



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Crossroads Village

LOCATION OF PROPOSAL: 15751 NE 15th Street

DESCRIPTION OF PROPOSAL:

Proposal for a mixed-use development that will include 176 townhomes in 29 building on a 7.8-acre site that was formally a grocery store. Also included is approximately 15,500 SF of commercial/retail space along an interior retail street. 277 parking spaces in garages and 112 surface parking spaces will be provided. Public benefits will also be provided, including a Pedestrian Connection to Crossroads Park.

FILE NUMBERS: 15-111568-LD

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

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on January 28, 2016.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Carol M. Helle
Environmental Coordinator

1/14/2016
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Ecology,
Attorney General
Muckleshoot Indian Tribe



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

Proposal Name: Crossroads Village

Proposal Address: 15751 NE 15th Street

Proposal Description: Design Review approval request to construct 176 townhomes in 29 buildings on a 7.76-acre site. Also included is 15,500 SF of commercial space along an interior retail street. 277 parking spaces in garages and 112 surface parking spaces will be provided.

File Number: 15-111568-LD

Applicant: Crossroads Village, LLC

Decisions Included: Combined Design Review and SEPA Threshold Determination (Process II)

Planner: Sally Nichols

State Environmental Policy Act Threshold Determination: Determination of Non-Significance



Carol V. Helland, Environmental Coordinator
Development Services Department

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

By: 
Carol V. Helland, Land Use Director

Notice of Application: June 4, 2015
Notice of Decision: January 14, 2016
Appeal Deadline: January 28, 2016
Design Review
Expiration Date: January 28, 2018 (if no complete Building Permit application is filed prior to this date - Refer to LUC 20.40.500)

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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ATTACHED:

- A. Project Drawings (includes Average Grade Calculation Worksheets)
- B. SEPA Checklist
- C. Certificate of Concurrency
- D. Development Agreement
- E. Building Address Spreadsheet

I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval and a Threshold Determination under the State Environmental Policy Act (SEPA) to construct a mixed-use residential project which will include 176 residential townhome units and approximately 15,500 square feet (SF) of leasable retail space. The townhomes and retail spaces will be distributed among 29 buildings. The project site is 7.76 acres in the CB (Community Business) land use district. It is currently occupied by an abandoned grocery store building and associated surface parking lot. Both will be demolished with this proposal.

A. Review Process

Design Review is required by Land Use Code (LUC) 20.25B and 20.30F because the site lies within both the Community Retail Design District and a portion of the Multi-Family Transition Design District. The Design Review and SEPA Determination are both Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of the Development Services Department issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner. **Refer to Condition of Approval regarding modifications to the Design Review plans in Section X of this report.**

B. Background

On February 7, 2015, the Council initiated a Land Use Code Amendment (LUCA) to allow mixed-use multifamily development in Crossroads Subarea, District E, through the provision of public benefits. Any proposed mixed-use residential development must enter into a development agreement with the City to outline and document the required public benefits. The Development Agreement further acknowledged that Crossroads Village will be built in two phases with an anticipated construction timeframe of 2-3 years and provided information regarding the timing and delivery of the public benefits. The LUCA was ultimately approved by the City Council via Ordinance 6229, which became effective on June 4, 2015. As required by this Ordinance, the City subsequently executed a Development Agreement (DA) with the applicant for this Design Review, via Resolution 8927, dated June 1, 2015. The DA is available for public viewing as an attachment to this staff report.

The DA will run with the life of the project. The public benefits that must be provided as part of this proposed development include the following:

- 1) **Park Connection:** This will be a wide pedestrian promenade along the southern boundary of the Crossroads Village project, leading to a stair climb and a prominent focal point within Crossroads Park. While privately owned, this Pedestrian Connection will be open to the public during all hours the Park is open. It will be at least 16' in width, and will provide benches, other site furnishings, pedestrian scale lighting, and landscaping to soften the urban environment and provide visual interest. From there it will connect up with the existing path system within the Park. The Pedestrian Connection will also be ADA accessible. Buildings 7 and 8 will form one edge of the Connection and the northern façade of the Crossroads Senior Living project will provide the opposite edge. Together, the building edges will provide vitality and added safety with 'eyes on the street' from residents in both projects.



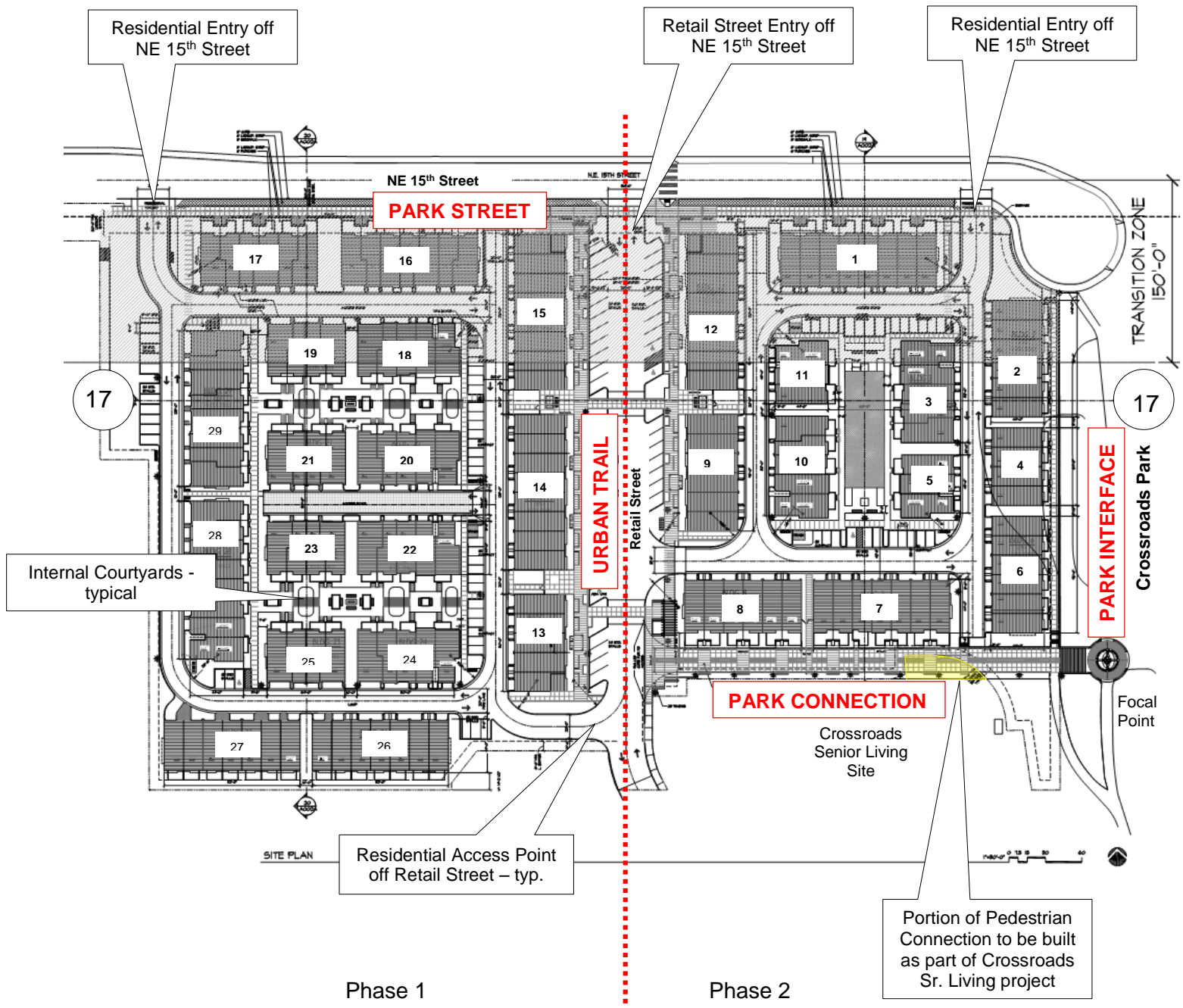
Entry to Urban Trail (Retail Street) from NE 15th Street

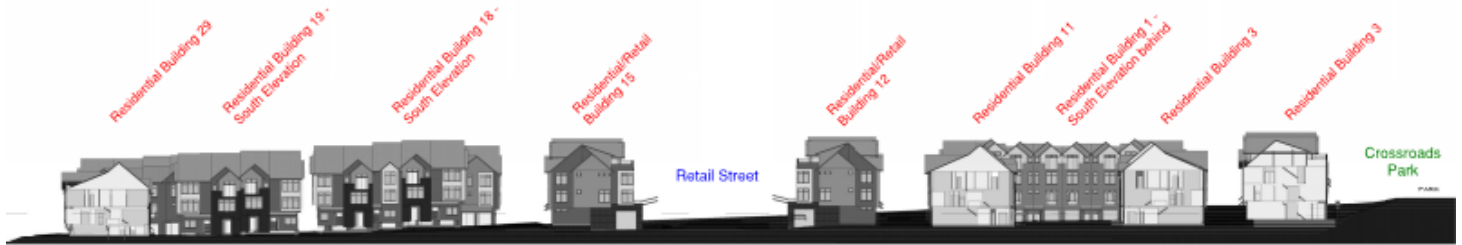
- 2) Urban Trail: A pedestrian-oriented, commercial corridor (currently 158th Place NE) will serve as a “Main Street” through Crossroads Village and connect with the rest of Crossroads Mall. This streetscape will be activated by small retail tenants, and includes wide sidewalks, landscaping, street trees, and outdoor seating. At the entry to the Urban Trail from NE 15th Street, increased paving areas will include space for outdoor seating, gathering or art. Note that the Urban Trail will be referred to as the ‘Retail Street’ in this report.
- 3) Park Interface: Where the eastern boundary of Crossroads Village meets Crossroads Park, the townhomes will create a pleasant interface between the project and the Park with landscaping and visual access to enhance Park safety. The Interface will also include space for an ADA accessible pathway to ensure the Park Connection is available for mobility-impaired users, and a focal point in the Park that will serve as the visual terminus to the Park Connection. The Interface will be designed to ensure a clear delineation between public and private spaces.
- 4) Park Street: The southern side of NE 15th Street will be improved with a park-like character. There will be a six foot wide continuous planting strip adjacent to the curb with new street trees, shrubs and groundcovers. The sidewalk will be eight feet wide to allow multi-modal use. Townhomes will face onto NE 15th Street and will also have ten foot wide front porches to further activate the streetscape. Between the porches and the sidewalk there will be additional residential-scale landscaping.



C. Site Design

The townhome units will be clustered in 29 building that are distributed throughout the site. The central organizing feature of the proposed site plan is 158th Place NE, a private street that provides access to Crossroads Mall to the south via existing access easements. For the purposes of this report, 158th Place NE will be referred to as the 'Retail Street'. 12 buildings will be to the east of the Retail Street and will be constructed during Phase 1. The 17 buildings to the west will be Phase 2. Access to the townhomes will be from NE 15th Street from the north and off the Retail Street to the south. **Refer to Condition of Approval regarding construction phasing in Section X of this report.**





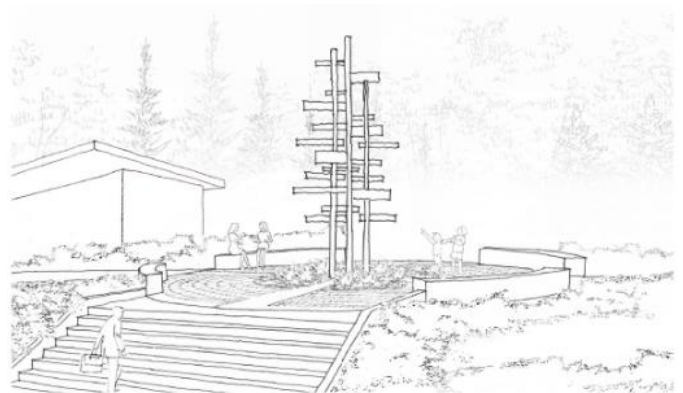
Section 17 – East West Section Looking North
(refer to Site Plan on page 4)



The Retail Street will be flanked with five buildings; each of which will have commercial/retail uses on the ground floor facing the street with townhomes above. Diagonal parking along the Retail Street will provide parking exclusively for the commercial/retail spaces. In addition, there will be pedestrian friendly sidewalks and gathering spaces, street trees, and pedestrian connections between buildings to provide connections to all parts of the Crossroads Village development, to Crossroads Mall to the south, and to NE 15th Street to the north.

The remaining 24 townhome buildings will be located to the east and west of the Retail Street. Ten buildings will be located to the east of the Retail Street and 14 buildings will be located to the west. The townhomes in Buildings 2, 4, and 6 will face directly onto Crossroads Park. The townhomes in Buildings 1, 16, and 17 will face onto NE 15th Street. The remaining townhomes will be internal to the site, with the majority of the townhomes arranged around central courtyard/open spaces. The required multi-family play areas will be located in these internal courtyards.

The townhomes in Building 7 and 8 will face directly onto the required pedestrian Park Connection. This Park Connection will connect the entire project, the Retail Street, and Crossroads Mall with Crossroads Park. The Park Connection will include a grand staircase to take pedestrians up the 16-foot difference between Crossroads Village and Crossroads Park. A prominent focal element will be placed in Crossroads Park at the top of the stairs. The Park Connection will also provide an ADA-compliant walkway and connection



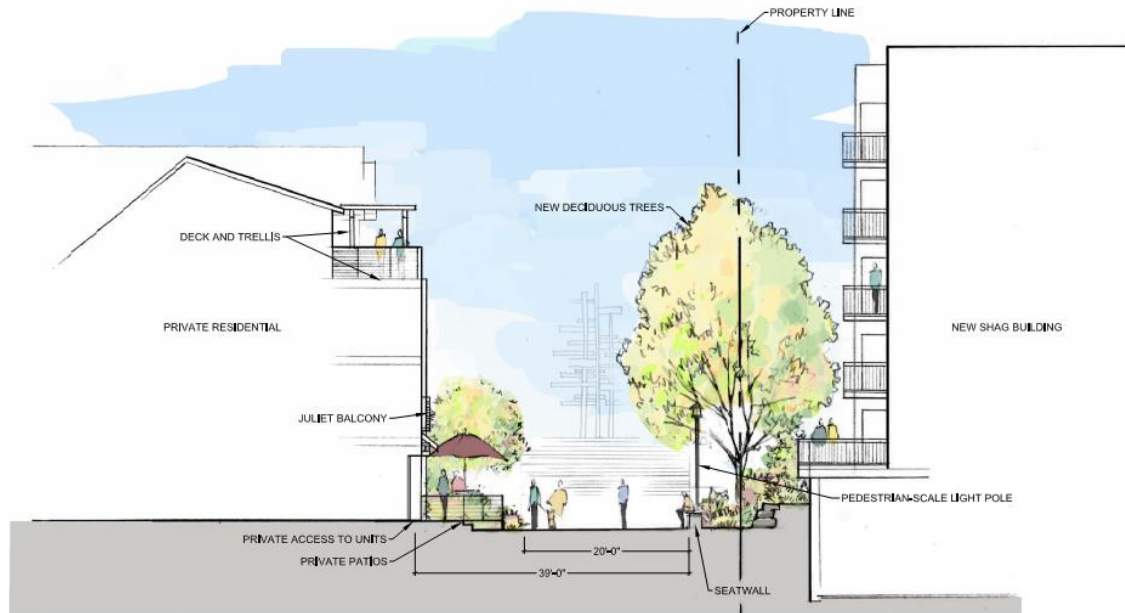
Conceptual Design Option for Focal Element

between the project site and Crossroads Park. **Refer to Condition of Approval regarding the design of the focal element in Section X of this report.**



The proposed townhome units on the north side of the Pedestrian Connection and the residential units in the proposed Crossroads Senior Living building along the south side of the Connection project will create activated “walls” for this pleasant pedestrian promenade and they will create vitality and a sense of safety via “eyes on the street” from the residents in these building.

View of Townhomes Facing Pedestrian Connection



Cross Section of the Pedestrian Connection looking east to the focal point in Crossroads Park

All of the townhomes will have vehicular access from either NE 15th Street or from the southern end of the Retail Street. By providing multiple ingress and egress points, the residents will be able to enter from or exit onto NE 8th Street, 156th Avenue NE, and NE 15th Street. Of the parking spaces provided for residents, 277 spaces will be within the individual townhome garages. There will also be 28 surface parking spaces for residents and guests throughout the site interior.

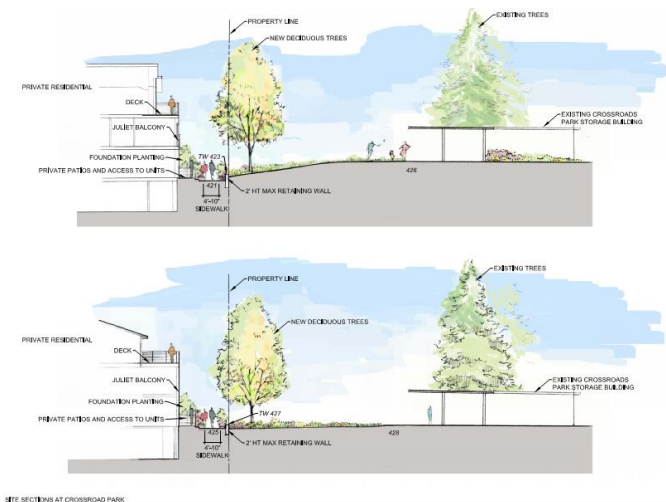
D. Building Design

The architectural character for the buildings is a contemporary interpretation of cottage forms. The townhomes vary from three to four stories and townhomes will be clustered together in larger building modules. The number of townhomes in each building will vary from three to eight. Modulation is used extensively and roof lines will be sloped gable, dormer and shed forms to reinforce the residential scale of the proposal and further distinguish each townhome from its neighbors.

The townhomes facing Crossroad Park in Buildings 2, 4, and 6 and the townhomes facing the eastern end of NE 15th Street in Building 1 will create the required Park Interface. Buildings 2, 4, and 6 will be three stories tall on the facades facing the Park to help reduce the apparent scale of the building and the impact of the building heights on Crossroads Park.



VIEW FROM CROSSROADS PARK



Sections through the Park Interface

Buildings 9, 12, 13, 14, and 15 along the Retail Street will have commercial spaces on the ground floor facing the Retail Street. The commercial spaces will be brick with large transparent windows and marquees for pedestrian weather protection. Townhome garages and entries will be behind the retail spaces. The townhomes will have decks above the commercial spaces. These decks will provide building stepbacks and modulation, thereby reducing the apparent height and bulk of the four-story building. **Refer to Condition of Approval regarding storefront glazing in Section X of this report.**

Figure 4 – Typical Building Elevations and Heights



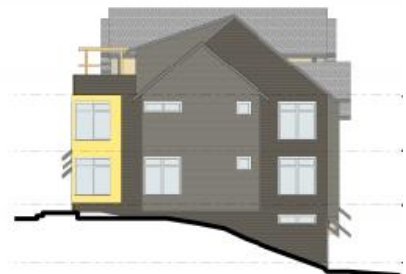
North Elevation of Building 1 - facing NE 15th Street



Typical Elevations of Building 12, 14, and 15 flanking the Retail Street



Typical Elevations of Interior Residential Buildings



Typical Elevations of Buildings Facing Crossroads Park

Building Materials and Colors: The materials for the townhome buildings will include brick, bevel siding in various sizes, and smooth panel siding. The roofing material will be asphalt tab. Overall, the project colors will be earth tones that will complement the neighboring multi-family complexes and the mature vegetation of Crossroads Park.

As represented in the typical building sections above, the materials will be arranged differently throughout the development to add visual interest and create a feeling of identity for each individual townhome. Three color options will also provide additional visual interest.

E. Addressing

This project will require several internal streets. The City of Bellevue will designate a street name to each internal street segment. All north-south road sections will be named independently of east-west trending road sections, even if the roads appear to be continuous.

The City's Address Coordinator is responsible for assigning addresses. The addresses for this proposal have been assigned and can be reviewed in Attachment E to this report. Each building will require its own address, independent of the parcel address or the individual townhome addresses. Townhome units will be assigned an address off of the internal street network, depending on egress. The driveway (not the front door) is considered the unit's primary egress and has been used in any cases where the front door faces one street segment and the driveway accesses a separate segment or pedestrian-only walk way.

Retail or commercial spaces have been assigned an individual storefront address, independent of a building's primary (shell) address. Note that the City of Bellevue no longer allows the use of suite numbers or letters for storefronts.

The building addresses that have been assigned and identified in this report shall be the addresses used for any building permits for building shells. Tenant Improvement (TI) permits will need to be submitted under the individual storefront addresses, not the building's primary address. **Refer to Condition of Approval regarding addressing in Section X of this report.**

F. Phasing

The Crossroads Village project will be constructed in two phases, as outlined in the Development Agreement. Phase 1 will include the townhome and commercial parking spaces west of the centerline of the Retail Street. This phase will also include the public amenities outlined in the DA, including the construction of the park street landscaping and sidewalk along NE 15th Street, the Park Connection (including the ADA access to the existing Crossroads Park path and provision of the focal element in Crossroads Park), the Crossroads Park interface, and the western side of the Retail Street (Urban Trail), including the parking and site work in front of the commercial spaces. Per existing private access easements, the Retail Street will be required to remain open during both phases of construction. Refer to Transportation comments in Sections V and VI of this report. **Refer to Condition of Approval regarding construction phasing and the focal element design in Section X of this report.**

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

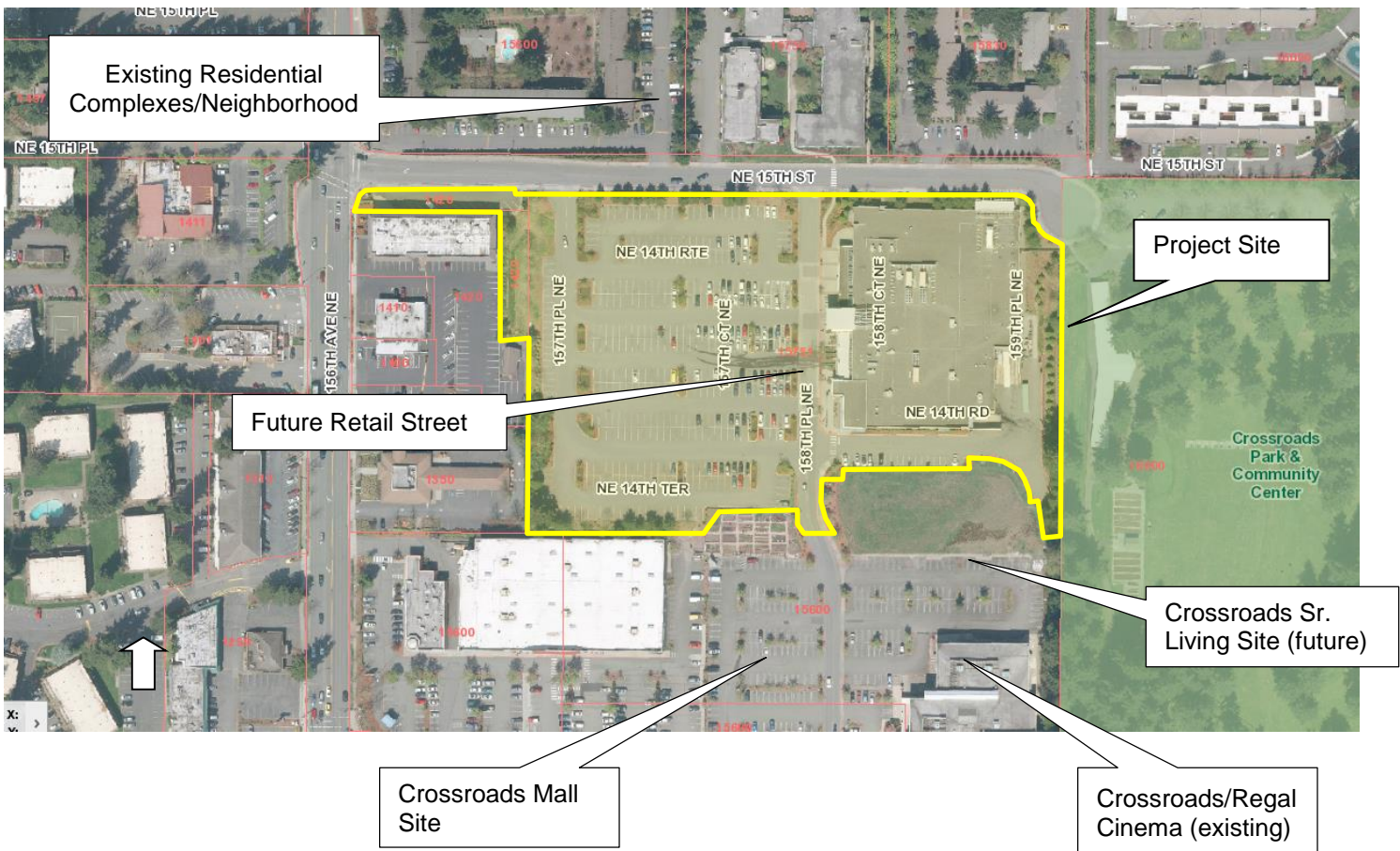
A. Site Description/Context

The proposal site lies just north of Crossroads Mall (Mall) in the Crossroads Subarea. The surrounding area is developed with the Mall to the south, Crossroads Park to the east, and small retail and multi-family residential housing (including both apartments and condominiums) to the north and west.

The site is currently divided roughly in half by 158th Place NE; the private street created via access easement that runs north-south through the site and will become the Retail Street for this proposal. The street and the abandoned Haggen grocery store building lie in the eastern half of the site and the associated surface parking lot for the grocery store lies in the western half. Both will be demolished with this proposal and 158th Place NE will remain to connect the proposal site with Crossroads Mall.

