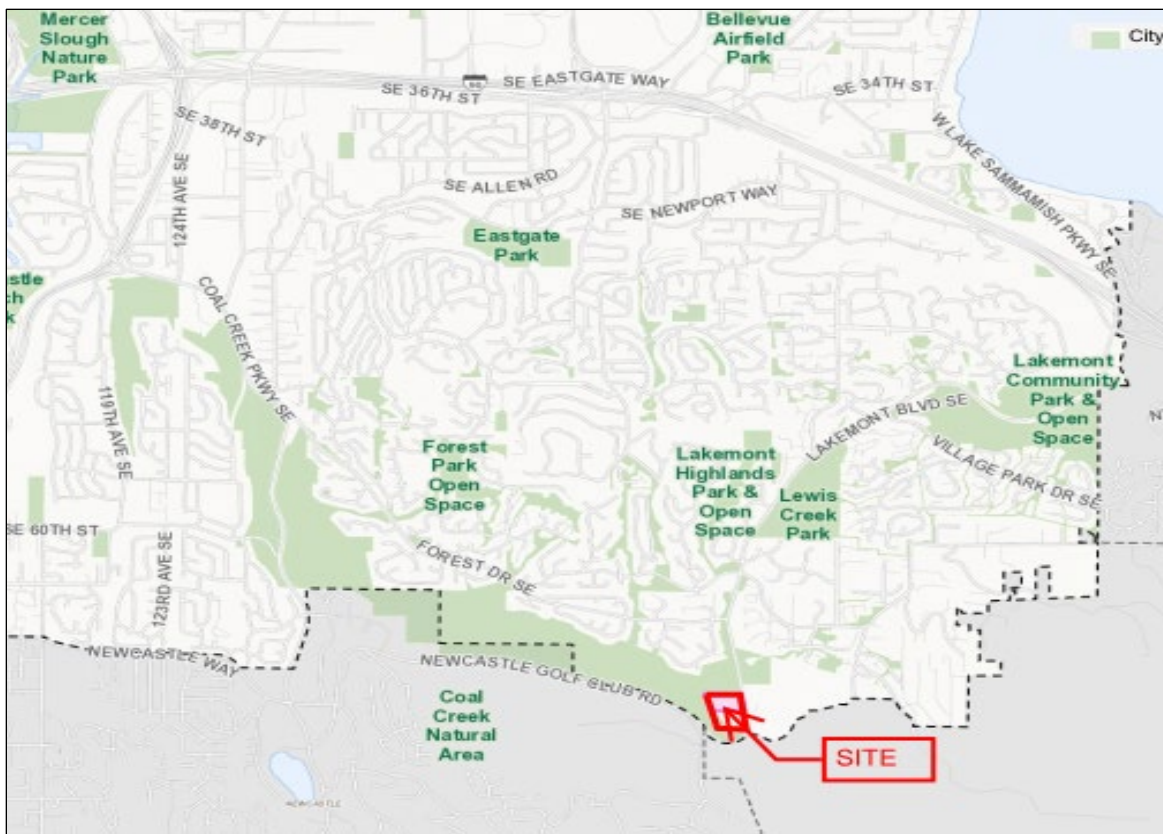




Proposal & Site Characteristics

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 has decided to withdraw the plat and proposes to create 35 units on the site through the remaining PUD that is still proposed. 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 Blvd 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.

