



City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009 9012

July 23, 2018

Mr. Ian Morrison
McCullough Hill Leary
701 Fifth Avenue, Suite 6600
Seattle, WA 98104
imorrison@mhseattle.com

Re: 18-119396-LJ – Land Use Exemption to a Previous Land Use Approval -
Unigard aka Bellevue Technology Center PUD – #PC-B-71-1

SENT VIA EMAIL

Dear Mr. Morrison:

We have reviewed your application for a Land Use Exemption to permit the installation of a 53.5-inch high natural wood fence with open slats on property located at 2333 158th Court NE, known as Bellevue Technology Center (Unigard). Land Use has reviewed the proposal as a Land Use Exemption to the previously approved Unigard Planned Unit Development (PC-B-71-1), and has determined that the proposed fence meets the Land Use Exemption Criteria (Land Use Code 20.30D.285.C) as outlined below.

1. The change is necessary because of natural features of the subject property;

Response: The fence is necessary to preserve and protect the natural features of the property, including the landscaping at the northeastern section adjacent to NE 24th Street and bordering Interlake High School to the east. Due to the dense vegetation along the eastern boundary line, the property owner has experienced incidents of trespassing, debris and encampments on the property. The purpose of the fence is to deter trespassing into these areas for crime prevention, while also maintaining the open character of the development.



- 2. The change will not have the effect of significantly reducing any area of landscaping, open space, natural area or parking;**

Response: The fence will not significantly reduce any area of landscaping, open space, natural area or parking. The fence is designed to meander along the sidewalk and will be low enough for pedestrians to see through and over the fence into the natural open character of the development. In addition, the fence does not fully cut off access to these open areas, as the fence is located in an approximately 500-foot long section which terminates near the driveway and sidewalk entrance into the development.

- 3. The change will not have the effect of increasing the density of the Planning Unit Development;**

Response: Not applicable, as the installation of a fence has no impact on density.

- 4. The change will not add square footage that is more than 20 percent of the existing gross square footage of the Planning Unit Development;**

Response: Not applicable, as the installation of a fence has no impact on gross square footage for the development.

- 5. If an addition or expansion has been approved within the preceding 24-month period, the combined additions will not add square footage that exceeds 20 percent of existing gross square footage;**

Response: No other structure additions or expansions have been approved within the preceding 24-month period for the subject property.

- 6. The change will not result in any structure, circulation or parking area being moved significantly in any direction;**

Response: Not applicable, as the installation of an approximately 500-foot section of fence does not impede circulation, parking or a structure.

- 7. The change will not reduce any approved setback by more than 10 percent:**

Response: The proposed fence will not reduce an approved setback by more than 10 percent. Per LUC 20.20.400.2, fences are permitted within a front yard setback, so long as the fence does not exceed a height of 4'-6". The proposed fence is located behind the back of sidewalk, within the required 30-foot front yard setback (O zone) at a height of 53.5 inches, which is just below the maximum fence height permitted (54").

- 8. The change will not result in a significant increase in the height of any structure;**

Response: Not applicable, as the installation of a fence does not impact the height of any structure within the development.

- 9. The change does not result in any significant adverse impacts beyond the site.**

Response: The fence will not result in any significant adverse impact beyond the site. The fence installed is a natural wood fence with an open slat design at a height of 53.5", providing continued visual access into the natural open character of the development. The fence also does not fully cut off access to this open character of the development, providing continued physical access through the main driveway/sidewalk area via NE 24th Street.

The proposal meets the criteria for a Land Use Exemption under LUC 20.30D.285.C and is therefore approved, subject to the following condition:

- 1. The fence shall be stained a darker shade to help blend in with the existing natural open character of the landscaping, and also to help preserve the appearance of the fence for long term durability/weathering impacts. The proposed shade of stain to be applied to the fence shall be provided to the Land Use Department for review and approval prior to staining the fence.**

This letter will serve as your approval of the Land Use Exemption. Please do not hesitate to call if you have any further questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Laurie Tyler".

Laurie Tyler
Senior Planner
City of Bellevue
(425) 452-2728
lt Tyler@bellevuewa.gov