Directly to the south is an open field, surface parking lot, and the Crossroads/Regal Cinema building. This is the site of a proposed 185-unit Crossroads Senior Living housing proposal that has received Design Review approval by the City.

Aerial Vicinity Map



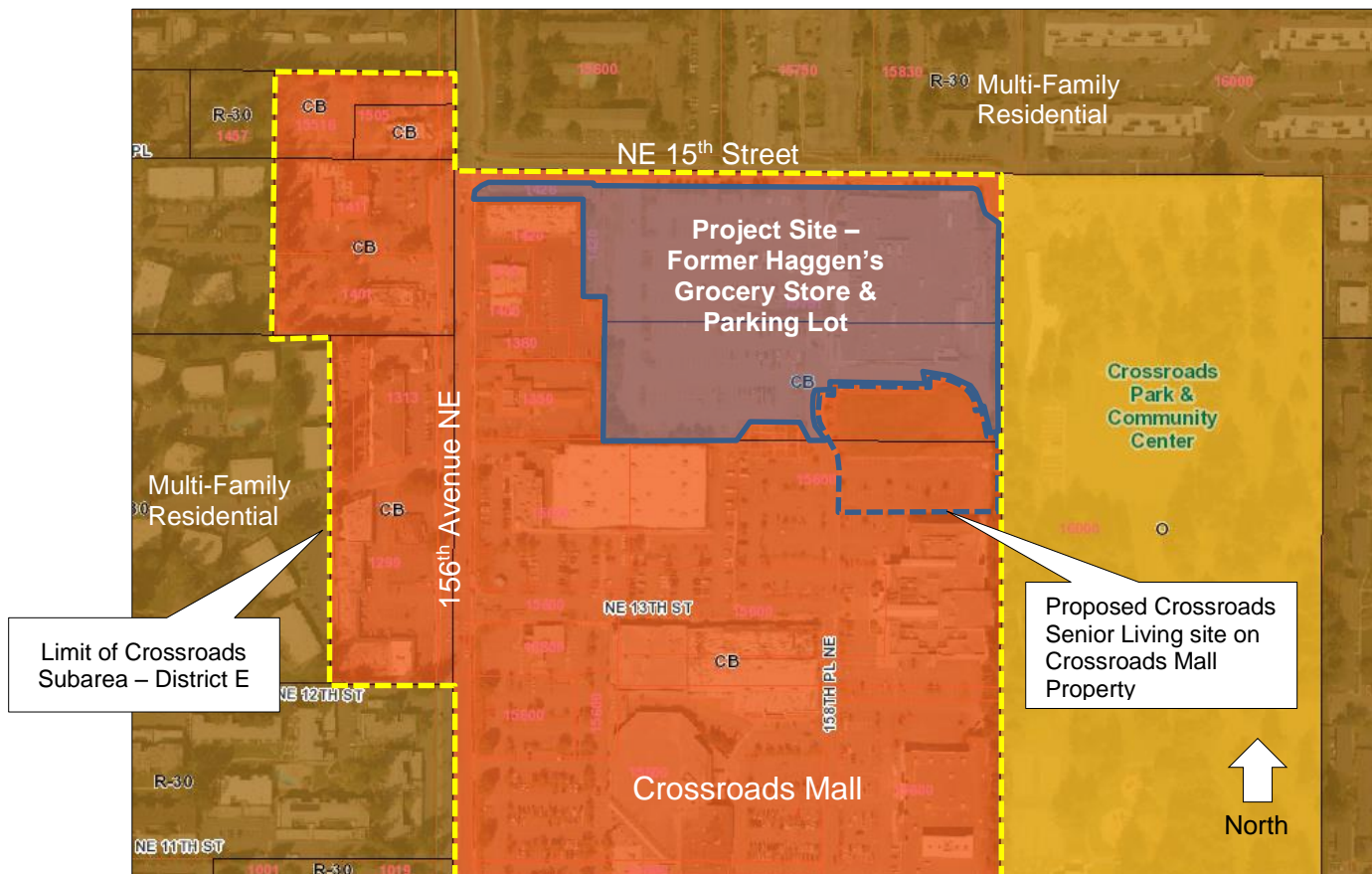
B. Zoning

The site lies within the Community Business (CB) land use district along the northern edge of the Crossroads Mall site. The property is also within the Community Retail Design District and Multi-Family Transition Design District, thus triggering Design Review. Additionally, the site is located with District E of the Crossroads Subarea in the City of Bellevue Comprehensive Plan. Refer to the Zoning Map below.

Adjacent Land Use Districts and Uses:

- North: R-30: (Multi-family Residential) – Apartment and Condominium multi-family residential complexes accessed primarily off NE 15th Street.
- South: CB (Community Business) – Proposed Crossroads Senior Living proposal (on the Crossroads Mall site) and the rest of Crossroads Mall.
- West: CB (Community Business) – Stand-alone retail buildings that are not part of the Crossroads Mall complex.
- East: O (Office) – Crossroads Park and Community Center

Zoning Map



III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.10.400 (Use Charts) and LUC 20.25B (Transition Area Overlay District). While the residential use proposed for this project is permitted in the CB (Community Business) land use district, it is subject to Design Review approval because it lies within the Community Retail Design District and the Multi-Family Transition Area Design District. Also note that this mixed-use residential development proposal is subject to the requirements of a development agreement per the Residential Use Chart, footnote (6).

2. Dimensional Requirements

All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information, as well as Conditions of Approval and the attached Project Plans attached as Exhibit B.

	Permitted/Required	Proposed
Site Area/Zone	338,019 SF (7.76 acres) Community Retail Design District AND in Multi-Family Transition Area Design District Crossroads Subarea/District E	
Site Density	Allowed: 30 units per acre 338,019 SF = 233 units CB Land Use District LUC 20.20.010	Proposed: 176 units Meets LUC requirement.
Building Height	Transition Area: 45 feet to top of flat roof or mean of a pitch, measured from average existing grade allowed with the following bonuses: <ul style="list-style-type: none"> • Pitched Roof • No Mechanical Equipment on roof Outside of Transition Area: 45 feet LUC 20.20.010 LUC 20.25B.040.A	Transition: Buildings 1, 16, and 17 and portions of Buildings 2, 3, 11, 12, 15, 18, 19 and 29: Based on Average Existing Grade, building heights range from 33.5 feet to 44.8 feet. Outside of Transition: Based on Average Finish Grade, building heights range from 35.5 feet to 44.9 feet. Refer to Average Grade Calculation Worksheet in the Project Drawings, Attachment A to this report. Meets LUC requirement.

	Permitted/Required	Proposed
Setbacks & Distance between Structures	<p><u>Front</u> (NE 15th Street): 30 FT from District receiving Transition and min. 20 feet from back of curb and min. 10-foot wide landscape buffer from property line</p> <p><u>Sides and Rear</u>: 0 FT setback, per Footnote (2), 8 FT Type III perimeter landscaping required</p> <p>LUC 20.20.010 & 20.20.520</p> <p><u>Distance between structures in Transition</u>: Min. 20 feet LUC 20.25B.040.B.2</p>	<p><u>Front</u>: Over 55 FT from District receiving Transition and min. 20 feet from back of curb per minimum requirements of DA (6 FT wide planting strip, 8 Ft wide sidewalk, 9 Ft wide planting & patio area) = 23 FT from back of curb and over 10 feet from property line.</p> <p><u>Sides and Rear</u>: Minimum 8 FT wide landscape buffer. Note, along Crossroad Park property line, buffer includes plantings and walkway per the DA. Meets LUC requirement.</p> <p>20'-0" minimum is provided Meets LUC requirement.</p>
Parking	<p><u>Residential:</u> 1.6 stalls/2 bdrm unit @ 87 units = 139 spaces 1.8 stalls/3 & units @ 89 units = 160 spaces Total residential spaces: 299</p> <p><u>Retail:</u> 15,500 nsf @ 4/1000 nsf = 62 spaces Total minimum required = 62 stalls *</p> <p>* Note: The square footage of the <i>retail</i> spaces shall be reviewed under the Building Permit. If the nsf falls below 15,000 nsf, the applicant will be required to provide 5 parking stalls per 1,000 nsf of retail.</p> <p>Total Required: 361 spaces LUC 20.20.590.F.1</p>	<p><u>Residential Proposed:</u> Total residential spaces provided in garages: 277</p> <p>67 additional surface stalls provided – 22 for residents to meet the minimum parking requirement of 299</p> <p><u>Retail Proposed:</u> Stall provided on Retail Street = 45 stalls Remaining 17 stalls to be provided in surface parking behind Buildings 13, 14, and 15</p> <p><u>Surface Stalls:</u> (67 stalls provided) – (22 for min. residential requirements) – (17 for minimum retail requirements) = 28 remaining stalls for residential and residential guest parking.</p> <p>Total: Garage Parking: 277 spaces Retail Parking on Retail Street: 45 spaces</p>

	Permitted/Required	Proposed
Parking (Cont'd)		<p>Surface Parking (other than Retail Street spaces): 67 spaces Total Spaces Proposed: 389 spaces</p> <p><u>Refer to Condition of Approval regarding residential and retail parking in Section X of this report.</u></p> <p>Meets LUC requirement.</p>
Maximum Impervious Surface	<p>85% of 338,019 SF = 287,316 SF</p> <p>LUC 20.20.010</p>	<p>Proposed: 281,996 SF = 83%</p> <p>Meets LUC requirement.</p>
Mechanical Equipment	<p>Located on the roof & visually screened, within the building or below grade.</p> <p>LUC 20.20.525 and 20.25B</p>	<p>There will be no mechanical equipment on the roofs. All mechanical equipment will be located inside the buildings.</p> <p>Meets LUC requirements.</p>
Loading	<p>Minimum one 10' x 55' area accessible to a public right of way.</p> <p>LUC 20.20.590.K.4</p>	<p>Loading will take place in the private roadways interior to the site. <u>Refer to Condition of Approval regarding provisions for loading in Section X of this report.</u></p> <p>As conditioned, meets LUC requirement.</p>
Tree Retention	<p><u>Tree Retention:</u> 100% of perimeter trees and 15% of the diameter inches of the interior trees (100 trees total)</p> <p>Compliance with 20.20.900 and 20.25B.040.C</p>	<p>Proposed: Removal of all significant trees on site via the Alternative Tree Retention Option.</p> <p><u>Refer to discussion in Section III.A.3 below regarding the Alternative Tree Retention Option and Conditions of Approval regarding the final landscape and irrigation plans and landscape installation and maintenance assurance devices in Section X of this report.</u></p> <p>As conditioned, meets LUC requirement.</p>

	Permitted/Required	Proposed
Landscaping	<p>Perimeter Landscape Requirements:</p> <p><u>NE 15th Street - Street Frontage:</u> 20 FT Type III perimeter landscaping</p> <p><u>Interior Property Lines:</u> 8 FT Type III perimeter landscaping</p> <p>Compliance with LUC 20.20.520 and 20.25B.040.C</p>	<p>Proposed:</p> <p><u>NE 15th Street:</u> Required Park Street frontage per the Development Agreement (DA) provided, which includes 6 FT planting strip, 8 FT sidewalk, and an additional 14 FT of landscaping and patios up to the building.</p> <p><u>Interior Property Lines:</u> Eastern Property Line with Crossroads Park: Required Park Interface per the DA, which requires this development to provide landscaping and a walkway in front of Buildings 2, 4, and 6, and new trees and landscaping in Crossroads Park.</p> <p>Southeast Property Line: Per the DA, the Pedestrian Connection will be provided along the southern property line. The 25 FT width of the Connection will include landscaping and the paved pedestrian walkway.</p> <p>Western and Southwest Property Lines: Minimum 8 FT</p> <p>Through application of the criteria in the Alternative Landscaping Option, the changes outlined above will result in a more robust buffer with a landscape treatment that is better than would be achieved through strict application of the buffer requirements. The proposed buffer will also allow the project to meet all requirements outlined in the DA.</p> <p><u>Refer to Condition of Approval regarding final landscape and irrigation plans in Section X of this report.</u></p> <p>Per ALO, meets LUC requirements.</p>

	Permitted/Required	Proposed
Multi-Family Play Areas	<p>Minimum of 9100 SF unpaved, usable open space</p> <p>LUC 20.20.540</p>	<p>The required play area space will be provided in the three internal courtyard open spaces. Exact delineation of play areas will be required as part of the Clearing and Grading Permit.</p> <p><u>Refer to Condition of Approval regarding the multi-family play area in Section X of this report.</u></p> <p>Meets LUC requirement.</p>
Recycling & Solid Waste Collection Area	LUC 20.25B.040.F	<p>Solid waste & recycling will be stored in individual garages and picked up in front of each home. Receptacles will be required to have molded plastic lids. <u>Refer to Condition of Approval regarding solid waste/ Recycling and solid waste/recycling receptacle lids in Section X of this report.</u></p> <p>The applicant has provided documentation from Republic Services (City's contracted waste hauler) that the method for pick-up has been reviewed and approved. Letter is in project file.</p> <p>Meets LUC Requirement</p>

3. Alternative Tree Retention Option

While there are no significant trees within the site interior, there are over 90 significant trees located in the site perimeter. These trees appear to have been planted at the time of the grocery store development to provide screening of the parking lot and the blank building facades. The trees generally consist of native conifer species including Douglas Fir, Western Red Cedar, and Shore Pine. There are some deciduous ornamental trees including Red Maple, Vine Maple, and London Planes. The majority of the trees are relatively young with calipers ranging from 8 to 12 inches. The perimeter trees also tend to be clustered in the following three locations:

- Along the eastern edge of the property near Crossroads Park; and
- In the southwest corner of the site; and
- Along NE 15th Street

The proposed development affords little opportunity to save existing trees. The trees along the eastern boundary with Crossroads Park will need to be removed to place the buildings along the property line and create the required Park Interface. By facing the buildings onto the Park, there will be increased Park access and surveillance which will result in an improved interface between the proposal site and the Park. A new row of maples, shrubs and lawn in the Park along this interface will be provided to soften the transition from the Park to the Crossroads Village townhomes.

The trees along the southwestern boundary will need to be removed to provide fire access, vehicular access, and utility connections. Grades will also need to be elevated to improve the internal relationships between buildings and between buildings and the internal road system.

The trees along the northern boundary of the site will be impacted by required street improvements, including the provision of the widened planting strip and 8-foot wide sidewalk that are required to create the vision of a Park Street along NE 15th Street. Additionally, the species and spacing of the existing trees along this edge of the project are not appropriate for the proposed multi-modal, pedestrian environment in the NE 15th Street streetscape. New street trees and landscaping within the new planter strip and landscape area between the sidewalk and the buildings on NE 15th Street will create the required Park Street.

To offset the removal of existing trees from the site, the applicant is proposing to plant a minimum of 266 new trees. This will include a mix of 3-inch and 1 ½" caliper deciduous trees, multi-stemmed deciduous accent trees, and 8 to 10 foot tall coniferous trees. The proposed trees will be planted throughout the entire site, including along the pedestrian corridors, common interior open space areas, parking areas, Park Connection, Park Interface, Park Street, and site perimeters. The proposed landscape design and replacement trees will far exceed the number of trees that would have existed on the site if the land use requirements had been met through standard tree retention techniques. The proposed landscaping will result in a landscape that will be more appropriate for the site and will better complement the natural character of the Pacific Northwest and Crossroads Park to the east. In association with shrub and groundcover landscaping, the new trees will provide a better outcome than could be achieved through retention of the existing trees. Thus, the request for an Alternative Tree Retention Option can be approved per the criteria in LUC 20.20.900.G. **Refer to Conditions of Approval regarding the final Landscape and Irrigation Plans and landscape installation and maintenance installation devices in Section X of this report.**

IV. PUBLIC NOTICE AND COMMENT

Application Date: April 24, 2015 (Design Review/SEPA)
Public Notice Sign installed: June 4, 2015
Minimum Comment Period ended: June 18, 2015 (Design Review/SEPA)
Notice of Public Meeting: June 4, 2015
Public Meeting: June 23, 2015

Prior to the Public Meeting on June 23, 2015, the applicant, in conjunction with the City's Planning and Community Development Department (PCD), organized a Crossroads

Village Open House on May 13, 2015 to update the members of the surrounding community regarding the proposed Development Agreement between the City and the applicant. This was also an opportunity to show the public what was being planned for the site. Twenty-two citizens attended this meeting. Although this meeting technically was not held specifically for this Design Review, the citizens who attended the meeting will be considered Parties of Record for this Design Review application.

Subsequently, the Public Meeting for the project was held on June 23, 2015. Because the public had already seen the proposal during the May 13th Open House, only three citizens attended the Public Meeting.

Additionally, residents in the Crossroads condominiums, Crossroads Apartments, Sagebrook Senior Living at Bellevue, and The Court at Crossroads Apartments have organized as the NE 15th Street Residences Coalition and presented their concerns to the City in a May 18, 2015 memorandum. This document is available for public viewing in the project file. The concerns and responses from City reviewers are outlined below:

1. *Traffic on NE15th Street is stopped for a period each day when loading and unloading children, including some who need to be unloaded by a wheelchair hoist. An alternative drop-off location that won't impact traffic on NE 15th needs to be identified.*

Response: It is important that school buses transporting children with limited mobility drop these children off as close to their homes as possible. Bellevue City Codes do not address school bus routes. Changes to this drop-off will not be part of this review and approval. Requests for bus route changes should be sent to the Bellevue School District 405.

2. *Neighboring residents are concerned about safety at the intersection of 156th Ave NE and NE 15th. Left and right turns are frequently delayed by pedestrian crossings, which will increase as more residents are added to the area.*

Response: Residents expressed concerns with the traffic signal at NE 15th Street/ 156th Avenue NE that occurred while traveling on 156th Avenue and turning eastbound onto NE 15th Street. During a flashing yellow arrow, the driver would yield to oncoming traffic and when there was an available gap to turn, a pedestrian could immediately trigger a walk signal while the driver was mid-turn. In response to residents' concerns, the traffic signal at NE 15th Street/ 156th Avenue NE was recently adjusted such that during a flashing yellow left turn arrow, a pedestrian will always have the walk signal during that flashing yellow arrow so that the element of surprise is removed for the driver. Traffic signal history shows that during the pm peak hour, the signal at NE 15th Street/ 156th Avenue NE is operating at LOS B and all vehicles in the queue were served. LOS and delays are not expected to increase with the addition of the Crossroads Village Townhomes traffic volumes; the adaptive signal adjusts to changes in volumes.

3. *Increased vehicle traffic along NE 15th Street after the addition of the Crossroads Village development.*

Response: Compared to a reoccupied grocery store at this location, there is a net trip reduction of approximately 397 trips in the p.m. peak hour. To address neighborhood traffic concerns, the applicant has modified site access design and

project traffic may also access the townhomes via the private road/ retail Main Street connecting to NE 8th Street. This provides more access options to the site and mitigates impacts to NE 15th Street.

4. *Residents are concerned with traffic delays during the 2-3 year construction period. NE 15th Street is the only access road for vehicle and emergency traffic to the current residences.*

Response: Access to NE 15th Street through the site from Crossroads Mall will be maintained during construction. The applicant is required to secure sufficient off-street parking for construction workers before the issuance of construction permits. Temporary traffic control to ensure traffic and pedestrian safety during construction activities must be provided. The applicant is required to submit traffic control plans for review and approval with the right of way use permit such that it minimizes impacts and delays on NE 15th Street. The traffic control plan shall maintain access and minimize delays for pedestrians and vehicular traffic on NE 15th Street during construction. **Refer to Condition of Approval regarding the right-of-way use permit in Section X of this report.**

5. *Residents of Crossroads Apartments are concerned with increased traffic impacts due to the proximity of a proposed residential driveway off NE 15th Street to the Crossroads Village townhomes, east of the Retail Street. The addition of a center turn lane along NE 15th Street was suggested.*

Response: The applicant has modified the original submitted design such that two of the five proposed access points from NE 15th Street have been removed. With the updated design, residents of Crossroads Village Townhomes may access internally via the private road, 158th Place NE, to NE 8th Street. Therefore, some project traffic volumes are now accessing from the south, thus reducing impact to the driveways along NE 15th Street. Currently, there are no plans to widen NE 15th Street and add a center turn lane.

6. *Neighboring residents are concerned that access to Crossroads Mall via the private road, 158th Place NE, will be closed during construction.*

Response: The Crossroads Mall has vehicular and pedestrian access easement rights across the Crossroads Village site to NE 15th Street. Therefore, as described in the private agreement, access from the mall to NE 15th Street must be maintained during construction. During review of the necessary permits, the City will ensure that this access is maintained on the approved plans. **Refer to Condition of Approval regarding the right-of-way use permit in Section X of this report.**

V. TECHNICAL REVIEW

A. Clearing & Grading

The Clear and Grade Reviewer reviewed the plans and materials submitted for this project and determined that clearing and grading portion of this Design Review application can be approved. The future Clearing and Grading Permit application for this development must comply with City of Bellevue Clearing and Grading Code (BCC 23.76). In addition, the Final Landscape and Irrigation Plans must be submitted and approved under the Clearing and Grading Permit application. **Refer**

to Condition of Approval regarding the final landscape and irrigation plans in Section X of this report.

B. Utilities

The plans generally conform to the requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06. **Refer to Condition of Approval regarding requirement to obtain necessary utility engineering approvals through a Utility Developer Extension application in Section X of this report.**

C. Transportation

Site Access

The project site is located on the parcel to the north of the Crossroads Mall site on the south side of NE 15th Street, just west of Crossroads Park. Access to the retail uses of the proposed project will be provided via the existing Crossroads Mall shared access road, which is the existing 30 foot wide north-south private road 158th Place NE, connecting from NE 15th Street on the north to NE 8th Street on the south. The portion of this access road running through the proposal site is the Retail Street outlined in the DA. This Retail Street is the primary pedestrian and commercial corridor through the site and it is also referred to as an urban trail in the Comprehensive Plan. Retail storefronts with townhomes above are located on each side of the Retail Street (urban trail). Access to the townhomes is provided by two 26 foot wide driveways connecting to NE 15th Street, one to the west and one to the east of the Retail Street, respectively. Access to the townhomes is also provided by an internal roadway connection at the south end of the Retail Street on the project site, allowing residents to travel south to access NE 8th Street. Providing the connection from the residential townhome area at south end of the Retail Street, also allows emergency vehicles traveling north on the Retail Street (private road) easier access to the residential areas of the development.

Angled parking will be provided along both sides of the Retail Street. In addition, the Retail Street is a commercial streetscape with wide 8-12 feet wide sidewalks, street trees, and seating. A pedestrian promenade connection will be provided at the south end of the site, connecting from the Retail Street to the Crossroads Park and will be open to the public during park hours. An ADA-accessible route into the public park will be provided at this same location. The curb ramps at the existing crosswalk to the east of the Retail Street/ private road driveway on NE 15th Street will be replaced to meet current ADA standards. In order to enhance visibility of the crosswalk, a decorative treatment, such as colored concrete, will be applied along with the crosswalk marking.

All loading and unloading, delivery, garbage and recycling services must be contained within the project site. No portion of the city right of way may be used for these services. **Refer to Condition of Approval regarding provisions for loading in Section X of this report.**

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual. See Section X for related Conditions of Approval.

1. The existing curb, gutter, sidewalk and driveways on the south side of NE 15th Street, along the project street frontage, shall be completely removed. An eight-foot wide multi-modal sidewalk and a 6 foot wide continuous planter strip with new street trees is required along the south side of NE 15th Street.
2. The residential driveways providing access to the townhomes on NE 15th Street shall have an approach width, as defined in Design Standard 5N, of 26 feet. The driveway apron design shall be consistent with standard drawing DEV-7A or as determined by the review engineer. At the location of the existing and proposed Retail Street/ private road (158th Place NE), a new 30 foot wide driveway approach will be installed consistent with standard drawings DEV-7A through DEV-7F as determined by the review engineer.
3. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements.

ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed at the existing sidewalk on both sides of NE 15th Street, consistent with standard drawings TE-12A through TE-12D.

ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

4. The design and appearance of the sidewalk and landscaping on NE 15th Street shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-10 and TE-11 as well as with all dimensional requirements stated in the DA.

Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements.

See section on Alternative Paving Materials for further details.

If the developer requests alternative paving materials, samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

5. Planter strips and other landscaping within the sidewalk along NE 15th Street shall be irrigated with a metered water source. Electrical connections for lighting in tree wells (or planter strips) may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.
6. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.
7. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing DEV-7A through DEV-7F. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
8. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.
9. The existing city street lighting system is located on the north side of NE 15th Street and is sufficient. Consequently, public street lighting is not required with this development. However, private exterior lighting will be provided throughout the development along pedestrian pathways including the pedestrian park connection, along internal circulation roads, and in parking areas.

Refer to Conditions of Approval regarding civil engineering plans for transportation, building and site plans for transportation, and street frontage improvements in Section X of this report.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. The applicant shall provide a public access easement for the pedestrian connection to the park for the full width of the connection. The proposed width for the park connection is 20 feet. Any negative impact that this development has on existing easements must be mitigated or easements relinquished.

Refer to Condition of Approval regarding existing easements and sidewalk/utility easements in Section X of this report.