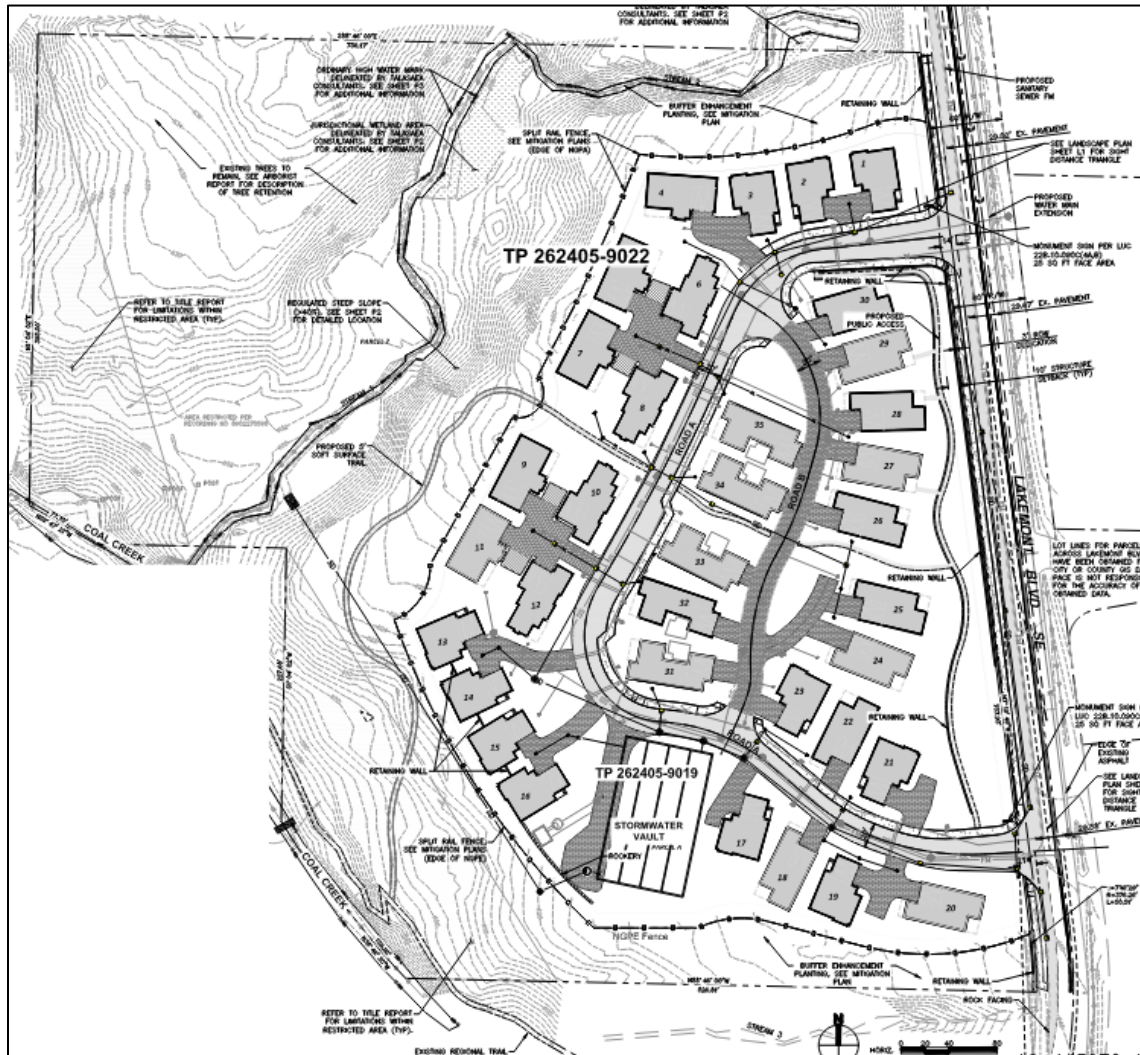
One of the purposes of a planned unit development (PUD) is to allow flexibility in design and layout in order to cluster or concentrate development in areas of the site with intent to avoid impacts to environmental critical areas. The original application proposed 41 single-family residences. City



Park Pointe Planned Unit Development (PUD)

FACT SHEET

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 grade was lowered also at Lakemont Boulevard for the project to further screen the development from the road.



Process

The applicant submitted three permit applications for review: Critical Areas Land Use Permit (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. SEPA environmental review is also required for the proposal.



Park Pointe Planned Unit Development (PUD)

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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 [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. 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. Due to staff departures and retirements as well as unprecedented workload, review during the pandemic has not been as fast as was anticipated. The hearing will be scheduled after staff have completed review and drafting the decision and recommendation. We anticipate a decision and recommendation for a public hearing in 2022. 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

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