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to

confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit. **Refer to Condition of Approval regarding holiday construction and traffic restrictions in Section X of this report.**

Use of Right-of-Way during Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. The applicant will be required to submit a traffic control plan for review and approval with the Right of Way Use Permit such that it minimizes impacts and delays on NE 15th Street. Any frontage work that can be completed from within the development site in order to reduce lane closures is required. **Refer to Condition of Approval regarding the right-of-way use permit in Section X of this report.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, NE 15th Street has been classified as "Overlay Required." The minimum pavement restoration for NE 15th Street will consist of a full grind and overlay for the full width of the street for a minimum of 50 feet. The details of the grind and overlay will be specified in the Right of Way Use Permit. **Refer to Condition of Approval regarding pavement restoration in Section X of this report.**

Alternative Paving Materials

The Transportation Department, in conjunction with other departments as appropriate, will review proposals for the installation of alternative materials by private developers. The materials and installation methods must meet typical construction requirements. If the alternative material is approved, the property owner must sign an indemnification agreement which states that all future maintenance and replacement is the responsibility of the property owner. Work within the alternative material area by City, franchise or other workers as a result of either emergency, normal maintenance or new installation will result in replacement of the surface by standard materials. Advance notification of such work will not be provided to the property owner. In such a circumstance, should the property owner wish to replace or repair the surface with the alternative material, a Right of Way Use Permit may be required. A subsequent approval of the alternative material is not guaranteed. Paving samples must be submitted to the Transportation Department prior to building permit approval. **Refer to Condition of Approval regarding the alternative paving materials agreement in Section X of this report.**

Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080. The Crossroads Village Townhomes development shall post ridesharing and transit information in a visible central location in the building, near the major entrance. This requirement applies to each building in a building complex. **Refer to Conditions of Approval regarding the transportation management program and implementation of the transportation management program in Section X of this report.**

D. Fire

As a result of review by the Fire Department, two additional vehicular access points were provided off of the Retail Street to provide more exiting options and to make it easier for emergency vehicles, which would come from the south at Fire Station 3, to access the townhomes. Fire hydrants and emergency vehicle access points have been located along the southern property line to provide fire access for the Crossroads Village buildings as well as for the northern side of the proposed Crossroads Senior Living building - located on the adjacent property to the south. **Refer to Condition of Approval regarding fire in Section X of this report.**

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see annotated Environmental Checklist attached to this staff report). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the 2016-2027 Transportation Facilities Plan Environmental Impact Statement (TFP EIS) Addendum. Specifically regarding the 2016-2027 TFP, it was determined that a new Addendum to the 2013-2024 TFP EIS would adequately address the required review under SEPA. The Addendum for the 2016-2027 TFP Update was published on October 8, 2015. These documents analyze the transportation and air quality impacts of the City's Transportation Commission recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals. The Transportation Facilities Plan was subsequently adopted December 7, 2015 via Resolution 9032. All referenced documents above are available in the Records Office at City Hall.

This section of the staff report is an addendum to the adopted EIS referenced above. Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below, together with any specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific Conditions of Approval contained in Section X of this report.

A. NOISE

Construction Noise: The Bellevue Noise Control Ordinance BCC 9.18 limits noise levels at the property line to 55 dBA (A-weighted sound level), except from 7:00 a.m. to 6:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays that are not legal holidays. Expanded hours may be approved by the Land Use Director per BCC 9.18.020.B and approval via an LY permit. However, restricting the construction hours will reduce noise impacts to neighboring properties. Expanded construction hours during evening or early morning hours should be avoided to minimize noise impacts to nearby residents. In addition, the contractor must use the best available noise abatement technology consistent with feasibility during construction. **Refer to Condition of Approval regarding construction hours and use of best available noise abatement technology in Section XI of this report.**

B. PLANTS

Most of the 100 existing trees on the site will be removed. However, these trees will be replaced with a minimum of 266 trees. The replacement trees will be located throughout the site. **Refer to discussion in Section III.A.3 regarding the Alternative Tree Retention Option and Condition of Approval regarding the final landscape plan in Section X of this report.**

C. AIR

Insignificant construction-related emissions (diesel exhaust from construction equipment) are expected for the short term. Such impacts are only expected for the initial grading period. No mitigation is recommended. **Refer to Condition of Approval regarding air pollution from construction vehicles and equipment in Section X of this report.**

D. WATER/UTILITIES

1. Surface Water

The site currently drains south along 156th Ave NE before turning west along NE 12th Street, eventually making its way to Kelsey Creek, which conveys flow to Lake Washington.

2. Water and Sewer

Domestic water will be provided by a connection to an existing 10" main in NE 15th Street. Sanitary sewer will be provided by a connection to an existing 8" main located on-site. **Refer to Condition of Approval regarding requirements to obtain necessary utility engineering approval through a Utility Developer Extension application in Section X of this report.**

E. TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan Environmental Impact Statement (TFP EIS) Addendum. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's

2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Crossroads Village Townhomes lies within MMA #5, which has a 2027 total growth projection of 544 multi-family dwelling units and 14,455 square feet of retail. This development proposes 176 multi-family dwelling units and 15,000 square feet of retail. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum for multi-family dwelling units. It is recognized that the TFP projections fall short in this area in terms of this proposed land use for retail; however, the TFP is updated every two years at which time land use projections can be updated to meet current growth trends. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees, as described below.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. For the purpose of impact fee calculation, credit is given for the previous use grocery store that is being demolished. The impact fee credit from the previous use exceeds the impact fee for the proposed use; therefore, the applicant will not be required to pay an impact fee.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

The Crossroads Village Townhomes development proposes a total of 176 multi-family dwelling units (167 units plus 9 ADA accessible units) and a commercial use of 15,000 square feet for miscellaneous retail. The Crossroads Village Townhomes development will generate approximately 120 new p.m. peak hour trips. The project site is the former site of a 75,570 square feet supermarket, which generated approximately 517 p.m. peak hour trips. Therefore, if compared to the possible trip generation from a reoccupied supermarket, the Crossroads Village Townhomes project is a net reduction of approximately 397 p.m. peak hour trips. However, for the purposes of concurrency analysis, if the previous use occurred two years or more prior, trip credit is not given. Therefore, to check for concurrency, 245 multi-family dwelling units and 15,000 square feet of miscellaneous retail were used in the analysis. No pass-by trip reductions were applied to the retail use. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, 11 system intersections received 20 or more p.m. peak hour trips.

Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results

are included in the Transportation Department file for this development. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency. **Refer to Attachment C for Certificate of Concurrency.**

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.040.F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090.H. Upon issuance of the building permit, concurrency is reserved for the life of the building permit.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours and the adequacy of existing facilities. Issues that were analyzed included operations at the intersection of NE 15th Street/ 156th Avenue NE, access design and location, on-site circulation, and sight distance.

Operations at NE 15th Street/ 156th Avenue NE: The results of the short-term traffic analysis are published in the Crossroads Village Traffic Impact Study, October 13, 2015, by Transportation Engineering Northwest (TENW). The study is included in the Transportation Department file for this development. The traffic study shows that this intersection operates at level of service (LOS) of B. The 2021 projected level of service (LOS) currently is LOS C without the project and will continue to operate at LOS C with the addition of this development to the roadway network. The LOS analysis was completed using an earlier design where the only access points for the residential townhomes were from driveways connecting to NE 15th Street. Even with all driveways connecting to NE 15th Street, the LOS is not worsened by the development. In order to address concerns brought forth by the neighboring multi-family residences on NE 15th Street, the applicant modified the original design such that residential townhome traffic may also enter and exit the site from the internal retail main street, connecting to NE 8th Street.

Access Design and Location, On-site circulation: The access and on-site circulation design was modified to allow residential traffic to access the site to and from the internal north-south private road/ retail main street. This issue is addressed elsewhere in this Staff Report under Summary of Technical Reviews, Site Access.

Sight Distance: The sight distance at the three proposed driveways connecting to NE 15th Street was analyzed and appears to be adequate. Proposed mechanical equipment and other sight obstructions will be located outside of the pedestrian and vehicular sight lines. Design of the pedestrian areas and driveways must meet the requirements of BCC 14.60.240 and 14.60.241.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Site Design

As a result of review by the Land Use and the Fire Department, two additional vehicular

access points were provided off of the Retail Street on the southern edge of the site to make it easier for emergency vehicles, which would come Fire Station 3 to the south on NE 8th Street, to access the townhomes. In addition, initially all of the vehicular traffic for the townhome residents entered and exited onto NE 15th Street. These traffic impacts to NE 15th Street were mitigated by providing these additional ingress/egress options which allows the residents to enter and exit through the Crossroads Mall site to other public streets surrounding the proposal.

Fire hydrants and emergency vehicle access points have been located along the southern property line to provide fire access for the Crossroads Village buildings as well as for the northern side of the proposed Crossroads Senior Living building - located on the adjacent property to the south.

VIII. DECISION CRITERIA

Below is a discussion of how the proposal has met the decision criteria for the Design Review request.

A. Design Review: The Director may approve, or approve with modifications, an application for Design Review under LUC 20.30F.145.A–E if:

1. The proposal is consistent with the Comprehensive Plan.

This project is consistent with the Comprehensive Plan, which includes policies for the provision of housing along with policies that address the goals of site and building design. The addition of new residential units is consistent with the City's goal of creating housing for its population and the region under the State's Growth Management Act. This project is also in alignment with the City's commitment to maintain, strengthen, protect and enhance its existing residential neighborhoods.

Comprehensive Plan Policies most relevant to this proposal include the following:

Housing:

Policy HO-2: *Promote quality, community-friendly single family, multifamily and mixed use development, through features such as enhanced open space and pedestrian connectivity.*

Policy HO-13: *Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.*

Finding: The proposal involves residential infill on an under-utilized site that has an abandoned grocery store building and surface parking. Additional residential units are beneficial to the City's housing goals and the region's promotion of jobs/housing balance under the State's Growth Management Act. In this location, close to Crossroads Mall and Crossroad Park, this proposal will provide additional housing opportunities for people who choose to live near existing amenities and service and retail facilities.

The use and site and building design of the proposed development are compatible with the multi-family uses in the surrounding neighborhoods and will provide additional pedestrian connectivity between the project site and the surrounding residential neighborhoods, Crossroads Park, and Crossroads Mall.

Additional open space will be provided for the residents on the interior of the site and for the general public along the Retail Street and the Pedestrian Connection.

Urban Design:

Policy UD-12: *Enhance and support a safe, active, connected and functional pedestrian environment for all ages and abilities.*

Policy UD-21: *Explore opportunities to enhance pedestrian and other mobility connections between buildings and developments.*

Policy UD-25: *Ensure that site and building design relates and connects from site to site.*

Policy UD-45: *Ensure that perimeter areas of more intense developments use site and building designs that are compatible with and connect to surrounding development where appropriate.*

Finding: Through adherence to the requirements of the approved DA, the proposed development will provide multiple, pedestrian-friendly connections between the project, Crossroads Park, Crossroads Mall, and the surrounding residential neighborhoods. The site perimeter between the project and Crossroads Park, referred to as the Park Interface, will provide an enhanced buffer with trees and additional landscaping within the park, and added security provided by having the townhomes facing the Park.

Crossroads Subarea/District E:

Policy S-CR-81: *Require development to include pedestrian connections, open space, and activity areas to support site residents and users.*

Finding: The design and provision of the elements outlined in the DA (Retail Street, Park Connection, Park Interface, and Park Street) and additional pedestrian connections throughout the site interior will result in a pedestrian-friendly development that will benefit the project residents and the general public.

Crossroads Subarea Figure S-CR.2 – Crossroads Center Plan Long Range Organizing Principles:

Finding: The proposal is consistent with Figure S-CR.2 as it will provide the required Park Street on NE 15th Street, the Park Interface along the eastern property line with Crossroads Park, and the development of the Urban Trail via the Retail Street and the accessible Pedestrian Connection. The Pedestrian Connection will also provide the required Park Entrance to Crossroads Park.

2. **The proposal complies with the applicable requirements of this Code.**
The proposal complies with all applicable requirements of the Land Use Code. Refer to Section III of this report for specific information on Land Use Code consistency.
3. **The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.**

As conditioned, the proposal complies with all applicable Design Guidelines contained in LUC 20.25B.040 (Standards) and LUC 20.25B.050 (Guidelines) for the Transition Area Design District and LUC 20.25I.040 (Guidelines) and LUC 20.25I.050 (Standards) for the Community Retail Design District. Key points are summarized as follows:

TRANSITION AREA DESIGN DISTRICT:

Transition Development Standards (LUC 20.25B.040)

a. *Building Height – LUC 20.25B.040.A*

Building Heights in transition have been measured from average existing grade to the mean height between the tallest eave and tallest ridge of a pitched roof. With bonuses for underbuilding parking, pitched roofs and no mechanical equipment on the roof, the allowed height is 45 feet. All buildings in Transition are less than 45 feet tall and meet the standard. Refer to discussion in Section III of this report and project drawings.

b. *Setbacks – LUC 20.25A.040.B*

The property line of the district receiving transition is the centerline of NE 15th Street. The buildings will be approximately 40 feet from this line and there will be a 20 foot setback from the property line of the project site.

c. *Landscaping, Open Space and Buffers – LUC 20.25B.040.C*

Refer to discussion of the Landscaping, Tree Retention, and Alternative Tree Retention Option in Section III of this report. The applicant will provide a cohesive landscape throughout the site that will include a minimum of 266 new trees. The trees, shrub, and groundcover plantings will provide a pleasant environment for the residents, will provide attractive buffers between the site and adjacent land uses, and will meet the intent of the Development Agreement by enhancing the Public Street, Urban Trail, Pedestrian Connection with Crossroads Park, and the Park Interface.

d. *Site Design Standards – LUC 20.25B.040.D*

All surface parking will be located behind the buildings and they will not be visible from the public street (NE 15th Street). No fences or refuse enclosures will be located along the public street and there will be no carports or storage units in the development.

e. *Mechanical Equipment – LUC 20.25B.040.E*

All mechanical equipment will be located in the building or incorporated into the pitched roof forms with no equipment visible on the roof.

f. *Refuse Containers – LUC 20.25B.040.F*

Refuse and recycling containers for townhomes with garages will be stored in each individual garage. Refuse and recycling containers for the commercial/retail spaces and for units without garages will be within structures enclosed on all four sides. Container lids will be made of sound buffering materials. **Refer to Condition of Approval regarding solid waste and recycling in Section X of this report.**

g. Signs – LUC 20.25B.040.G

Signage has been reviewed conceptually. Final review of sign design and placement will take place under individual sign permits. Note that a freestanding monument sign will only be allowed along the NE 15th Street frontage and a monument sign along the southern property line will not be allowed per the Sign Code. **Refer to Condition of Approval regarding signage in Section X of this report.**

Transition Design Guidelines (LUC 20.25B.050)

a. Site Design Guidelines – LUC 20.25B.050.A

- i. Vehicular access will not be directed through adjacent multi-family residential neighborhoods.
- ii. Loading and refuse collection areas will be placed within the site and they will not be visible from the public street.
- iii. The existing landscaping consists of parking lot landscaping and sparse vegetation along the edges of the property. This landscaping will be removed and new street trees and landscaping consisting of trees, shrubs and groundcover will be planted throughout the site, resulting in a much more heavily landscaped site that will better complement the existing mature vegetation in Crossroads Park and the surrounding residential neighborhoods. **Refer to the discussion regarding the Alternative Tree Retention Option in Section III.A.3 of this report.**
- iv. The applicant considered the surrounding and proposed built environment and the topography of the site to design a project that will be compatible with development on all sides, including adjacent residential properties to the north, and Crossroads Park to the east, and emerging retail development to the west and south and on the Crossroads Mall site.

b. Building Design Guidelines – LUC 20.25B.050.B

- i. Building surfaces will be clad with similar materials to those found in abutting residential properties; including brick, wood, lap and smooth siding and shingled roofs. The earthtone colors will be complementary to surrounding uses and Crossroads Park. Surface materials have been chosen to minimize reflected light.
- ii. Building facades will incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, and changes in color and materials to break down the scale of the buildings and to further individualize each townhome with the buildings.
- iii. Pitched roof forms with overhangs will be used and the facades will be substantially modulated. This modulation will be further enhanced with changes in color and materials between to further distinguish individual townhomes and create variety and interest throughout the development.
- iv. Communications dishes greater than one meter (3.28 feet) in diameter shall not be visible from adjacent residential districts. Communication dishes, antennas and other building appendages will be strictly controlled

by the Home Owners Association. **Refer to Condition of Approval regarding communication dishes in Section X of this report.**

- v. The materials and earthtone colors proposed will be compatible with nearby residential buildings and the natural environment of Crossroads Park. Variation of these colors and materials throughout the project will add visual interest when viewed both internally and from adjacent residential properties.

COMMUNITY RETAIL DESIGN DISTRICT

Community Retail Design Guidelines (LUC 20.25I.040)

a. Building Design Guidelines – LUC 20.25I.040.A

- i. Unity of Design in Multi-Building Complex: There will be variation within each building to better define individual townhomes. However, a unity of design will be achieved through the use of similar exterior materials, pitched roof forms, architectural detailing, and colors throughout all 29 buildings.
- ii. Unity of Design/Individual Buildings: There will be variation within each building to better define individual townhomes. However, all sides of each building will incorporate the same materials, colors, roof treatment and architectural detailing to an overall building unity.

b. Site Design Guidelines – LUC 20.25I.040.B

- i. Perimeter landscape: The existing trees within the site perimeter will be removed to accommodate the Park Street, Park Connection, Park Interface, and other features of the site design. However, these trees will be replaced with new trees that will provide an improved aesthetic and environmental benefit to the entire site. **Refer to the discussion regarding the Alternative Tree Retention Option in Section III.A.3 of this report and Condition of Approval regarding final landscape and irrigation plans in Section X of this report.**
- ii. Parking Areas: Parking stalls will be placed along the Retail Street and along the interior drive aisles. Pedestrian walkways will connect each of the surface parking areas with townhome buildings, internal courtyards, and the Retail Street.
- iii. Landscaping: Landscaping, including a minimum of 266 new trees, will be placed throughout the site to provide an aesthetically pleasing environment for the homes and to provide landscape buffers that soften the hard perimeter edges and will enhance views from adjacent properties.
- iv. Site features: Site features are designed to have a single-family residential scale. Pedestrian lighting will be located throughout the site and will be an important feature of the Pedestrian Connection to safely connect the project site with Crossroads Park. **Refer to Condition of Approval regarding exterior lighting in Section X of this report.**

- v. Loading Areas: All loading and pick-up functions, including garbage and solid waste pick-up, will occur within the site on private internal roadways. No loading will be allowed on NE 15th Street. **Refer to Condition of Approval regarding provisions for loading in Section X of this report.**
- vi. Pedestrian Movement: The proposal will provide pedestrian walkways and open space throughout all phases of the development and along the Retail Street. This system of walkways, along with the proposed Pedestrian Connection, will also facilitate convenient pedestrian linkages with NE 15th Street, Crossroads Park, and Crossroads Mall.
- vii. Locations in Comprehensive Plan Figure UD-1: Does not apply. Site is not in UD-1.
- viii. Connections to Transit: Numerous transit routes run along 156th Avenue NE. The pedestrian walkways provided throughout the site will connect with the new public sidewalk on NE 15th Street, which then will take pedestrians directly to 156th Avenue NE.

Community Retail Design Standards (LUC 20.25I.050)

a. Special Corner Feature – LUC 20.25I.050.A

This standard does not apply because the project does not lie at the intersection of two arterial streets.

b. Building Design Standards – LUC 20.25I.050.B

- i. The mix of townhomes within the retail buildings, the provision of a varied color palette and change in materials between individual townhomes, and architectural detailing will ensure that this project will be distinguished from other adjacent retail complexes and others throughout in the City.
- ii. The public entrances to the retail spaces will all face onto the new internal Retail Street. Windows will be clear glass to allow visual access to the activity within the building. **Refer to Condition of Approval regarding storefront glazing in Section X of this report.**
- iii. Care has been given to the how the buildings interface with adjoining properties; particularly those to the east (Crossroads Park) and to the south (proposed Crossroads Senior Living project). This has been achieved through architectural detailing and the placement of activity generators such as decks, patios and balconies to activate shared pedestrian spaces. Buildings along the interface with Crossroads Park have also been set into the topography to reduce the apparent height of the building by one floor.
- iv. Signage has been reviewed on a conceptual basis only. The proposal may have one monument sign on the public street - NE 15th Street. The proposed monument sign on the southern entry to the Retail Street will not be allowed per the Bellevue Sign Code. Design review of each sign, including building signage for the commercial/retail spaces, and review for compliance with the Sign Code will occur through review each sign permit

application. **Refer to Condition of Approval regarding signage in Section X of this report.**

c. *Internal Walkways – LUC 20.25I.050.C*

In addition to the Pedestrian Connection between Crossroads Village and Crossroads Park, pedestrian walkways will be provided throughout the project. Additionally, wide sidewalks will be provided along the Retail Street to connect the public sidewalk along NE 15th Street with Crossroads Mall to the south of the project site. **Refer to Condition of Approval regarding public access signage for the Pedestrian Connection in Section X of this report.**

d. *Other Standards – LUC 20.25I.050.D*

- i. In order to receive bonuses to achieve the maximum height for the building, there will be no rooftop equipment on the buildings.
- ii. Outdoor displays of building materials and similar bulky products will not be allowed. However, in the paved areas near the entry to the Retail Street from NE 25th Street, retailers will be able to display “seasonal products of a decorative nature” per this section of the LUC.
- iii. A minimum of 20 bike parking spaces have been provided throughout the site. The specific location and design of these spaces and/or racks will be required as part of the Clearing and Grading Permit submittal. **Refer to Condition of Approval regarding bike parking in Section X of this report.**

4. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.

The proposed buildings have been designed and sited to be compatible with surrounding residential neighborhoods to the north, to the proposed Crossroads Senior Living project to the south, and to Crossroads Park to the east.

5. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

All required public services and facilities are available to the site.

IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, City Code & Standard compliance reviews and SEPA review, the Director does hereby **APPROVE WITH CONDITIONS** the subject proposal, which includes Design Review and SEPA threshold determination.

X. CONDITIONS OF APPROVAL:

Compliance with City Codes and Documents

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

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Bldg. Desk, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-7832
Land Use Code – BCC Title 20	Sally Nichols, 425-452-2727
Environmental Procedures Code – BCC Title 22.02	Sally Nichols, 425-452-2727
Noise Control – BCC 9.18	Sally Nichols, 425-452-2727
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Sign Code – BCC Title 22	Sally Nichols, 425-452-2727
Transportation Code – BCC 14.60	Vanessa Humphreys, 425-452-7698
Utility Code – BCC Title 24	Brad Ayers, 425-452-6054

The following conditions are imposed on the applicant under the authority referenced:

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. Noise & Construction Hours

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

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: BCC 9.18.020.C & 9.18.040
REVIEWER: Sally Nichols, Land Use

2. Use of Noise Abatement Technology

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: BCC 9.18.020F
REVIEWER: Sally Nichols, Land Use

3. Air Pollution From Construction Vehicles and Equipment

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction

vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

AUTHORITY: State Environmental Policy Act, Bellevue City Code, 23.76,
Revised Code of Washington 46.61.655
REVIEWER: Sally Nichols, Land Use

4. Holiday Construction & Traffic Restrictions

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly.

AUTHORITY: BCC 14.30.060
REVIEWER: Tim Stever, Right-of-Way/Transportation

5. Provisions For Loading

The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

AUTHORITY: LUC 20.20.590.K.4, BCC 14.60.180
REVIEWER: Sally Nichols, Land Use
Vanessa Humphreys, Transportation

6. Utilities

There are no implied approvals of the engineering specifications for the water, sanitary sewer and storm drainage systems for this proposal. Engineering review will be performed through the Utility Developer Extension Agreement (UE Application). Final civil engineering may require changes to the site layout to accommodate the utilities. The Utility Code and Utility Engineering Standards contain adequate design requirements.

The water, sewer and storm drainage systems shall be designed per the Utility codes BCC 24.02, 24.04 and 24.06, and the Utility Engineering Standards. The water, sewer and storm drainage system engineering review, approvals, and inspection shall occur through the Utility Developer Extension application process.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Brad Ayers, Utilities

7. Modification to the Design Review Plans

Any modification to this approval shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report and as long as the project remains vested. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section III.B of this report. Conditions of Approval run for the life of the project.

AUTHORITY: LUC 20.30F.175, 20.25A.060
REVIEWER: Sally Nichols, Land Use

8. Addressing

Addresses for the building shells, retail spaces, and townhomes have been assigned by the City's Address Coordinator. The building addresses that have been assigned and identified in this report shall be the addresses used for any building permits for building shells. Tenant Improvement (TI) permits will need to be submitted under the individual storefront addresses, not the building's primary address. Any requests for changes to these addresses must be sent to the Address Coordinator for review.

The applicant shall contact the Address Coordinator as soon as possible and prior to building permit submittal to review the addressing for the site. Contact information for the Address Coordinator is the following:

Jami Carter, jcarter@bellevuewa.gov or 425-452-4310

AUTHORITY: BCC 14.02
REVIEWER: Jani Carter, Address Coordinator

9. Fire

1. The access roads shall be signed and posted on both sides "No Parking-Fire Lane" per Bellevue Standards.
2. Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.
3. Provide a fire hydrant within 400 feet of the most remote part of the building and within 100 feet of the Fire Department connection.
4. Provide the fire flow required for the building.
5. Provide automatic fire sprinkler throughout the retail and townhome buildings designed per NFPA 13.
6. Provide automatic fire sprinkler in the townhomes designed per NFPA 13D.
7. Provide a Fire Department Connection at an approved location within 100 feet of a fire hydrant for the Retail and apartment buildings.
8. Provide a fire alarm notification system throughout the Retail and apartment buildings.
9. Class I standpipes may be required in the retail/townhome buildings as the floor level of the highest story is over 30 feet above the lowest level of fire vehicle access.
10. Demolition and construction shall conform to the requirements of International Fire Code Chapter 33.

11. Special attention to addressing of all buildings will be required for direct access to building front doors for both fire and medical aid.

AUTHORITY: IFC 503.3 Bellevue Amended
REVIEWER: Adrian Jones, Fire

10. Solid Waste/Recycling

All pick-up functions will be handled on-site and all rights of way and public easements shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items.

AUTHORITY: LUC 20.20.725
REVIEWER: Sally Nichols, Land Use

B. PRIOR TO CLEARING & GRADING PERMIT: These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

11. Right-of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit. The applicant will be required to submit a traffic control plan for review and approval with the Right of Way Use Permit such that it minimizes impacts and delays on NE 15th Street. The traffic control plan shall maintain access for pedestrians and vehicles on NE 15th Street during construction. Any street frontage work that can be completed from within the development site in order to reduce lane closures is required.

AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Tim Stever, Transportation/Right-of-Way

12. Civil Engineering Plans - Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- a) The applicant is required to remove the existing curb, gutter, sidewalk, and driveways along the project site's street frontage on NE 15th Street and install an 8 foot wide sidewalk and a 6 foot wide continuous planter with street trees per the dimensional requirements of the DA. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
- b) To provide access to both of the residential townhomes areas from NE 15th Street, the applicant is required to install two driveways that are a minimum 26 feet wide per DEV-7A or as determined by the review engineer. The access driveways must be 26 feet wide for a minimum of 20 feet and may taper down to the proposed 20 foot width thereafter.
- c) To provide access to the Retail Street at the location of the existing private road, 158th Place NE, the applicant is required to install a new 30 foot wide driveway consistent with standard drawings DEV-7A through DEV-7F as determined by the review engineer.
- d) The pedestrian curb ramps at the existing crosswalk to the east of the existing private road, 158th Place NE, must be replaced to meet current ADA standards. These curb ramps, on both the north and south side of NE 15th Street, must be replaced at this location consistent with standard drawing TE-12B. To enhance visibility of the crosswalk, the applicant agreed to apply a decorative treatment such as colored concrete to the crosswalk with a parallel bar style pavement marking.
- e) Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.
- f) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance. The sight distance setback lines must be shown on the clearing and grading engineering plans as described in Standard Drawing TE-1 and TE-3. Above-grade utilities and other roadside appurtenances must be relocated as needed to ensure sight distance requirements are met.

- g) The relocation of existing above-grade utilities and signing will be required as needed to ensure that no fixed objects are within ten feet of the driveway edge, identified as Point A in the Design Manual Standard Drawing DEV-7F, and to ensure compliance with sight distance requirements.
- h) Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- i) Location of trench restoration within any right of way or access easement.
- j) No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Design Justification Forms must be provided prior to project completion.

AUTHORITY: BCC 14.60; Transportation Department Design Manual,
Americans with Disabilities Act
REVIEWER: Vanessa Humphreys, Transportation

13. Final Landscape and Irrigation Plans

- a) The Final Landscape and Irrigation Plans shall be submitted with the Clearing and Grading Permit application to ensure compliance with all Land Use Code requirements. In addition, the Final Landscape Plan shall also be submitted FOR REFERENCE ONLY with all building permits – and shall be marked as such.
- b) Plant species shall be chosen to minimize irrigation demands and reduce maintenance requirements.
- c) The applicant will be required to plant a minimum of 266 replacement trees. All new trees planted along the Park Interface within Crossroads Park shall have a minimum caliper at time of planting of between 2 and 2 ½ inches.
- d) Drip irrigation will not be allowed in the planting strip along the back of curb on NE 15th Street.

AUTHORITY: LUC 20.20.520 and 20.25B.040.C
REVIEWER: Sally Nichols, Land Use

14. Focal Element Design

The focal element in Crossroads Park shall be provided as part of this development, per the approved DA. The final design for the focal element shall be reviewed and approved by the Parks Department and Land Use and the focal element shall be constructed prior to TCO for Phase 1. The Parks Department contact is the following:

Glenn Kost, gkost@bellevuewa.gov, 425-452-5258

AUTHORITY: LUC 20.30.F
REVIEWER: Sally Nichols, Land Use

15. Multi-Family Play Area

On the plans submitted for the Clearing and Grading Permit, the applicant must delineate locations and square footages of the required unpaved, soft surface multi-family play areas. The play areas must meet the requirements in LUC 20.20.540.

AUTHORITY: LUC 20.20.540
REVIEWER: Sally Nichols, Land Use

16. Exterior Lighting

A final exterior lighting plan shall be reviewed under the Clearing and Grading Permit. All exterior building and pedestrian lighting is required to include cut-off shields or other techniques to minimize impacts of light and glare spillover onto adjacent properties, including Crossroads Park.

AUTHORITY: LUC 20.25A.110.A.5a and b
REVIEWER: Sally Nichols, Land Use

17. Bike Parking

Parking for a minimum of 20 bikes is required for the development. The location and design of these bike stalls and/or racks must be included in the Clearing and Grading Permit submittal for final approval.

AUTHORITY: LUC 20.25I.050.D.3
REVIEWER: Sally Nichols, Land Use

D. PRIOR TO ISSUANCE OF BUILDING PERMIT: Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit Application:

18. Building and Site Plans – Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
REVIEWER: Vanessa Humphreys, Transportation

19. Construction Phasing

Prior to building permit issuance, the applicant must submit a Construction Phasing Plan which identifies each phase of construction and demonstrates that at the end of each phase, the result will be consistent with the approved Development Agreement (DA). This plan shall also include, but not be limited to, the following:

- a) Street frontage improvements
- b) Amenities required per the DA
- c) Right-of-way improvements
- d) Coordination items with subsequent phases (utilities, structures, buildings, site improvements, demolition, etc.)
- e) Public access plans use of NE 15th Street and the existing easement on the proposed Retail Street (158th Place NE).

AUTHORITY: LUC 20.25A, 20.20.010, 20.30F
REVIEWER: Sally Nichols, Land Use

20. Storefront Glazing

All storefront glazing which faces the Retail Street and NE 15th Street shall be clear and non-reflective. Visual access into the retail spaces from the Retail Street shall not be obstructed from inside the retail space.

AUTHORITY: LUC 20.25A.090.E.3
REVIEWER: Sally Nichols, Land Use

21. Residential and Retail Parking

- a) Prior to TCO, the applicant will be required to mark all surface parking spaces to indicate whether they are for residential use or retail use.
- b) The square footage of all retail spaces shall be reviewed under the Building Permit and any subsequent tenant improvement permit submittals. If the net square feet (nsf) of retail falls below 15,000 nsf, the applicant will be required to provide 5 parking stalls per 1,000 nsf of retail per the LUC.

AUTHORITY: LUC 20.20.590
REVIEWER: Sally Nichols, Land Use

22. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: BCC 14.60.100
REVIEWER: Tim Stever, Transportation/Right-of-Way

23. Sidewalk/Utility Easements

The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area. The applicant shall provide an access easement for the 20 foot wide pedestrian park connection.

AUTHORITY: BCC 14.60.100
REVIEWER: Vanessa Humphreys, Transportation

24. Alternative Paving Materials Agreement

If alternative paving materials are used in the right of way, the applicant shall sign and record an indemnification agreement that acknowledges that the applicant is fully responsible for all future maintenance and replacement of the alternative paving materials used along the site's frontage.

AUTHORITY: BCC 14.60.100
REVIEWER: Vanessa Humphreys, Transportation

25. Transportation Management Program

The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080.

The Crossroads Village Townhomes development shall post ridesharing and transit information in a visible central location in the building, near the major entrance. This requirement applies to each building in a building complex.

AUTHORITY: BCC 14.60.070, 080
REVIEWER: Vanessa Humphreys, Transportation

E. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY: The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

26. Street Frontage Improvements

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the City Inspector. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual and Transportation Department Design Manual Standard Drawings.
REVIEWER: Vanessa Humphreys, Transportation

27. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

a) NE 15th Street: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Pavement restoration requirements are

a full grind and overlay for a minimum of 50 feet as specified in the right of way use permit.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23
REVIEWER: Tim Stever, Right-of-Way/Transportation

28. Implementation of the Transportation Management Program

The Transportation Management Program required by Bellevue City Code Sections 14.60.070 and 14.60.080 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

AUTHORITY: BCC 14.60.070, 14.60.080
REVIEWER: Vanessa Humphreys, Transportation

29. Landscape Installation Assurance Device

All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation and inspection approval by Land Use and Clearing and Grading.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Land Use

30. Landscape Maintenance Assurance Device

A landscape maintenance assurance device must be filed with the Development Services Department for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Land Use

31. Solid Waste/Recycling – Receptacle Lids

All lids for any solid waste and/or recycling receptacles must be made of molded plastic or other sound buffering material.

AUTHORITY: LUC 20.25B.040.F
REVIEWER: Sally Nichols, Land Use

32. Communication Dishes

Communication dishes greater than one meter (3.28 feet) in diameter shall not be visible from any adjacent residential districts. Communication dishes, antennas and other building appendages will be strictly controlled by the Home Owners Association.

AUTHORITY: LUC 20.25B.050.B.4
REVIEWER: Sally Nichols, Land Use

33. Public Access Signage for Pedestrian Connection with Crossroads Park

The “Public Access” signage as depicted in the Bellevue Wayfinding Manual shall be prominently located to clearly convey the message that the public is welcome to use the Pedestrian Connection with Crossroads Park. Prior to Temporary Certificate of Occupancy (TCO), two public access signs for the Pedestrian Connection shall be installed. One sign shall be installed at the entrance to the Connection off the Retail Street and the other shall be located at the interface between the project and Crossroads Park near the focal point. The exact location shall be determined between the applicant, Land Use and the Parks Department prior to installation.

AUTHORITY: LUC 20.25A.060, LUC 20.30F.145
REVIEWER: Sally Nichols, Land Use

34. Signage

Crossroads Village will not be allowed to have a separate monument sign along the southern property line of the proposal. A monument sign will, however, be allowed on NE 15th Street.

This Design Review approval addresses the conceptual design of signage and does not include approval of any specific sign(s). Design review of each sign and compliance with the sign Code will occur through review of each sign permit application. The sign permit submittal package plans, elevations, and/or sketches shall include but are not limited to:

- Location
- Illumination
- Color and Materials
- Design (no cabinet or freestanding signs are permitted)

AUTHORITY: Sign Code, BCC 22B.10
REVIEWER: Sally Nichols, Land Use

Attachments

- A. Project Drawings (includes Average Grade Calculation Worksheets)
- B. SEPA Checklist
- C. Certificate of Concurrency
- D. Development Agreement
- E. Building Address Spreadsheet

ATTACHMENT A – PROJECT DRAWINGS

14111

PROJECT NUMBER

SHEET 3

DATE 11/13/2014

DESIGNED

DRAWN ROW

APPROVED ROW

JAMES A. OLSEN

PROJECT MANAGER

BOUNDARY/TOPOGRAPHIC SURVEY
IS PROPERTY INVESTMENTS, LLC
419 OCCIDENTAL AVE S SUITE 300
SEATTLE, WA 98104

CORE
DESIGN
ENGINEERING • PLANNING • SURVEYING
14211 NW 29th Place, #101
Bellevue, Washington 98007
425.885.2777 Fax: 425.885.2903



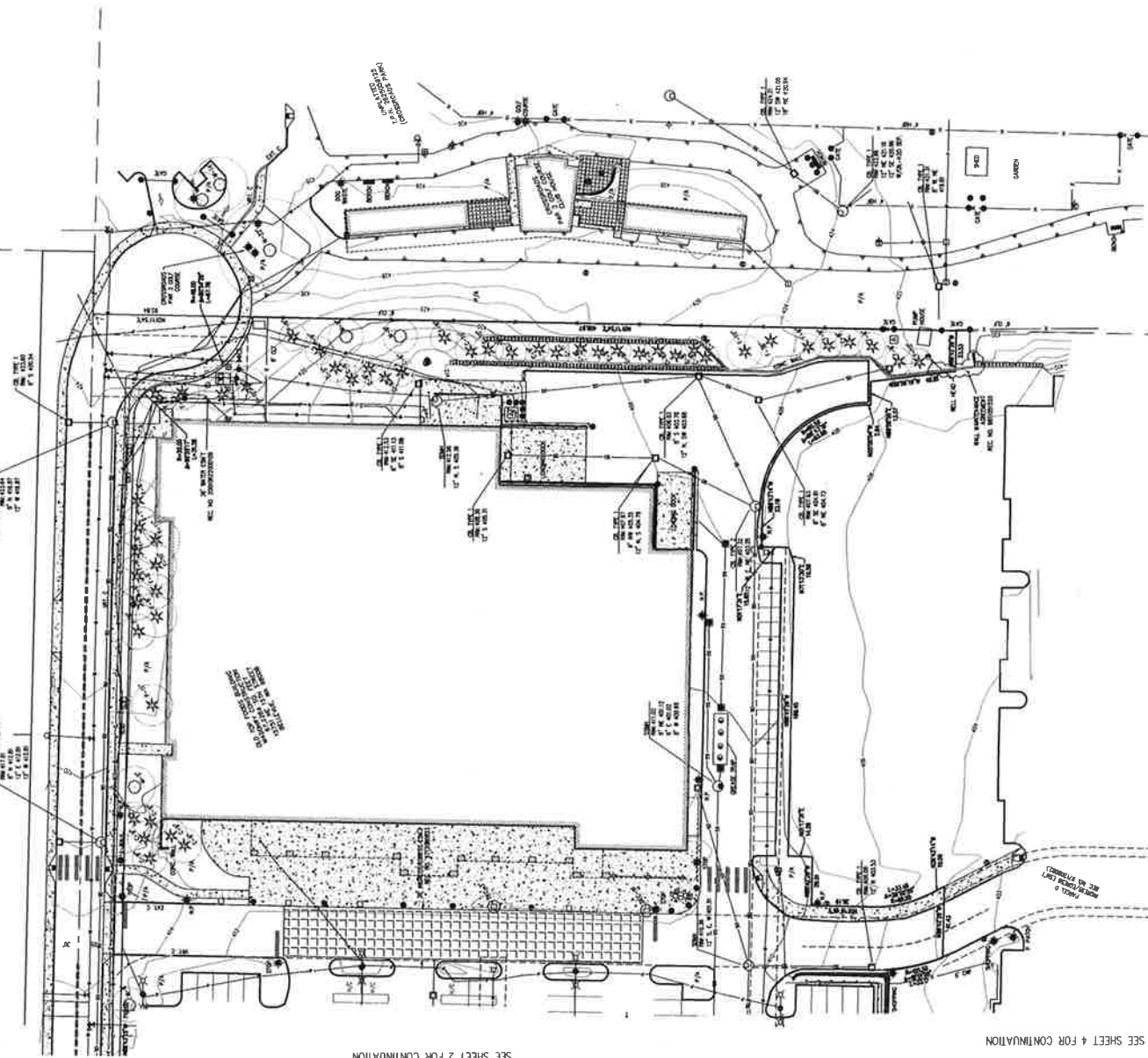
SCALE: 1" = 30'



SEE SHEET 4 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

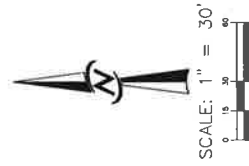
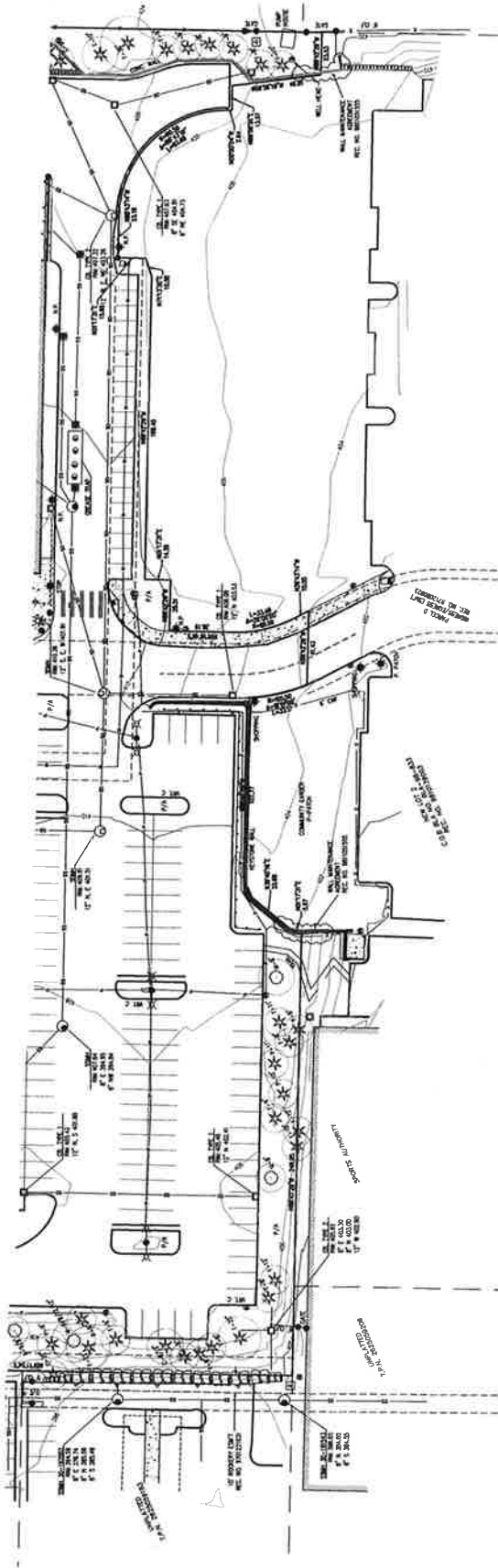
NW 1/4, SE 1/4, SEC. 26, TWP. 25 N., RGE. 5E, W.M.



NW 1/4, SE 1/4, SEC. 26, TWP. 25 N., RGE. 5 E., W.M.

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 1 FOR CONTINUATION



DATE	11/13/2014
DESIGNED	
DRAWN	RHW
APPROVED	RHW
PROJECT MANAGER	JAMES A. OLSEN
SHEET	4
OF	4
PROJECT NUMBER	14111

BOUNDARY/TOPOGRAPHIC SURVEY
TOP FOODS-CROSSROADS
IS PROPERTY INVESTMENTS, LLC
419 OCCIDENTAL AVE. S, SUITE 300
SEATTLE, WA 98104

CORE
ENGINEERING • PLANNING • SURVEYING
DESIGN
14711 1st Ave. S, Suite 200
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7943



An architectural rendering of a modern building facade. The building features large glass windows and a prominent yellow roof structure. The rendering is oriented vertically on the page.

PROJECT TEAM

OWNER
 TRACORP REAL ESTATE LLC
 1900 OCCIDENTAL AVENUE SOUTH, SUITE
 200 SEATTLE, WA 98104
 PHONE (206) 728 6915
 CONTACT MIKE LERMAN
 mikel@tracorp.com

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AVLIS ARCHITECTS
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AN (473) 455 6015
CONTACT: RICH WAGNER
MAIL

CIVIL ENGINEER

4711 NE 24TH PLACE, SUITE 101
BELLEVUE, WA 98007
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FAX: (425) 865 7969
CONTACT: DIANA F. JONES
E-MAIL: DF.JONES@jones.com

AND ESCAPE

SEATTLE WA 98112
NONE (206) 922 1752
CONTACT NICK HAGAN

LIST OF DRAWINGS:

THE UNIVERSITY OF CHICAGO PRESS

001	COVER SHEET
002	SITE PLAN
A-002a	MAXIMUM BUILDING HEIGHT CALCULATIONS FOR TRANSITION ZONE
A-003	MAXIMUM BUILDING HEIGHT CALCULATIONS FOR TRANSITION ZONE
A-004	MAXIMUM BUILDING HEIGHT CALCULATIONS FOR TRANSITION ZONE

[illegible]

ANDALCATE

NO.	DESCRIPTION	DATE	BY	REVISION
1	PROPOSED PLAN	11/1/77	1	1
2	PROPOSED PLAN	11/1/77	2	2
3	PROPOSED PLAN	11/1/77	3	3
4	PROPOSED PLAN	11/1/77	4	4
5	PROPOSED PLAN	11/1/77	5	5
6	PROPOSED PLAN	11/1/77	6	6
7	PROPOSED PLAN	11/1/77	7	7
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74	PROPOSED PLAN	11/1/77	74	74
75	PROPOSED PLAN	11/1/77	75	75
76	PRO			

PROJECT INFORMATION

DATE OF COMPLETION

NOTICE: IF YOU HAVE A QUESTION, PLEASE CALL 1-800-368-5868.

[illegible]

PART C. D.
THE EAST 40 FEET OF THE WEST 260 FEET OF THE SOUTH 180 FEET OF THE NORTH 561 FEET OF
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTERS OF SECTION 26, TOWNSHIP 23 NORTH
RANGE 9 EAST WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON

PARCEL C
NEW LOT 1 CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. BLA-48-088, DECLARATION OF
COMBINATION NO. DCL-48-082, RECORDED OCTOBER 13, 1946 UNDER RECORDING NO.
180500029 IN KING COUNTY WASHINGTON

SUBJECT: THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC STREET
SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES BY DEED RECORDED APRIL 10
2002 UNDER RECORDING NO. 2002040003162

7.337 SF (0.1684 ACRES)
 7.200 SF (0.1639 ACRES)
 529.46 ± SF (7.1261 ACRES)

ONE CB - COMMUNITY BUSINESS
TRANSITION AREA DESIGN DISTRICT DISTRICT OFFICING TRANSITION AREA

ADJACENT ZONES (ADJACENT PROPERTY)
 TO THE NORTH - R30
 TO THE SOUTH - C8
 TO THE EAST - OFFICE (CURRENTLY PARK USE)
 TO THE WEST - CM

DESCRIPTION OF PROPOSAL & DESIGN INTENT

THE PROPOSED PROJECT IS FOR COMPLETE REDEVELOPMENT OF THE SITE AS CONDOMINIUMS AND RETAIL WITH TOTAL OF 76 UNITS (60 TOWNHOUSE AND 16 ADA UNITS). THE SITE PLAN IS CONCEPTUALIZED AROUND A NORTH-SOUTH URBAN TRAIL THAT WILL FORM A SMALL MAIN STREET BORDERED ON BOTH SIDES BY FOR-RENT RETAIL SHOPS. ON THE SOUTH EAST AND WEST OF THIS MAIN STREET WILL BE TOWNHOUSES CLUSTERED AROUND PARK-LIKE OPEN SPACES AND PLAY AREAS.

PROJECT CALCULATIONS

TOTAL SITE AREA	330.01 SF (773.6 ACRES)
MINELLING UNITS PER ACRE * 30	MAX ALLOWED * 235 D1
REPOSED	176 D0
MAXIMUM INTERFERENCE SURFACE * 0.0%	MAX ALLOWED * 2815.6 SF
REPOSED	20,440 SF (0.46%)
MAX BUILDING HEIGHT	BASIC - 30 ASD EXISTING GRADE
	OR MAX IN POWER LIGATION

VICINITY MAP





CROSSROADS VILLAGE
1401 BELLEVUE WA 98005
PH: 206.465.1100
WWW.BAYLISARCHITECTS.COM

CROSSROADS VILLAGE
BELLEVUE WA

DESIGN REVIEW
REVISION 1
08/24/2015

PROJECT MANAGER: 14-1184
PROJECT MANAGER:
DRAWN BY:

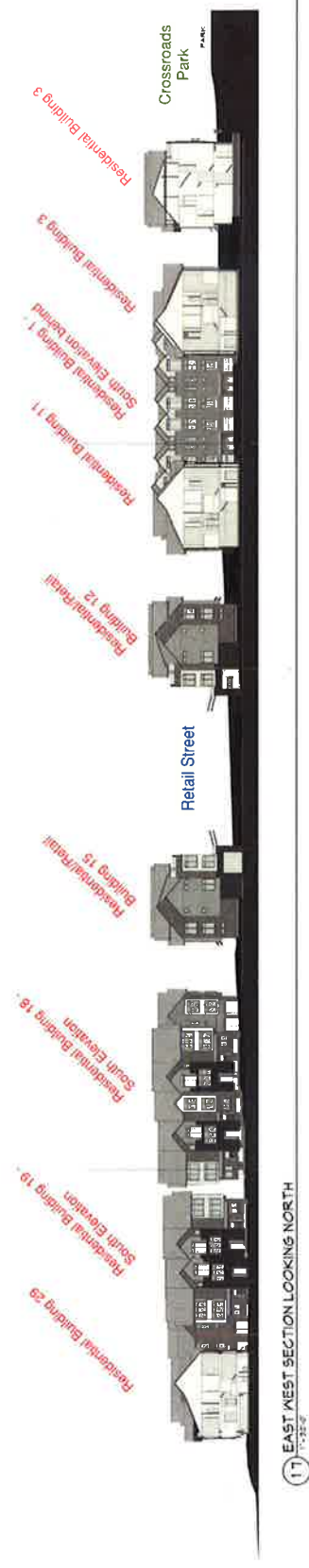
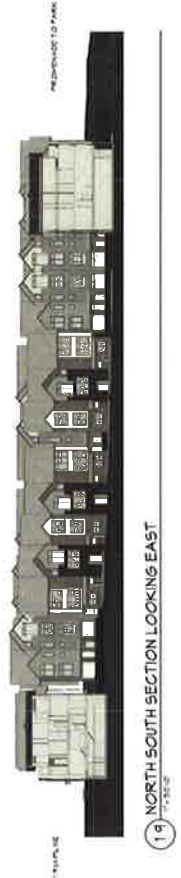
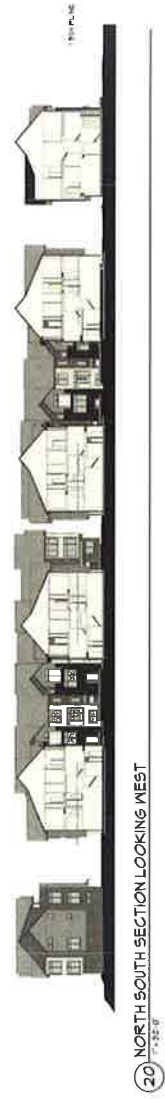
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baylis
ARCHITECTS

1401 First Street, Suite 100
Bellevue, WA 98005
PH: 206.465.1100
WWW.BAYLISARCHITECTS.COM

SITE PLAN SECTIONS

A002A



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 AND RETRIEVAL SYSTEM, WITHOUT
 PERMISSION IN WRITING FROM
 THE ARCHITECT.

CROSSROADS VILLAGE BELLEVUE, WASHINGTON

PROJECT NUMBER: 184-1184
 PROJECT NAME: CROSSROADS VILLAGE
 OWNER: CROSSROADS VILLAGE LLC
 ARCHITECT: baylis architects
 DATE: 07-21-2015

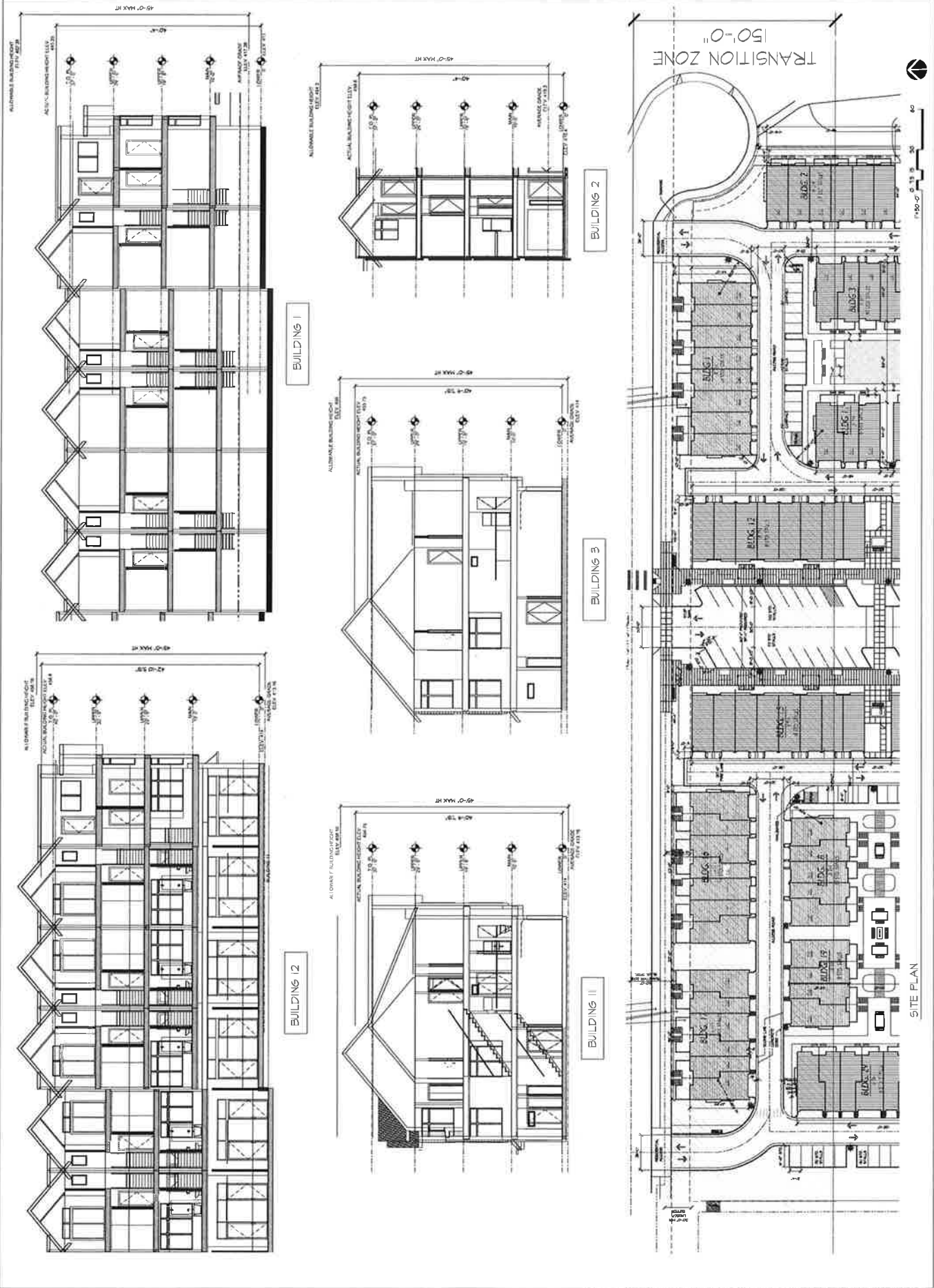
CROSSROADS
 VILLAGE LLC

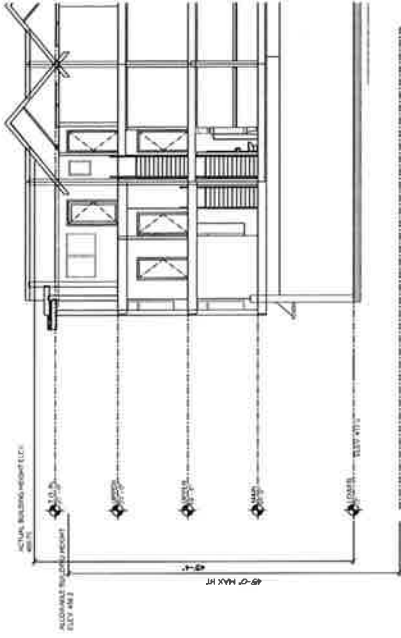
baylis
 architects

1000 West Bellevue, Suite 1000
 Bellevue, WA 98004
 206.453.1000
 baylisarchitects.com

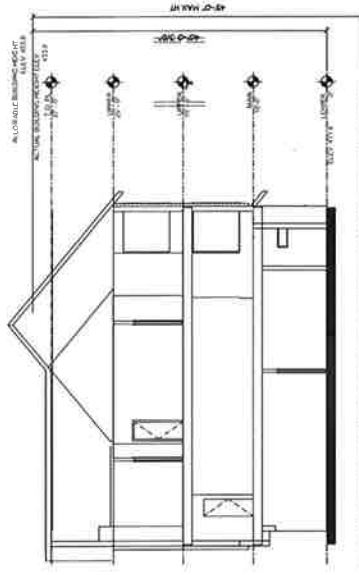
MAXIMUM ALLOWABLE
 BUILDING HEIGHT
 IN TRANSITION ZONE

A003

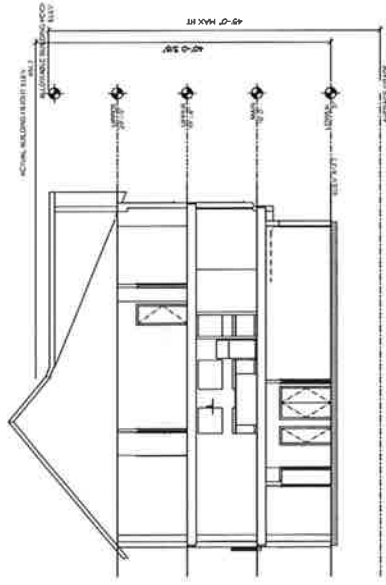




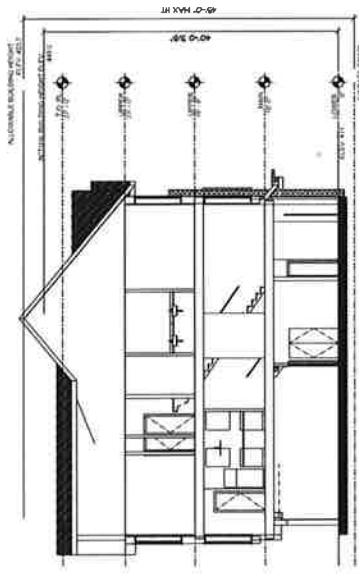
BUILDING 15



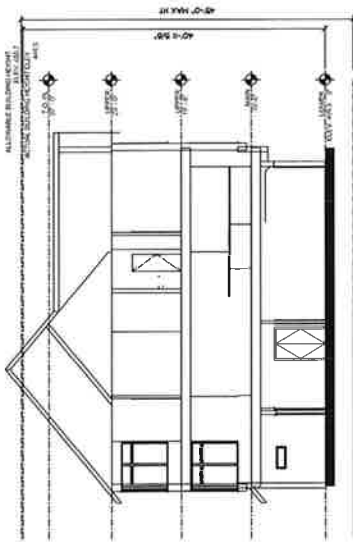
BUILDING 18



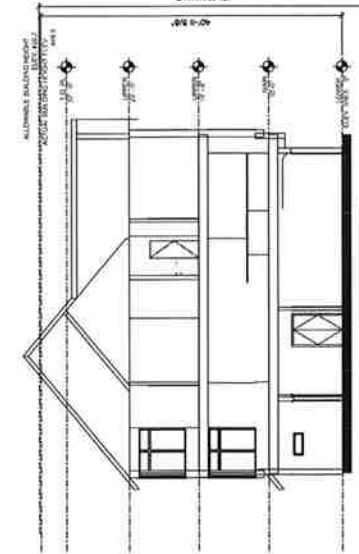
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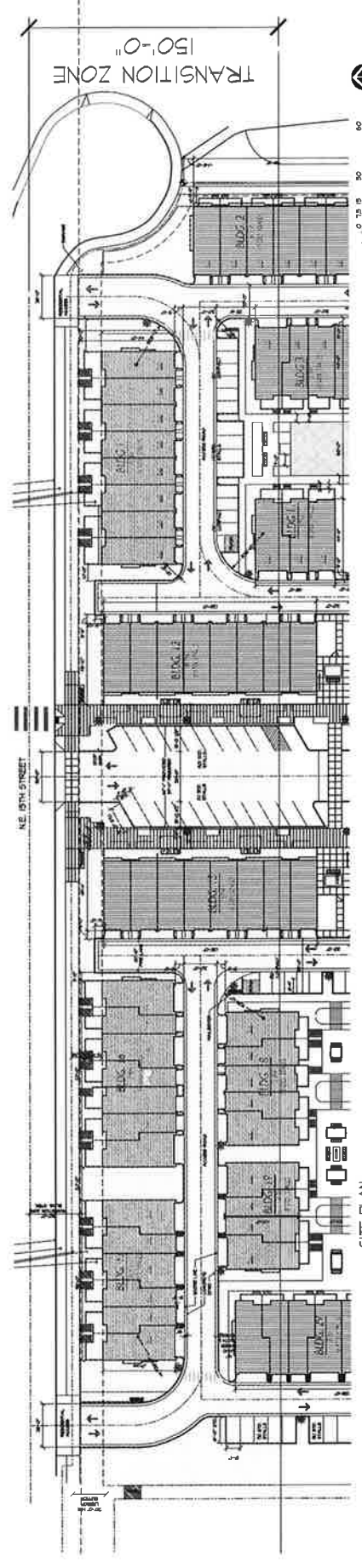
BUILDING 19



BUILDING 17



BUILDING 29



SITE PLAN



VIEW OF MAIN STREET AT NE 15TH



VIEW FROM CROSSROADS PARK



VIEW OF TOWNHOME CLUSTER FROM NE 15TH



VIEW OF TOWNHOME CLUSTER FROM PROMENADE

CROSSROADS VILLAGE
 ALL RIGHTS RESERVED
 10/16/2015

Crossroads Village
 Bellevue WA

DESIGN REVIEW
 REVISION 2
 10/16/2015

PROJECT No. 10000-Project Number
 PROJECT MANAGER
 DRAWN BY

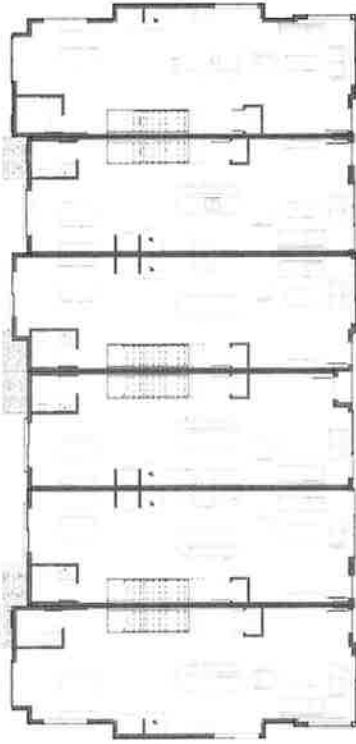
NO.	DESCRIPTION	DATE

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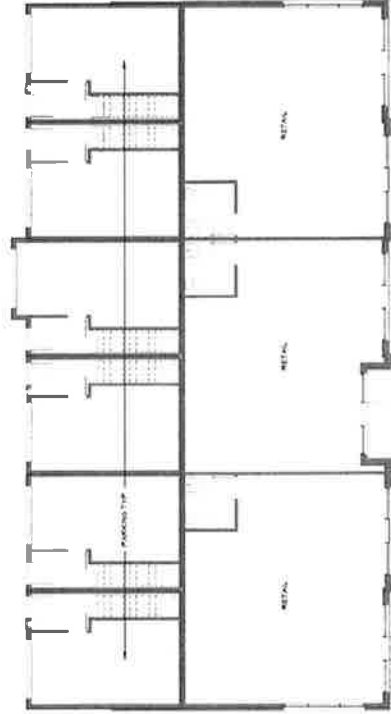
10000 Main Street, Suite 1000, Bellevue, WA 98004
 206.454.8888
 baylisarchitects.com

COMMERCIAL TOWNHOME
 PLANS BLDG 9

A101



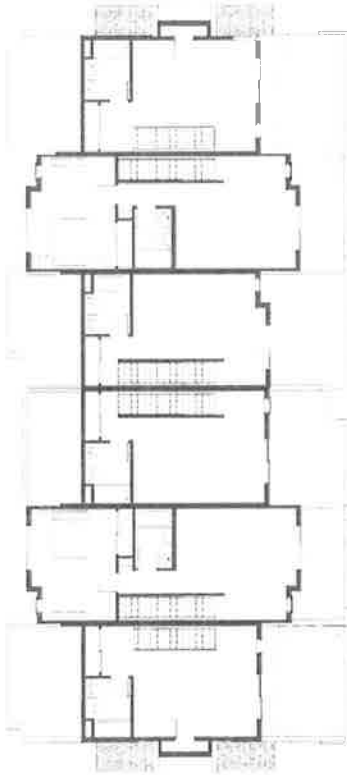
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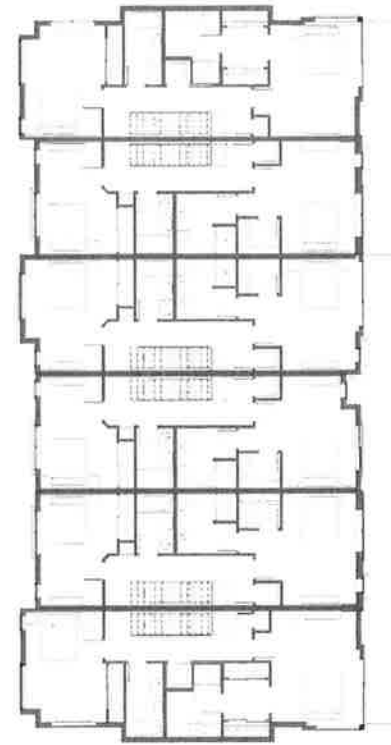
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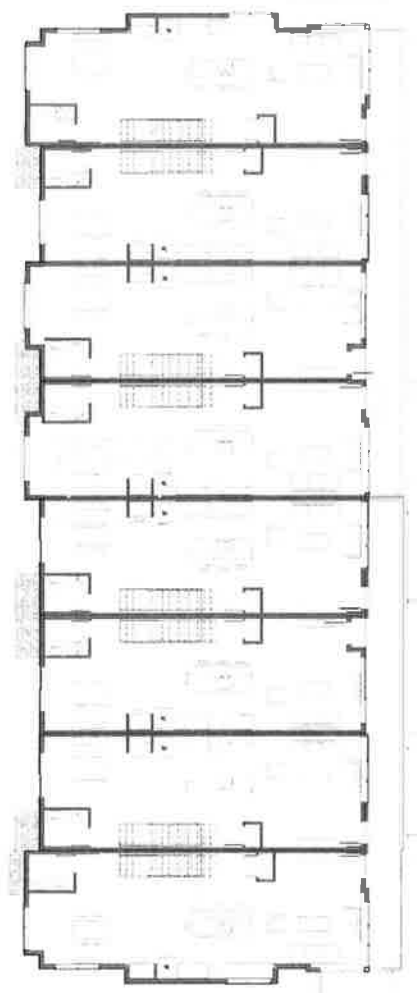
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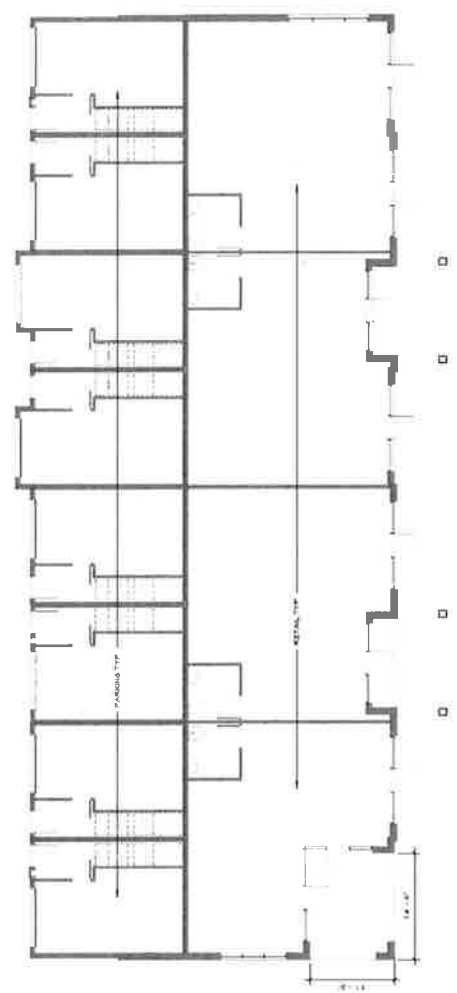
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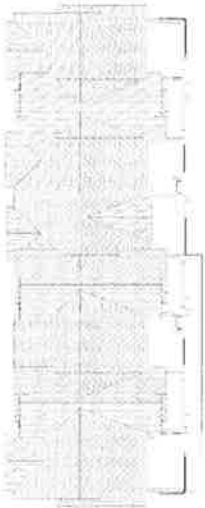
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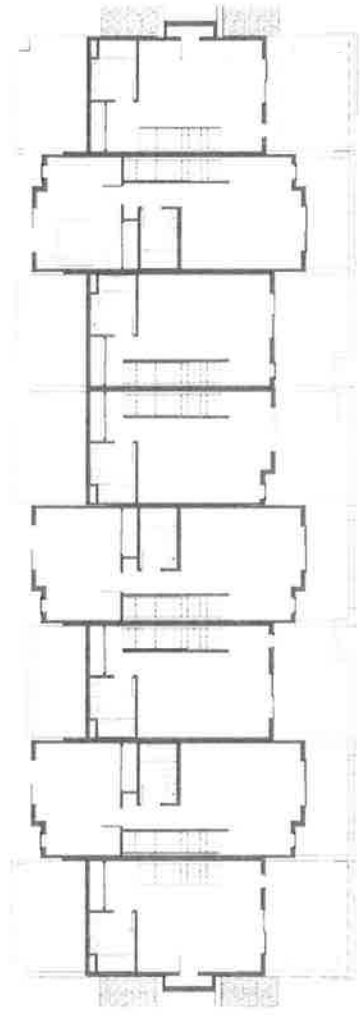
14 BLDG 12 MAIN
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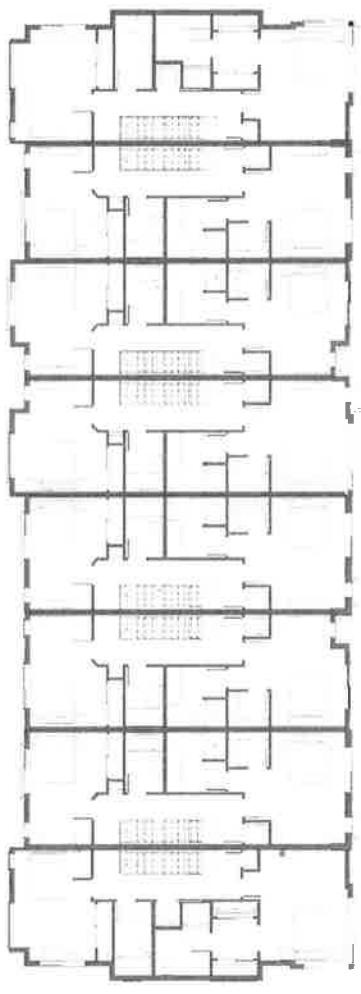
15 BLDG 12 LOWER
 1/8" = 1'-0"



17 BLDG 12 ROOF
1/8" = 1'-0"



10 BLDG 12 TOP FLOOR
1/8" = 1'-0"



12 BLDG 12 UPPER
1/8" = 1'-0"

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BAYLIS ARCHITECTS
1001 New Street, Suite 1000
Bellevue, WA 98004
Phone: 206.461.1000
Fax: 206.461.1001
www.baylisarch.com

Crossroads Village
Bellevue WA

DESIGN REVIEW
REVISION 2
10/16/2015

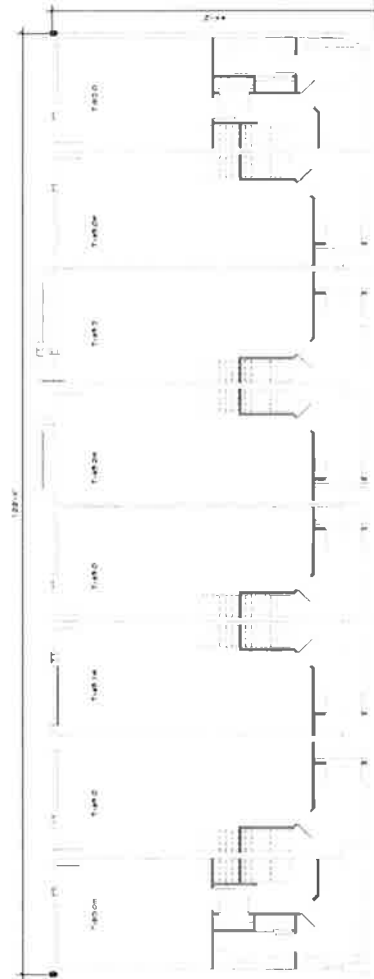
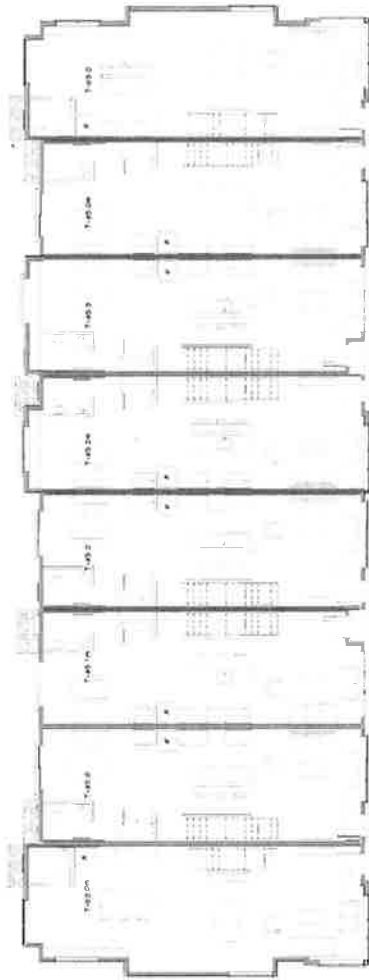
PROJECT NAME/Project Number
PROJECT MANAGER
DRAWN BY
Author

NO	DESCRIPTION	DATE

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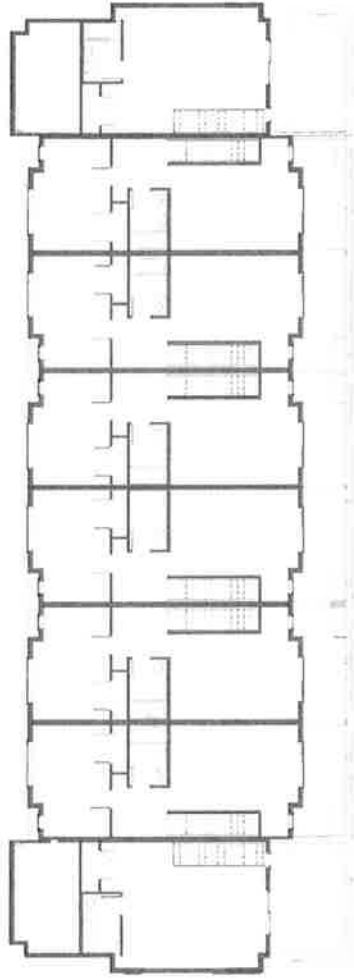
1001 New Street, Suite 1000
Bellevue, WA 98004
Phone: 206.461.1000
Fax: 206.461.1001
www.baylisarch.com

COMMERCIAL - TOWNHOUSE
PLANS BLDG 12 + 13 L3 + 4

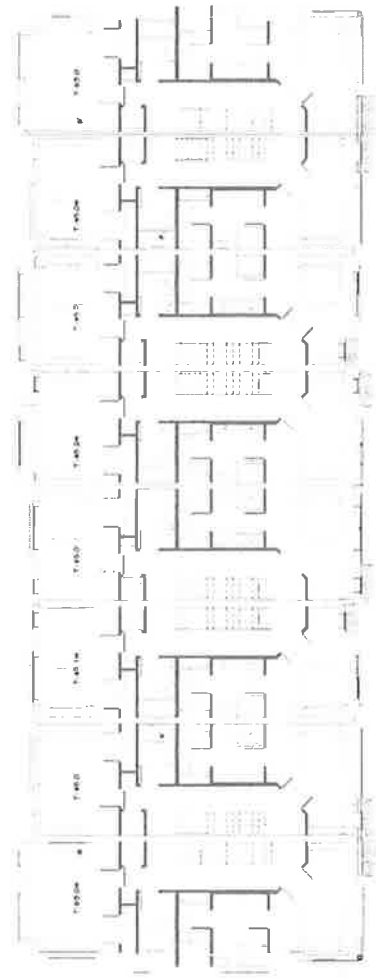




17 BLDG 01 ROOF
1/18" = 1'-0"



10 BLDG 01 TOP FLOOR
1/18" = 1'-0"



12 BLDG 01 UPPER
1/18" = 1'-0"

Consulting Architect
1001 Main Street, Suite 1100
Bellevue, WA 98004
Phone: 206.461.1100
Fax: 206.461.1101
www.baylisarch.com

Crossroads Village
Bellevue WA

DESIGN REVIEW
REVISION 1
08/24/2015

PROJECT NUMBER/Project Number
PROJECT MANAGER
DRAWN BY
AUTHOR

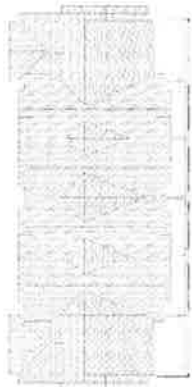
REVISION
NO. DESCRIPTION DATE

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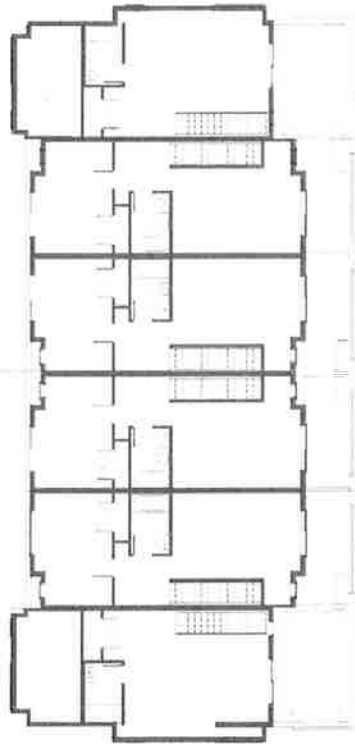
1001 Main Street, Suite 1100 | Bellevue, WA 98004
425.461.1100 | 425.461.1101 | www.baylisarch.com
Registered Architect: 00011075-000000

TOWNHOME PLANS BLDG
01 L314

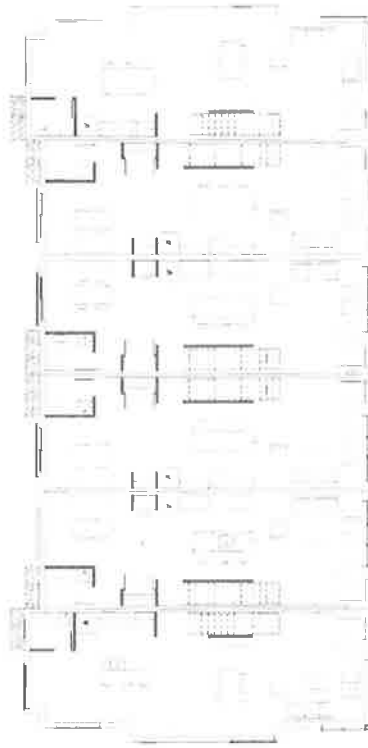
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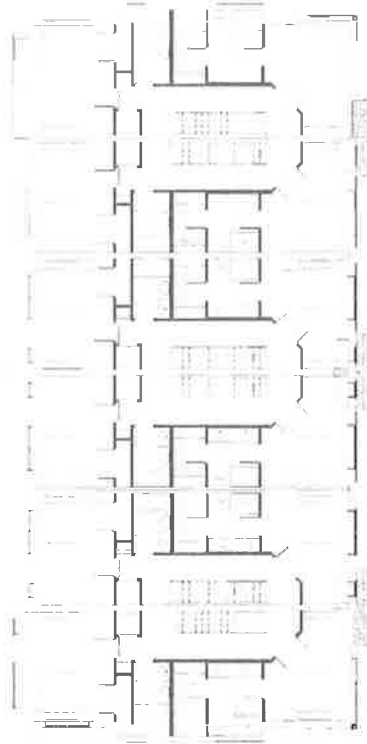
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1/8" = 1'-0"



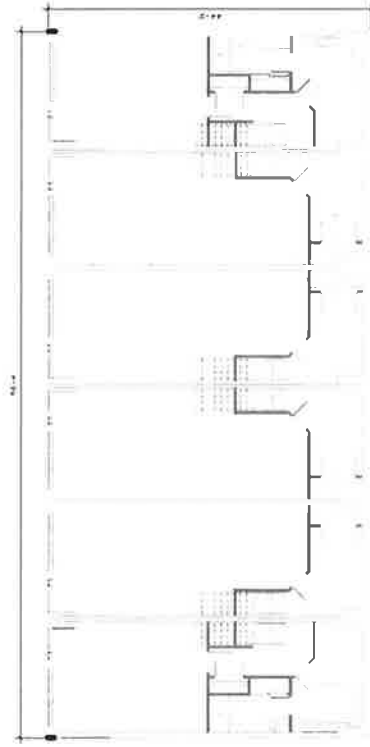
18 BLDG 02 TOP FLOOR
1/8" = 1'-0"



6 BLDG 02 MAIN
1/8" = 1'-0"



20 BLDG 02 UPPER
1/8" = 1'-0"



6 BLDG 02 LOWER
1/8" = 1'-0"

COMPILED BY: [Name]
DATE: [Date]
PROJECT: [Project Name]

Crossroads Village
Bellevue WA

DESIGN REVIEW
REVISION 1
08/24/2015

PROJECT MANAGER: [Name]
PROJECT ENGINEER: [Name]
DRAWN BY: [Name]

REVISION: [Number]
DESCRIPTION: [Text]
DATE: [Date]

ANCHILIS
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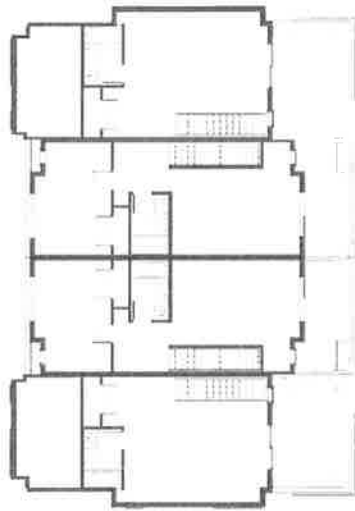
10000 1st Ave, Suite 100, Bellevue, WA 98004
10000 1st Ave, Suite 100, Bellevue, WA 98004
10000 1st Ave, Suite 100, Bellevue, WA 98004

TOWNHOME PLANS BLDG
02-06

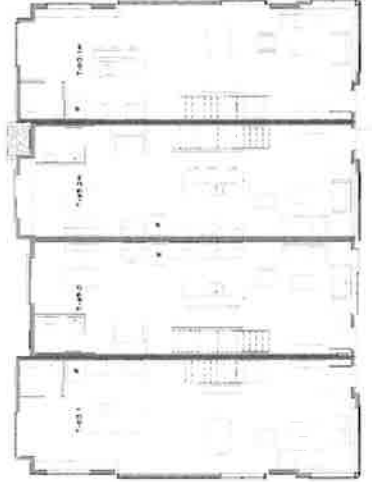
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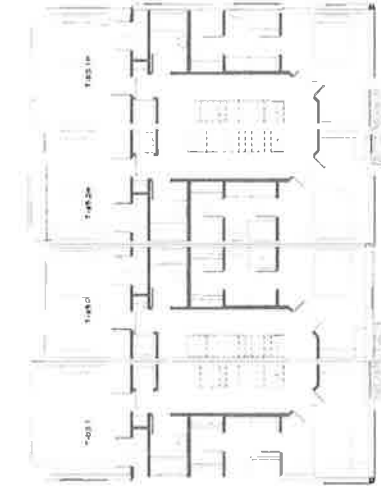
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118' x 112'



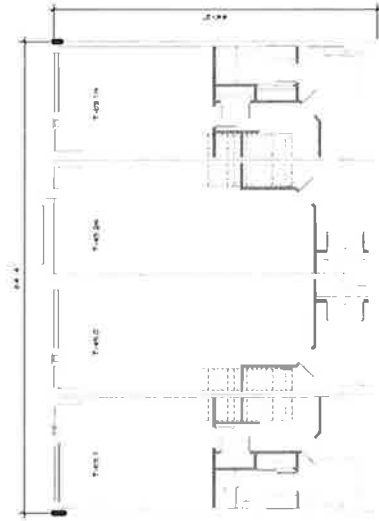
14 BLDG 04 TOP FLOOR
118' x 112'



6 BLDG 04 MAIN
118' x 112'



16 BLDG 04 UPPER
118' x 112'



8 BLDG 04 LOWER
118' x 112'

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Crossroads Village
Bellevue WA

DESIGN REVIEW
REVISION 1
08/24/2015

PROJECT NUMBER/Project Number
PROJECT MANAGER
DRAWN BY
Author

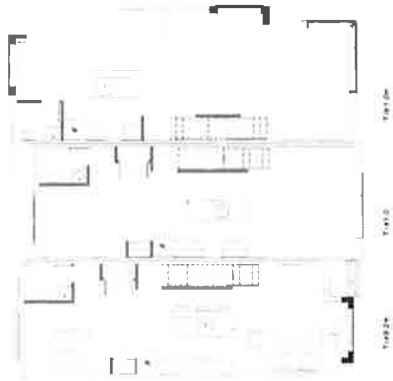
REVISION	NO.	DESCRIPTION	DATE
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INC-CH11111

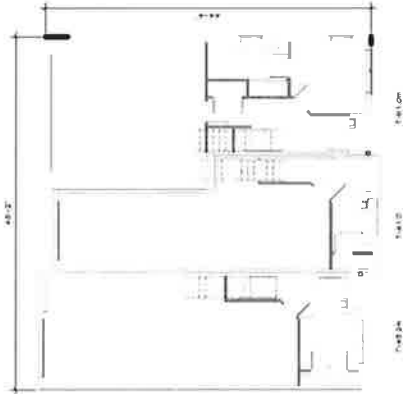
1001 West Street, Suite 410, Bellevue, WA 98005
1001 West Street, Suite 410, Bellevue, WA 98005
baylisinc.com | (206) 454-1000

TOWNHOME PLANS BLDG
04

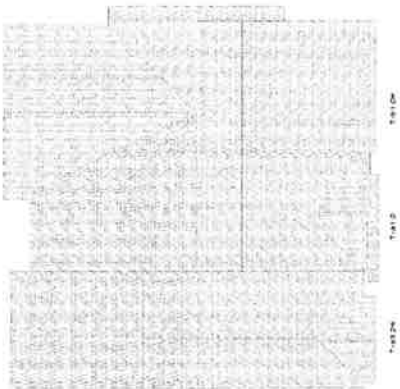
A108



6 BLDG 05 MAIN
110' x 110'



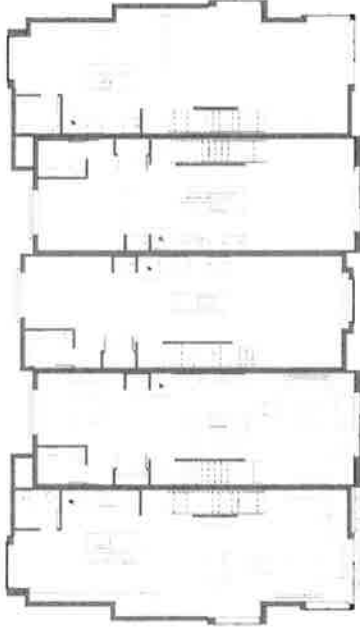
8 BLDG 05 LOWER
110' x 110'



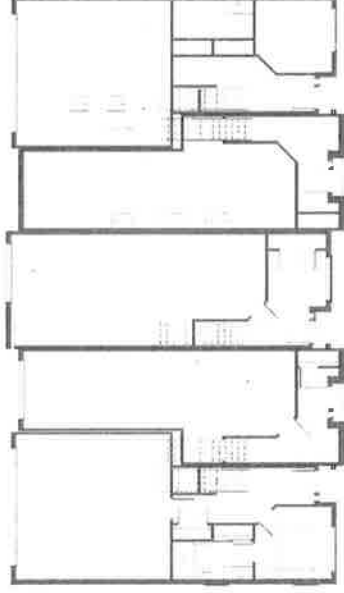
14 BLDG 05 ROOF
110' x 110'



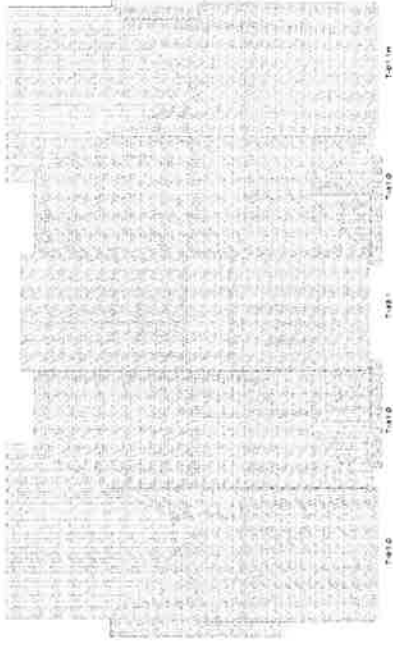
16 BLDG 05 UPPER
110' x 110'



6 BLDG 03 MAIN



BLDG 03 LOWER



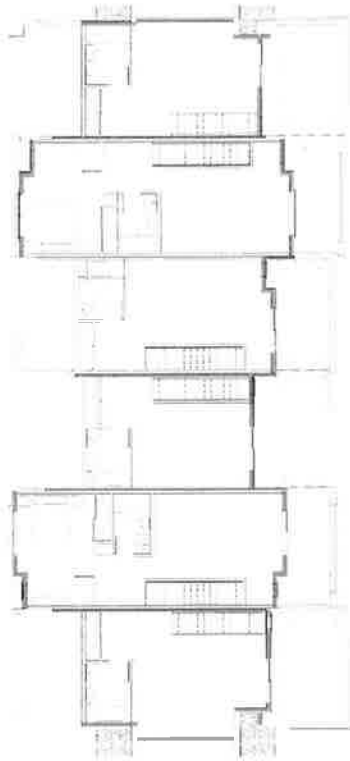
18 BLDG 03 ROOF
1/8" = 1'-0"



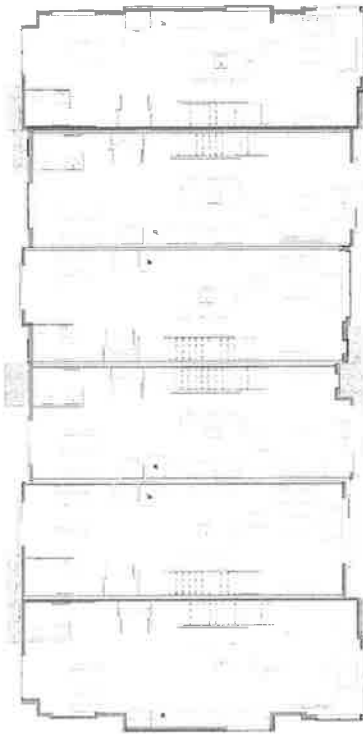
20 BLDG 03 UPPER
1/3" x 1"-C



17 BLDG 08 ROOF (BLDG 01 SIM.)
1/8" = 1'-0"



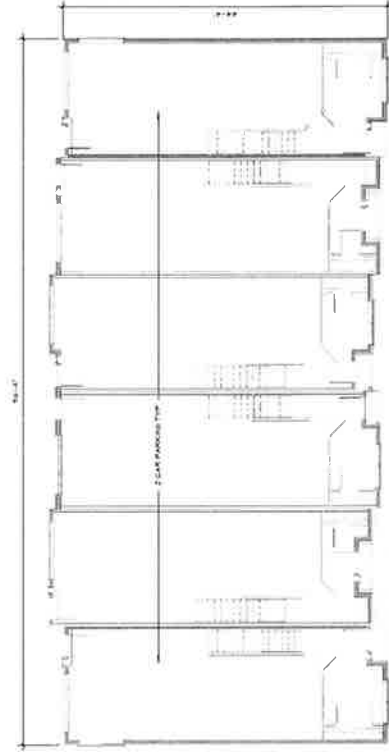
14 BLDG 08 TOP FLOOR (BLDG 01 SIM.)
1/8" = 1'-0"



6 BLDG 08 MAIN (BLDG 01 SIM.)
1/8" = 1'-0"



15 BLDG 08 UPPER (BLDG 01 SIM.)
1/8" = 1'-0"



9 BLDG 08 LOWER (BLDG 01 SIM.)
1/8" = 1'-0"

COMPASS 360
ARCHITECTURAL
1111 11TH AVENUE, SUITE 100
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PH: 206.461.1111
WWW.COMPASS360.COM

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Bellevue WA

DESIGN REVIEW
REVISION 1
08/24/2015

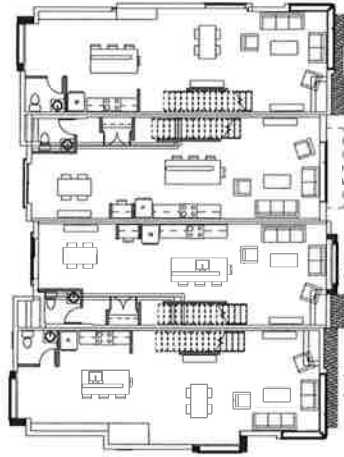
PROJECT MANAGER: Project Manager
DESIGNER: Designer
DRAWN BY: Designer

NO.	DESCRIPTION	DATE
1	REVISION	08/24/2015

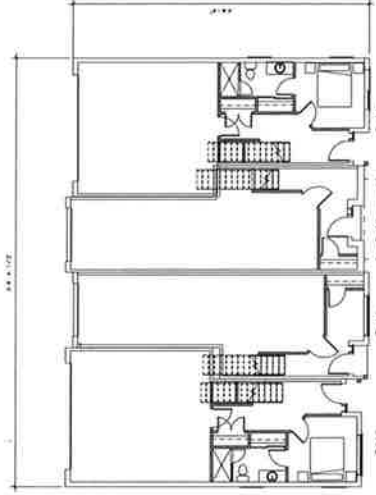
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SEATTLE, WA 98101
PH: 206.461.1111
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TOWNHOUSE PLAZA BLDG
19.21.23 + 23

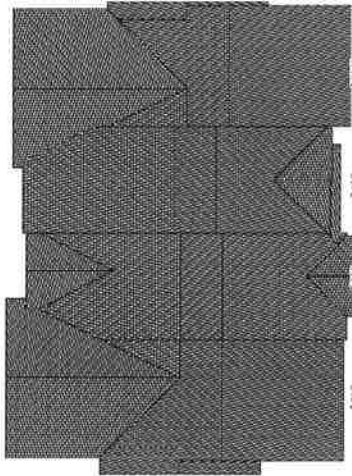
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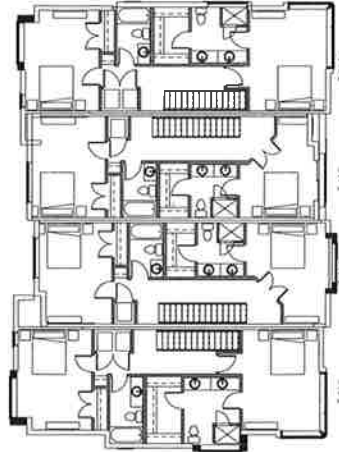
6 BLDG 19 MAIN
110'-0" x 110'-0"



6 BLDG 19 LOWER
110'-0" x 110'-0"



10 BLDG 19 ROOF
110'-0" x 110'-0"



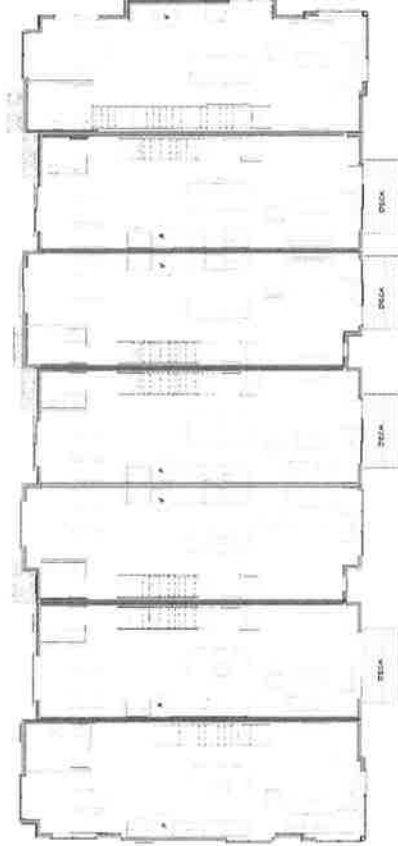
20 BLDG 19 UPPER
110'-0" x 110'-0"



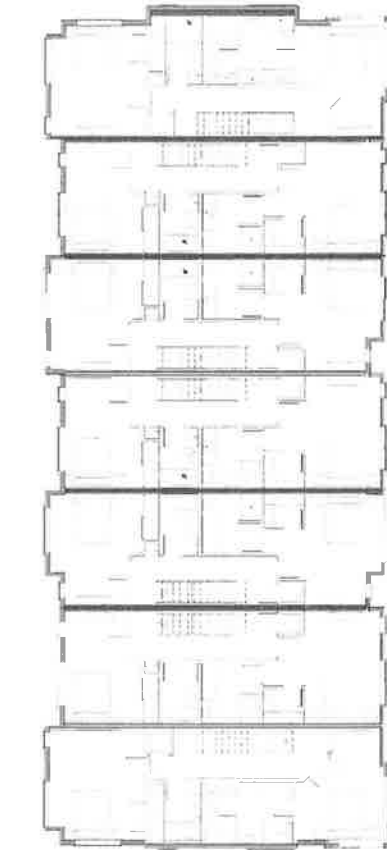
17 BLDG 26 ROOF (BLDG 27 SIM.)
1/8" = 1'-0"



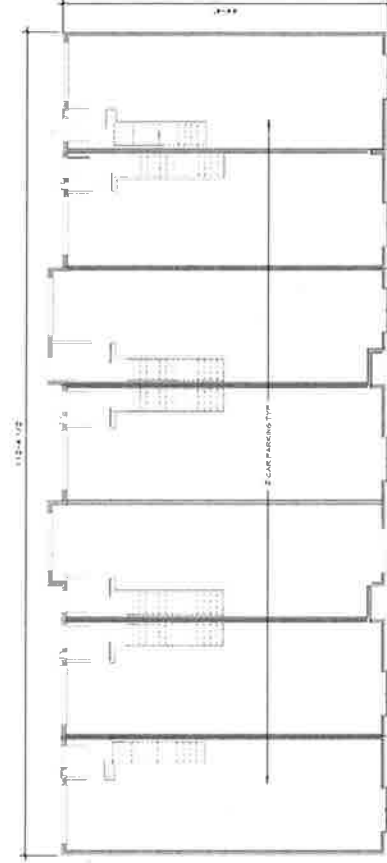
18 BLDG 26 TOP FLOOR (BLDG 27 SIM.)
1/8" = 1'-0"



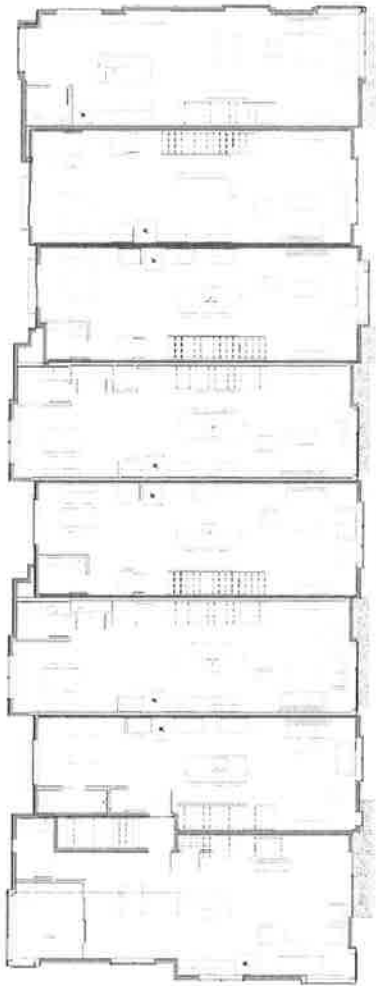
6 BLDG 26 MAIN (BLDG 27 SIM.)
1/8" = 1'-0"



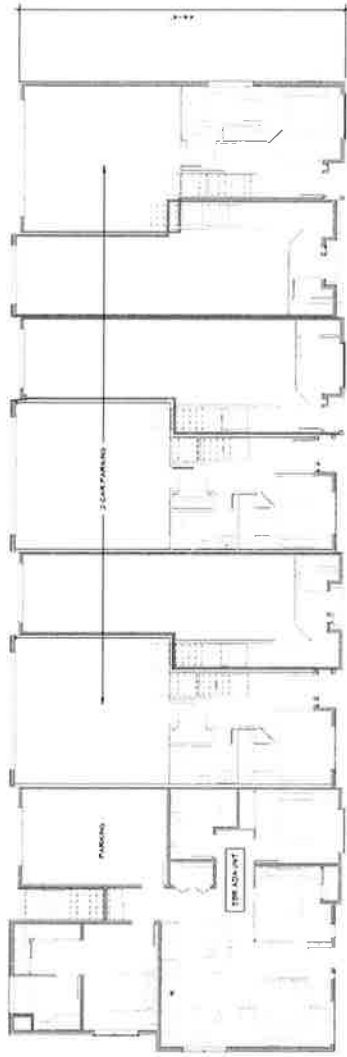
20 BLDG 26 UPPER (BLDG 27 SIM.)
1/8" = 1'-0"



9 BLDG 26 LOWER (BLDG 27 SIM.)
1/8" = 1'-0"



14 BLDG 28 MAIN
 1/8" = 1'-0"



16 BLDG 28 LOWER
 1/8" = 1'-0"

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Crossroads Village
Bellevue WA

DESIGN REVIEW
REVISION 2
10/16/2015

PROJECT NUMBER
PROJECT MANAGER
DRAWN BY

NO.	DESCRIPTION	DATE

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TOWNHOME PLANS BLDG
28-2113-1

AI16



14 BLDG 28 ROOF
1/8" = 1'-0"



16 BLDG 28 UPPER
1/8" = 1'-0"

Commercial Plans
 Approved for Construction
 All Dimensions in Feet and Inches
 All Measurements are to the Center of the Element
 All Measurements are to the Face of the Element
 All Measurements are to the Center of the Element
 All Measurements are to the Face of the Element

Crossroads Village
 Bellevue WA

DESIGN REVIEW
 REVISION 1
 08/24/2015

PROJECT NAME/Project Number
 PROJECT MANAGER
 DRAWN BY
 APPROVED

NO. DESCRIPTION DATE

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1920 1st Street, #100, Bellevue, WA 98007
 1941 The Avenue, #200, Seattle, WA 98101
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COMMERCIAL
 TOWNHOME PLANS BLDG
 13 ELEV

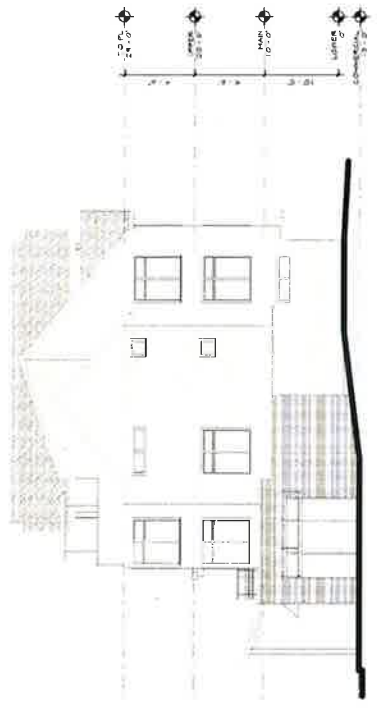
A202



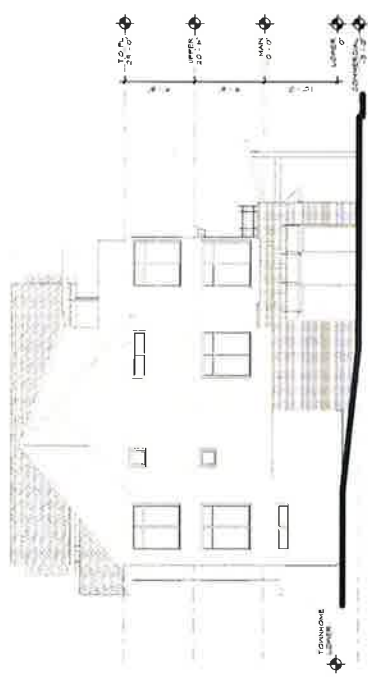
19. BUILDING 13 ELEVATION- COMMERCIAL SIDE
 13.0 x 1.0



20. BUILDING 13 ELEVATION- TOWNHOME ENTRANCE SIDE
 13.0 x 1.0



2. BUILDING 13 ELEVATION- APARTMENT ENTRANCE SIDE
 13.0 x 1.0



4. BUILDING 13 ELEVATION - END SIDE
 13.0 x 1.0

NOTE:
 SEE SHEETS A003 & A004 FOR MAX BUILDING
 HEIGHT CALCULATIONS WITHIN TRANSITION AREA

NOTE:
BUILDING COLOR OPTION TO BE DETERMINED
AT THE TIME OF BUILDING PERMIT FROM THE
THREE COLOR OPTIONS ON MATERIALS BOARD



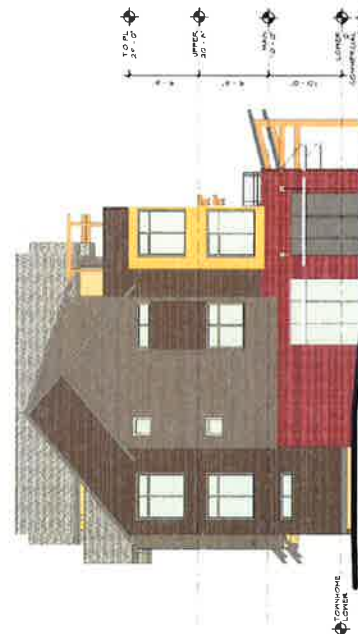
18 BUILDING 12 ELEVATION- COMMERCIAL SIDE (SIM BLDG5 14115)



2 BUILDING 12 ELEVATION- END SIDE (SIM BLDG5 15)



20 BUILDING 12 ELEVATION- TOWNHOME ENTRANCE SIDE (SIM BLDG5 14115)



4 BUILDING 12 ELEVATION- END SIDE (SIM BLDG5 14115)

NOTE:
SEE SHEET'S A003 & A004 FOR MAX BUILDING
HEIGHT CALCULATIONS WITHIN TRANSITION AREA

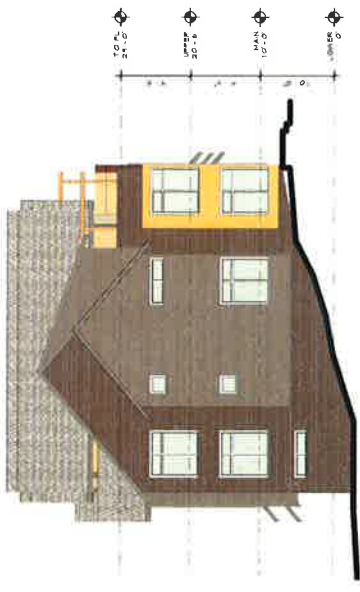
NOTE:
BUILDING COLOR OPTION TO BE DETERMINED
AT THE TIME OF BUILDING PERMIT FROM THE
THREE COLOR OPTIONS ON MATERIALS BOARD



19 BUILDING 2 ELEVATION - PORCH ENTRANCE SIDE (SIM BLDG 6)
1/8" = 1'-0"



20 BUILDING 2 ELEVATION - GARAGE/ENTRY SIDE (SIM BLDG 6)
1/8" = 1'-0"



2 BUILDING 2 ELEVATION - END SIDE (SIM BLDG 6)
1/8" = 1'-0"



4 BUILDING 2 ELEVATION - END SIDE (SIM BLDG 6)
1/8" = 1'-0"

NOTE:
SEE SHEETS A003 & A004 FOR MAX BUILDING
HEIGHT CALCULATIONS WITHIN TRANSITION AREA

CROSSROADS VILLAGE
BELLEVUE WA
10/16/2015
DESIGN REVIEW
REVISION 2

Crossroads Village
Bellevue WA

DESIGN REVIEW
REVISION 2
10/16/2015

PROJECT MANAGER
ARCHITECT
DATE

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DATE

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DATE

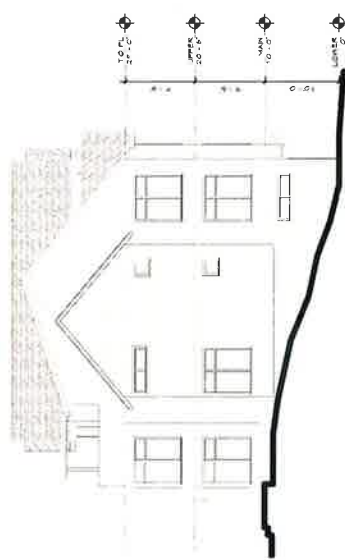
TOWNHOME PLANS BLDG
02-04 ELEV

A205

NOTE:
BUILDING COLOR OPTION TO BE DETERMINED
AT THE TIME OF BUILDING PERMIT FROM THE
THREE COLOR OPTIONS ON MATERIALS BOARD



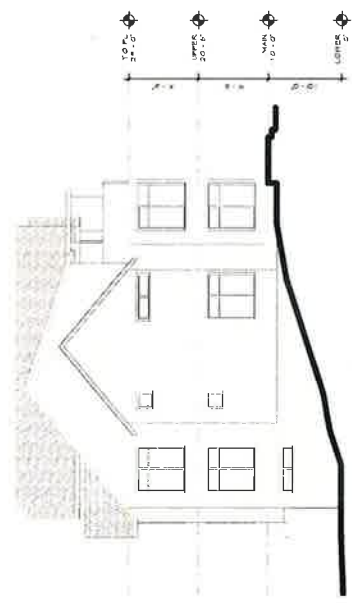
19 BUILDING 4 ELEVATION- PORCH ENTRANCE SIDE
1/8" = 1'-0"



6 BUILDING 4 ELEVATION- END SIDE
1/8" = 1'-0"



20 BUILDING 4 ELEVATION- GARAGE/ENTRY SIDE
1/8" = 1'-0"



9 BUILDING 4 ELEVATION- END SIDE
1/8" = 1'-0"

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Crossroads Village
Bellevue WA

DESIGN REVIEW
REVISION 2
10/16/2015

PROJECT MANAGER-Project Number
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REVISIONS
NO. DESCRIPTION DATE

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TOWNHOUSE PLANS BLDG
04 ELEV

NOTE:
SEE SHEETS A003 & A004 FOR MAX BUILDING
HEIGHT CALCULATIONS WITHIN TRANSITION AREA

08/24/2015
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 08/24/2015
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Crossroads Village
 Bellevue WA

DESIGN REVIEW
 REVISION 1
 08/24/2015

PROJECT NAME/Project Number
 PROJECT MANAGER
 DESIGNER

NO.	DESCRIPTION	DATE
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 1000 1st Avenue, Suite 1000
 Seattle, WA 98101
 (206) 468-8888

TOWNHOME PLANS BLDG
 06+11 ELEV

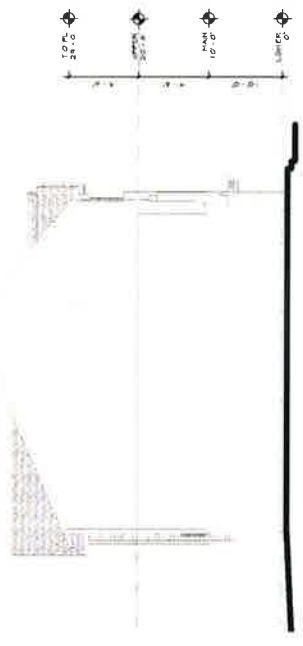
A207



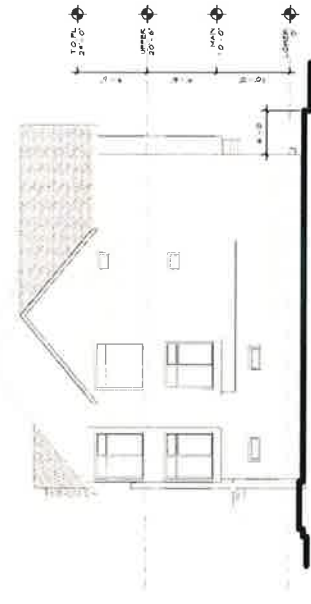
18 BUILDING 5 ELEVATION- PORCH ENTRANCE SIDE (SIM BLDG 11)
 1/8" = 1'-0"



20 BUILDING 5 ELEVATION- GARAGE SIDE (SIM BLDG 11)
 1/8" = 1'-0"



6 BUILDING 5 ELEVATION- END SIDE (SIM BLDG 11)
 1/8" = 1'-0"



6 BUILDING 5 ELEVATION- END SIDE (SIM BLDG 11)
 1/8" = 1'-0"

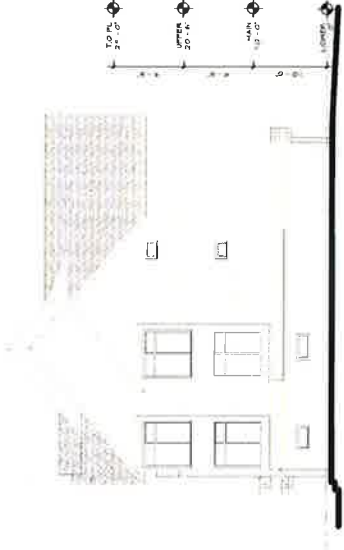
NOTE:
 SEE SHEETS A003 & A004 FOR MAX BUILDING
 HEIGHT CALCULATIONS WITHIN TRANSITION AREA



19 BUILDING 3 ELEVATION- PORCH ENTRANCE SIDE (SIM BLDG 10, 18, 20, 22 & 24)
1/8" = 1'-0"



20 BUILDING 3 ELEVATION- GARAGE SIDE (SIM BLDG 10, 18, 20, 22 & 24)
1/8" = 1'-0"



6 BUILDING 3 ELEVATION- END SIDE (SIM BLDG 10, 18, 20, 22 & 24)
1/8" = 1'-0"



8 BUILDING 3 ELEVATION- END SIDE (SIM BLDG 10, 18, 20, 22 & 24)
1/8" = 1'-0"

NOTE:
SEE SHEETS A003 & A004 FOR MAX BUILDING
HEIGHT CALCULATIONS WITHIN TRANSITION AREA

NOTE:
BUILDING COLOR OPTION TO BE DETERMINED
AT THE TIME OF BUILDING PERMIT FROM THE
THREE COLOR OPTIONS ON MATERIALS BOARD



19 BUILDING & ELEVATION- PORCH ENTRANCE SIDE (SIM BLDG 7)
1/8" = 1'-0"



6 BUILDING & ELEVATION- END SIDE (SIM BLDG 7)
1/8" = 1'-0"



20 BUILDING & ELEVATION- GARAGE SIDE (SIM BLDG 7)
1/8" = 1'-0"



5 BUILDING & ELEVATION- END SIDE (SIM BLDG 7)
1/8" = 1'-0"

NOTE:
SEE SHEETS A003 & A004 FOR MAX BUILDING
HEIGHT CALCULATIONS WITHIN TRANSITION AREA

NOTE:
BUILDING COLOR OPTION TO BE DETERMINED
AT THE TIME OF BUILDING PERMIT FROM THE
THREE COLOR OPTIONS ON MATERIALS BOARD



18) BUILDING 1T ELEVATION-PORCH ENTRANCE SIDE (SIM BLDG 16)



6) BUILDING 1T ELEVATION- END SIDE (SIM BLDG 16)



20) BUILDING 1T ELEVATION-GARAGE SIDE (SIM BLDG 16)



2) BUILDING 1T ELEVATION- END SIDE (SIM BLDG 16)

NOTE:
SEE SHEETS A003 & A004 FOR MAX BUILDING
HEIGHT CALCULATIONS WITHIN TRANSITION AREA



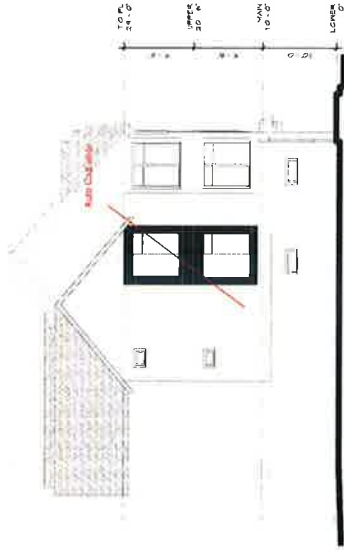
19 BUILDING 19 ELEVATION- PORCH ENTRANCE SIDE (SIM BLDG 2, 1, 23, 425)



6 BUILDING 19 ELEVATION- END SIDE (SIM BLDG 2, 1, 23, 425)



20 BUILDING 19 ELEVATION- GARAGE SIDE (SIM BLDG 2, 1, 23, 425)



9 BUILDING 19 ELEVATION- END SIDE (SIM BLDG 2, 1, 23, 425)

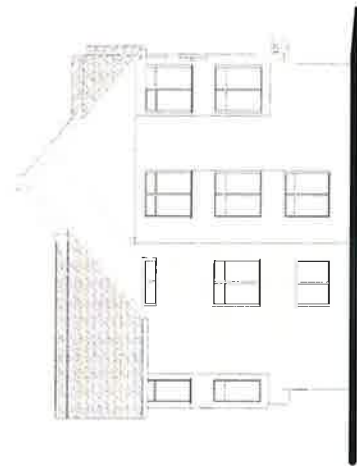
NOTE:
 SEE SHEETS A003 & A004 FOR MAX BUILDING
 HEIGHT CALCULATIONS WITHIN TRANSITION AREA

18 BUILDING 26 ELEVATION - BACK SIDE (SIM BLDG 27)
1/1" = 1'-0"



20 BUILDING 26 ELEVATION- GARAGE/ENTRY SIDE (SIM BLDG 27)

6 BUILDING 26 ELEVATION - END SIDE (SIM BLDG 27)



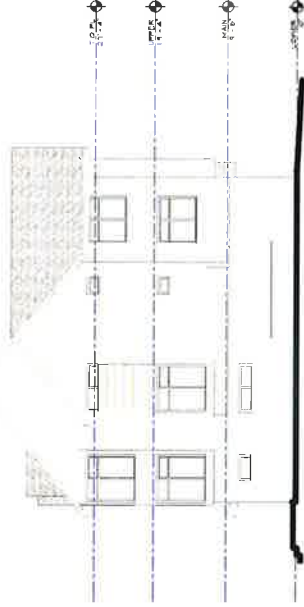
8 BUILDING 26 ELEVATION- END SIDE (SIM BLDG 27)

A212

NOTE:
BUILDING COLOR OPTION TO BE DETERMINED
AT THE TIME OF BUILDING PERMIT FROM THE
THREE COLOR OPTIONS ON MATERIALS BOARD



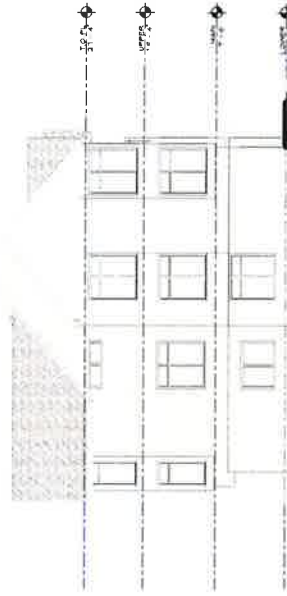
19) BUILDING 20 ELEVATION- PORCH ENTRANCE SIDE (SIM BLDG 24)



6) BUILDING 20 ELEVATION- END SIDE (SIM BLDG 24)

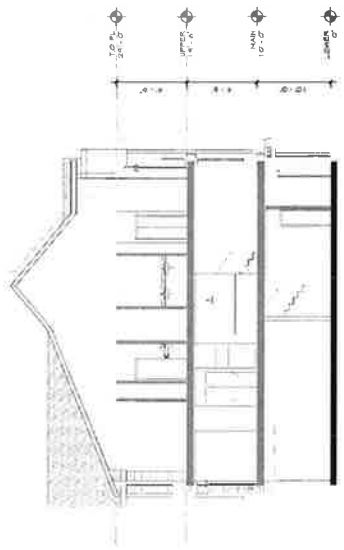


20) BUILDING 20 ELEVATION- GARAGE SIDE (SIM BLDG 24)

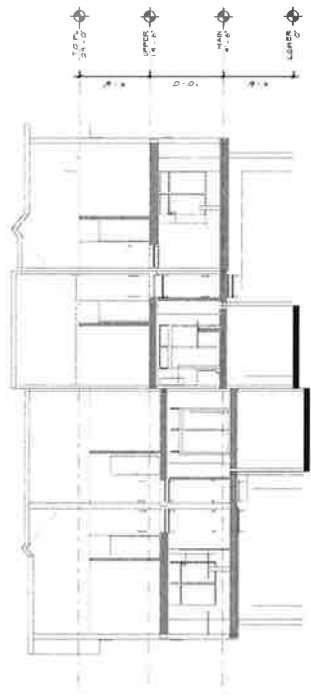


5) BUILDING 20 ELEVATION- END SIDE (SIM BLDG 24)

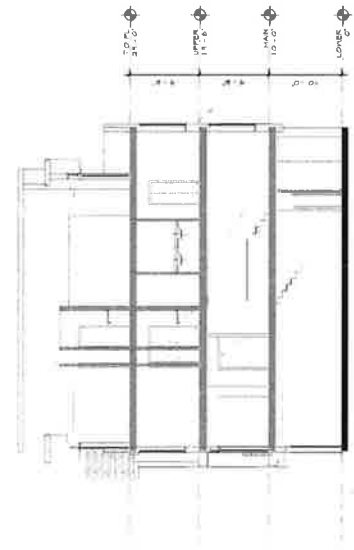
NOTE:
SEE SHEETS A003 & A004 FOR MAX BUILDING
HEIGHT CALCULATIONS WITHIN TRANSITION AREA



19 TYPICAL 3 STORY BUILDING SECTION BLDG 19
 1/8" = 1'-0"



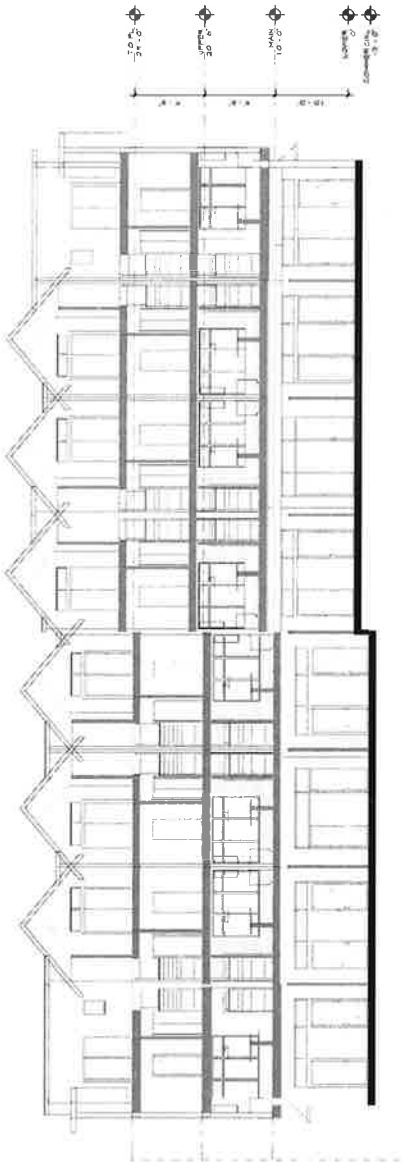
14 TYPICAL 3 STORY BUILDING SECTION BLDG 14
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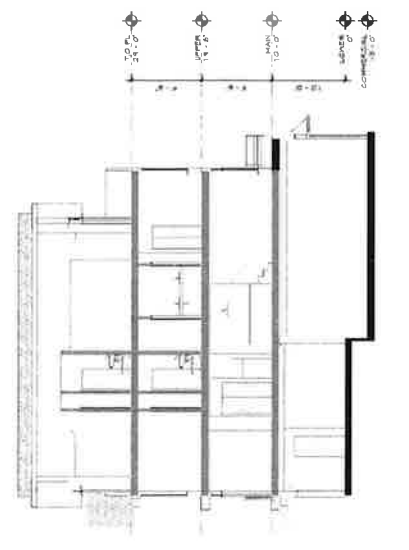
20 TYPICAL 4 STORY BUILDING SECTION BLDG 02
 1/8" = 1'-0"



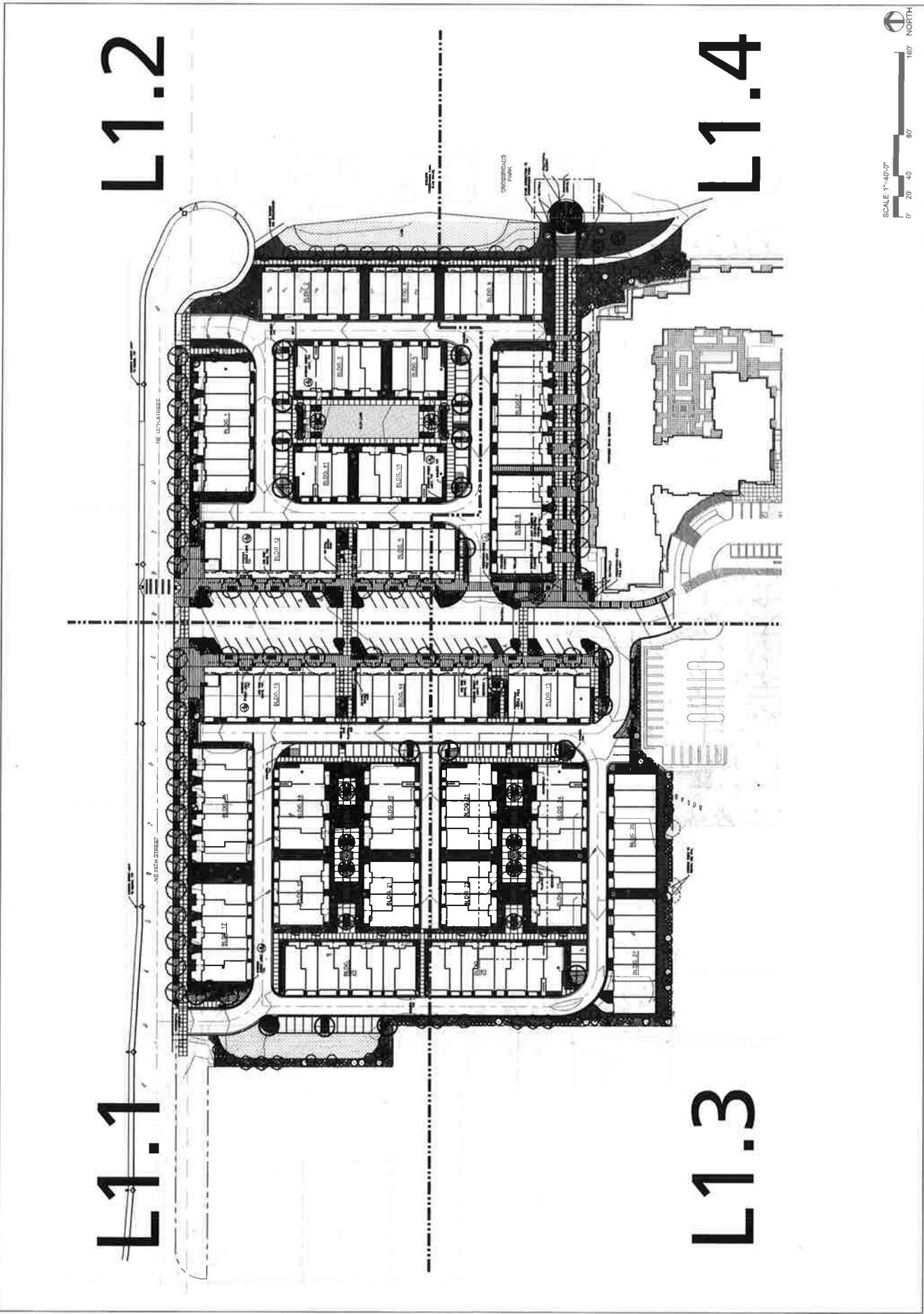
02 TYPICAL 4 STORY BUILDING SECTION BLDG 02
 1/8" = 1'-0"



10 TYPICAL COMMERCIAL - TOWNHOME BUILDING SECTION BLDG 12
 1/8" = 1'-0"



11 TYPICAL COMMERCIAL - TOWNHOME BUILDING SECTION BLDG 12
 1/8" = 1'-0"



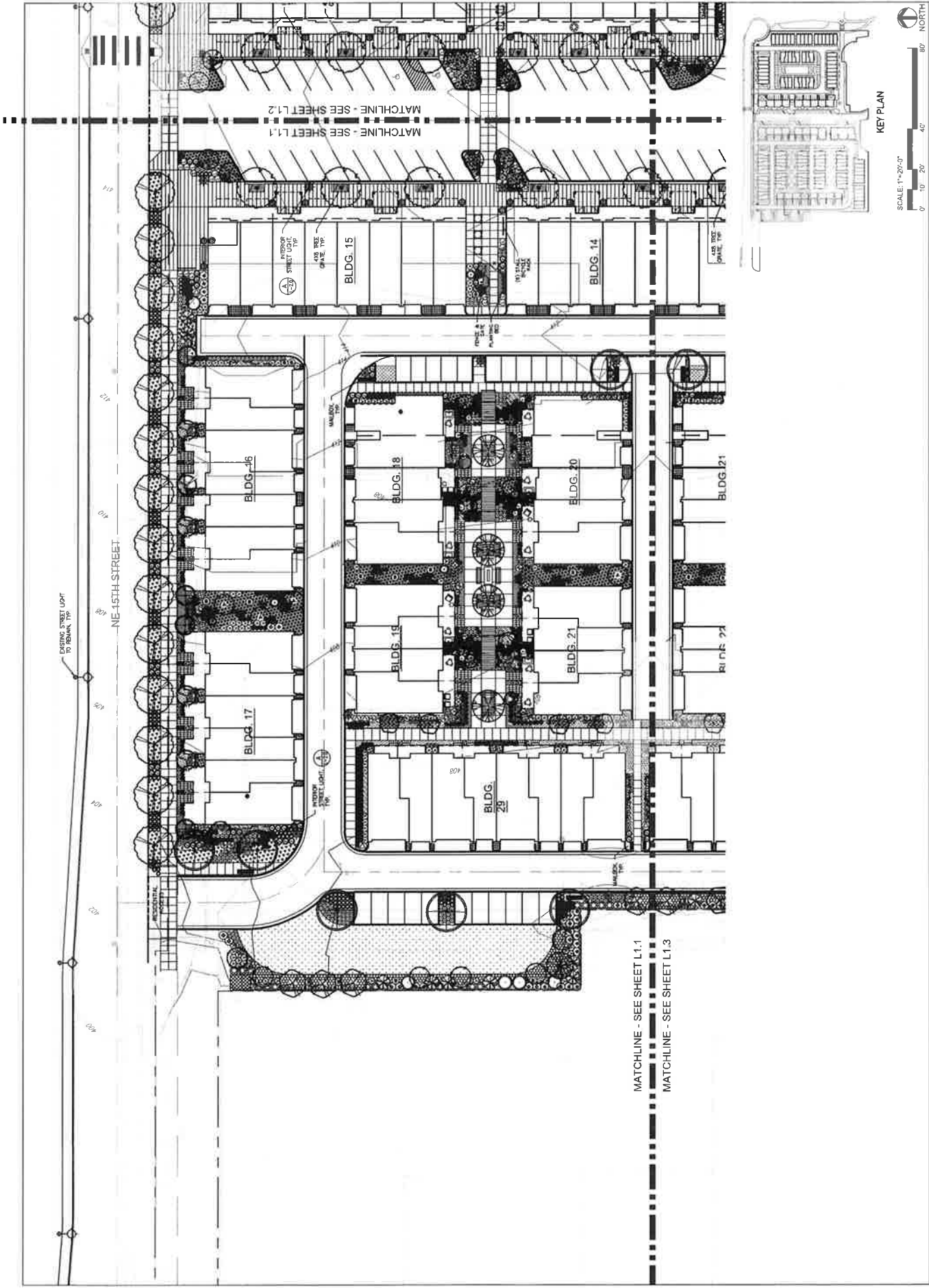


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14-14 WA
10/6/2015
10/6/2015

LANDSCAPE PLAN
ENLARGEMENT

L1.1



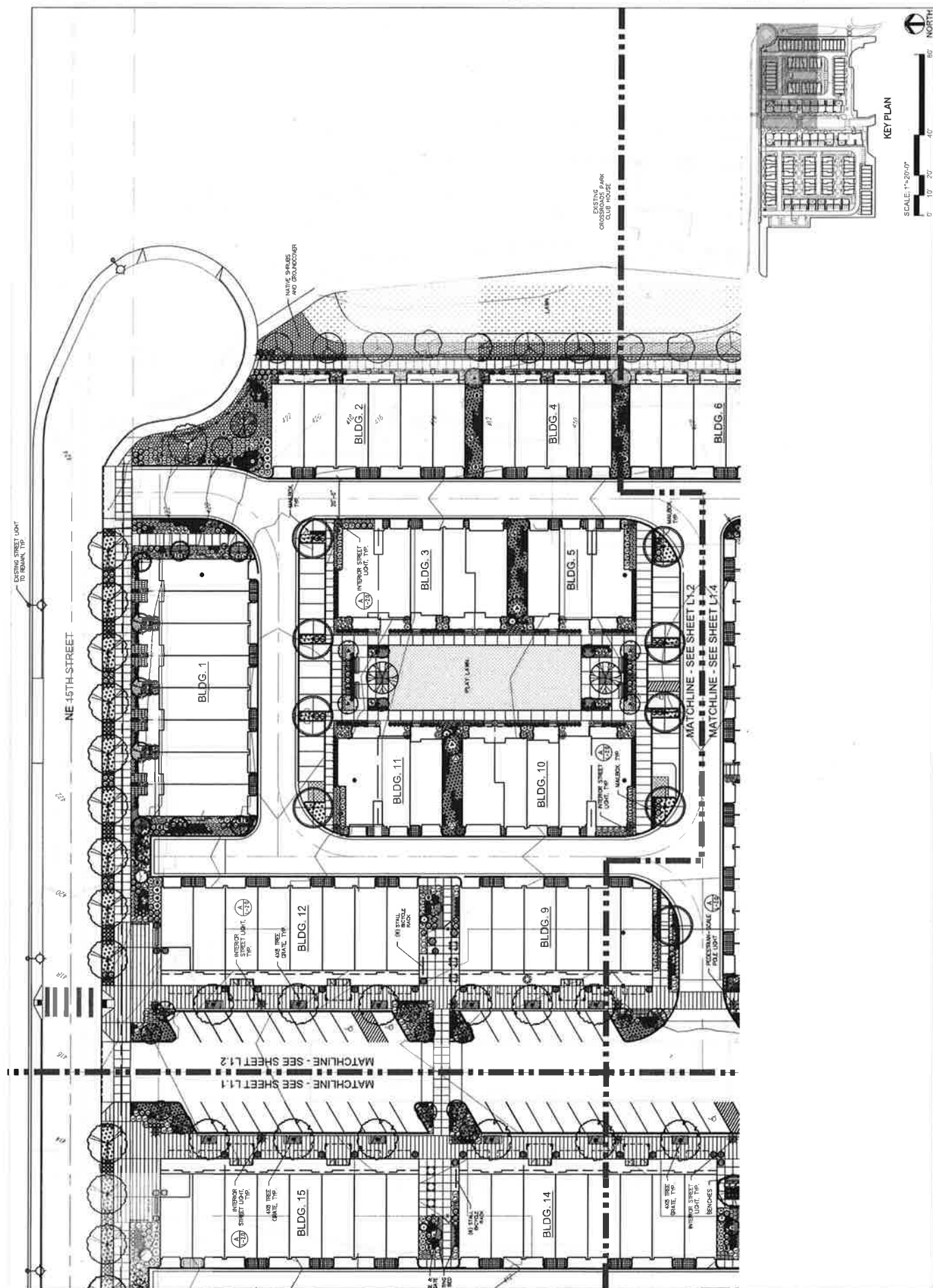
KEY PLAN

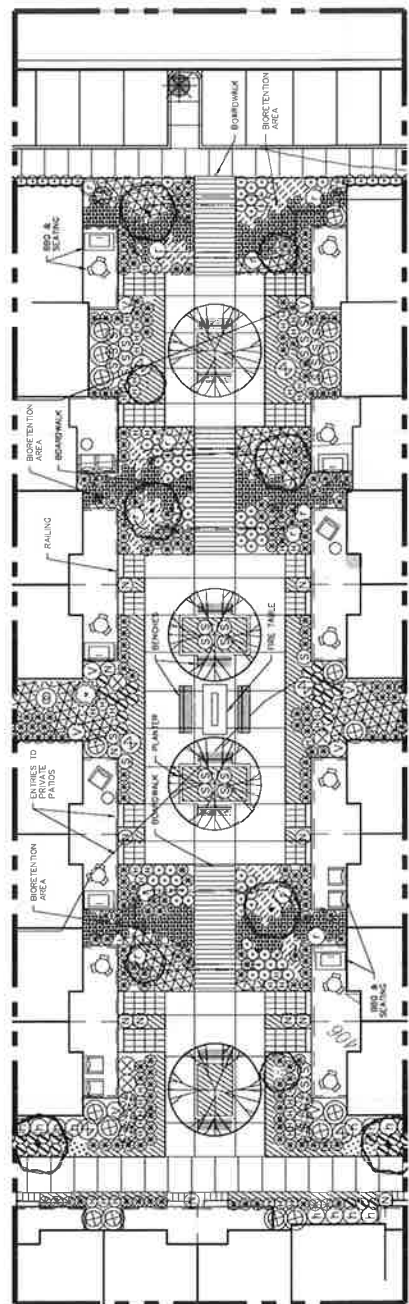
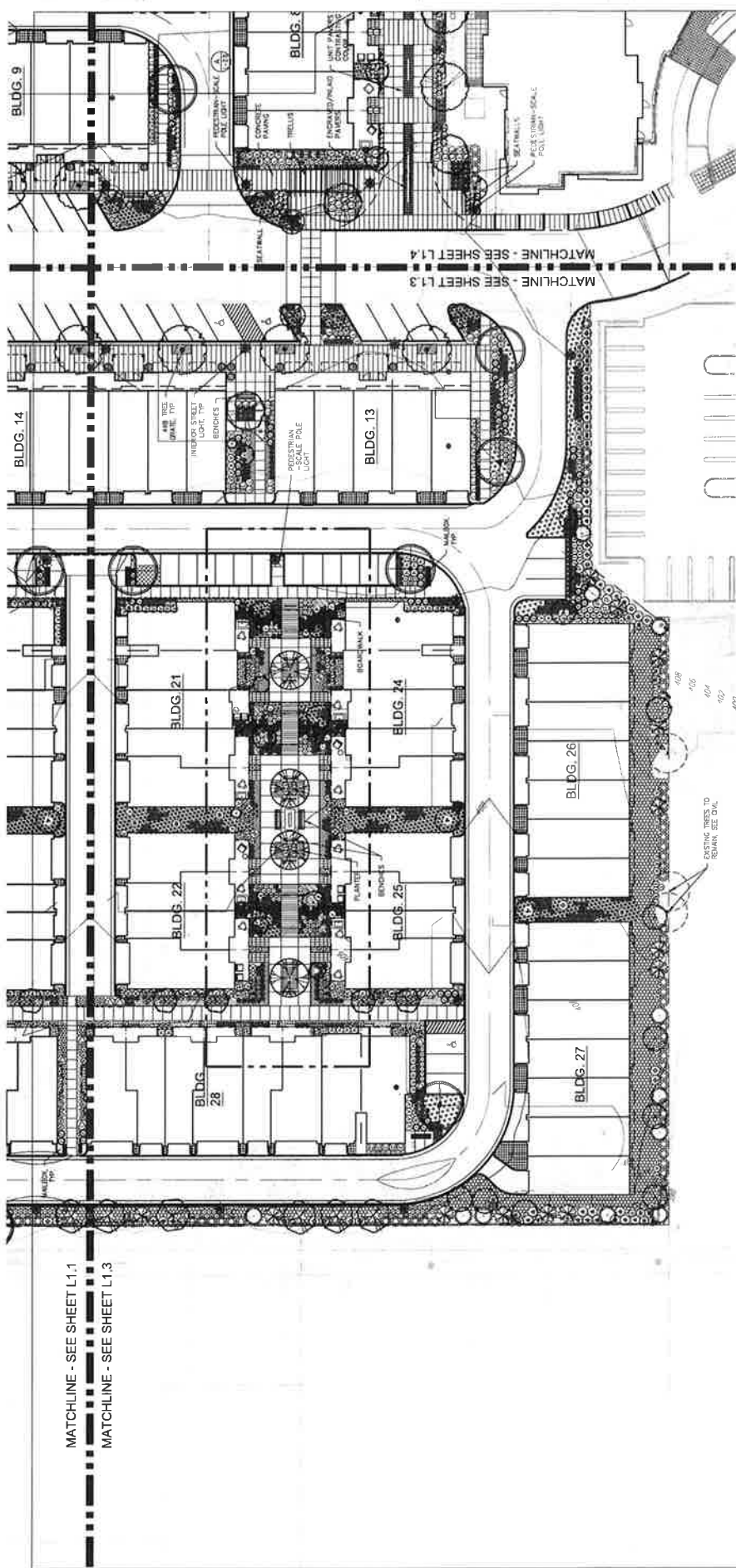


SCALE: 1"=20'-0"



NORTH





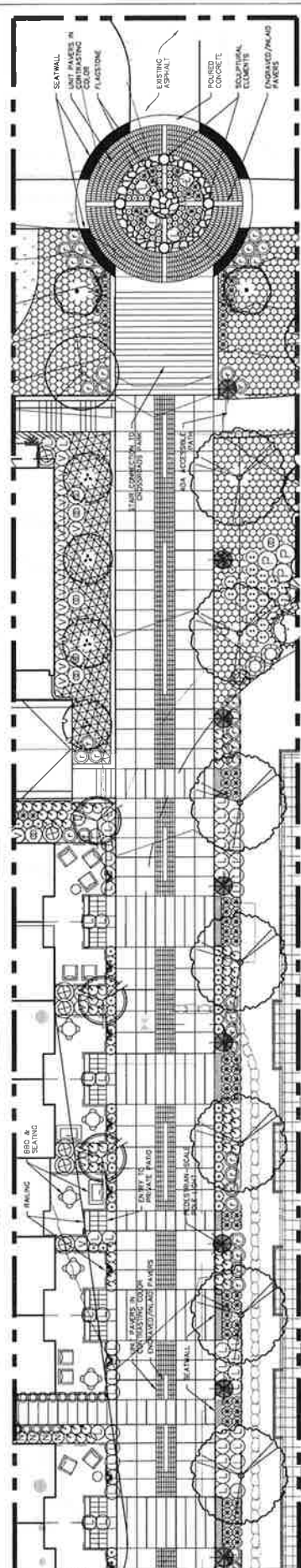
KEY PLAN

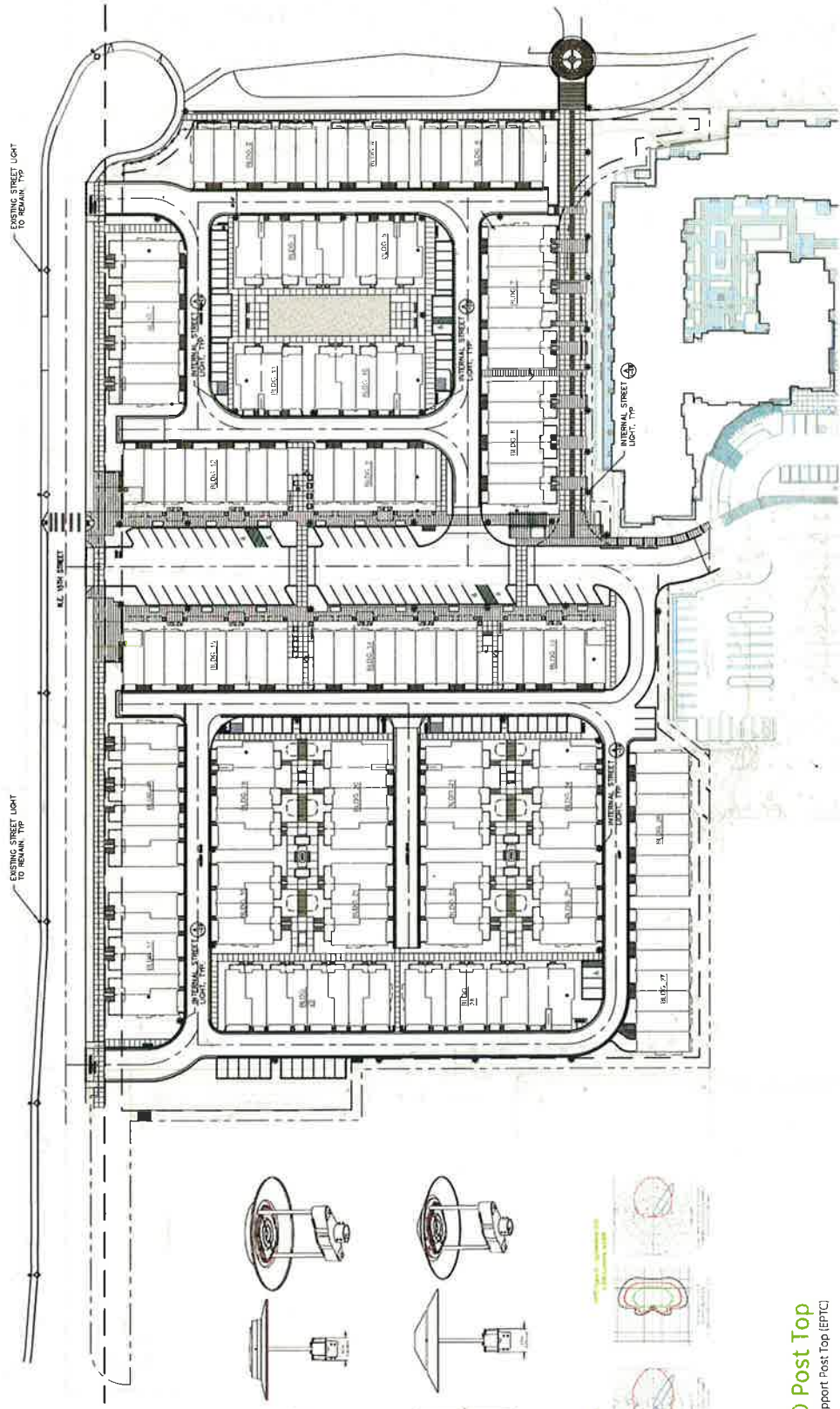
SCALE: 1"=20'-0"



SCALE 1"=10'-0"

COURTYARD ENLARGEMENT





LIGHTING LEGEND

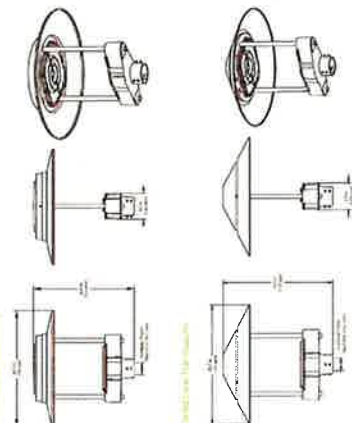
- EXISTING STREET LIGHT
- PROPOSED INTERNAL STREET LIGHT
- 18" H" LIGHT POLE

SCALE 1"=40'-0"

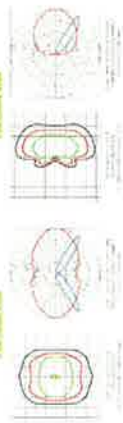


0' 20' 40' 80' 160' NORTH

Product Dimensions



Photometrics

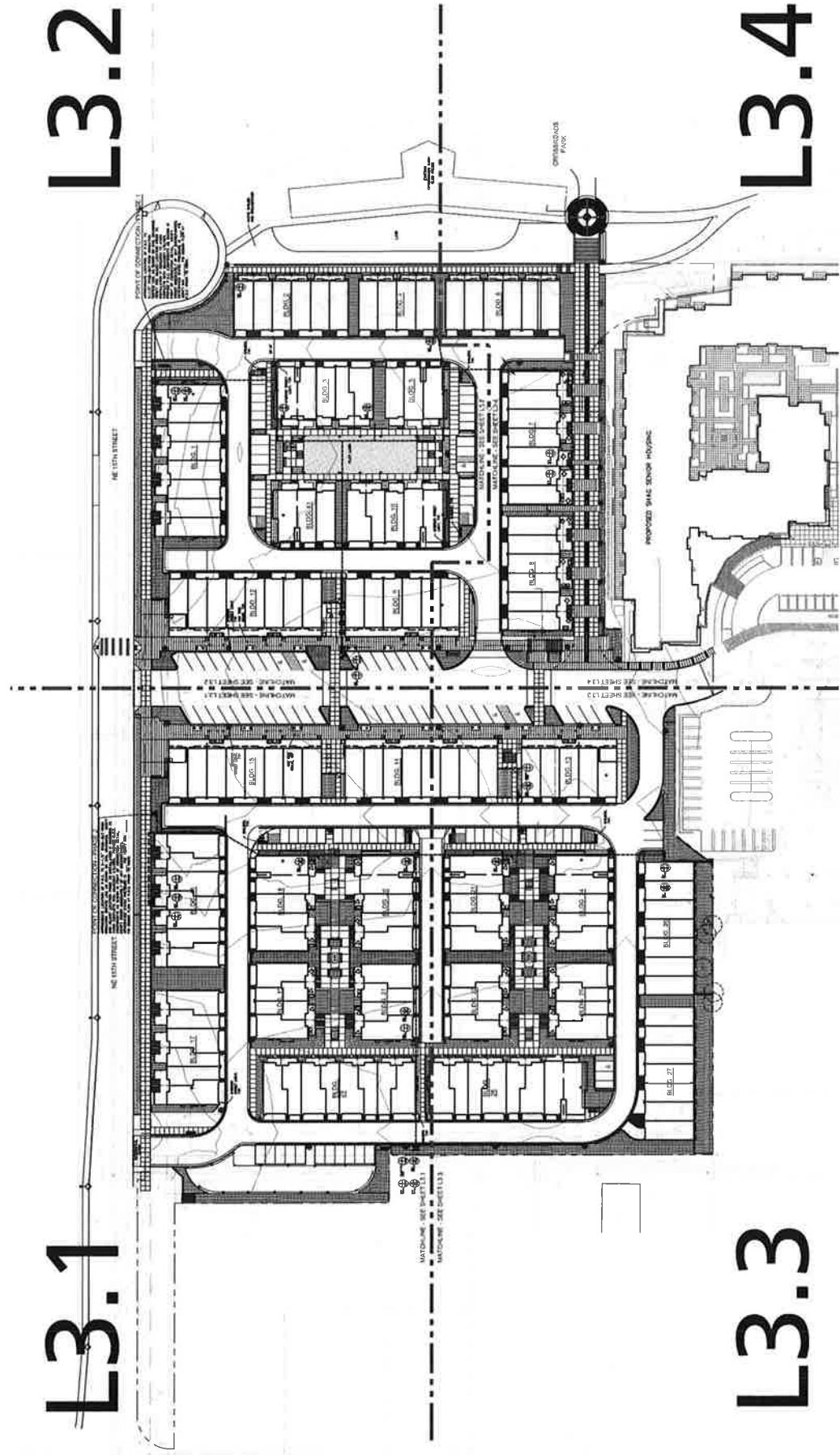


Evolve™ LED Post Top
Contemporary Twin Support Post Top (EPTC)



A INTERNAL STREET LIGHT

NYS

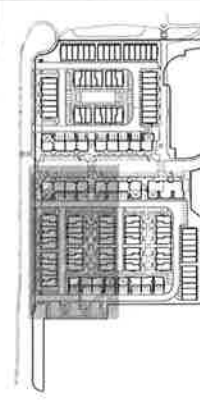
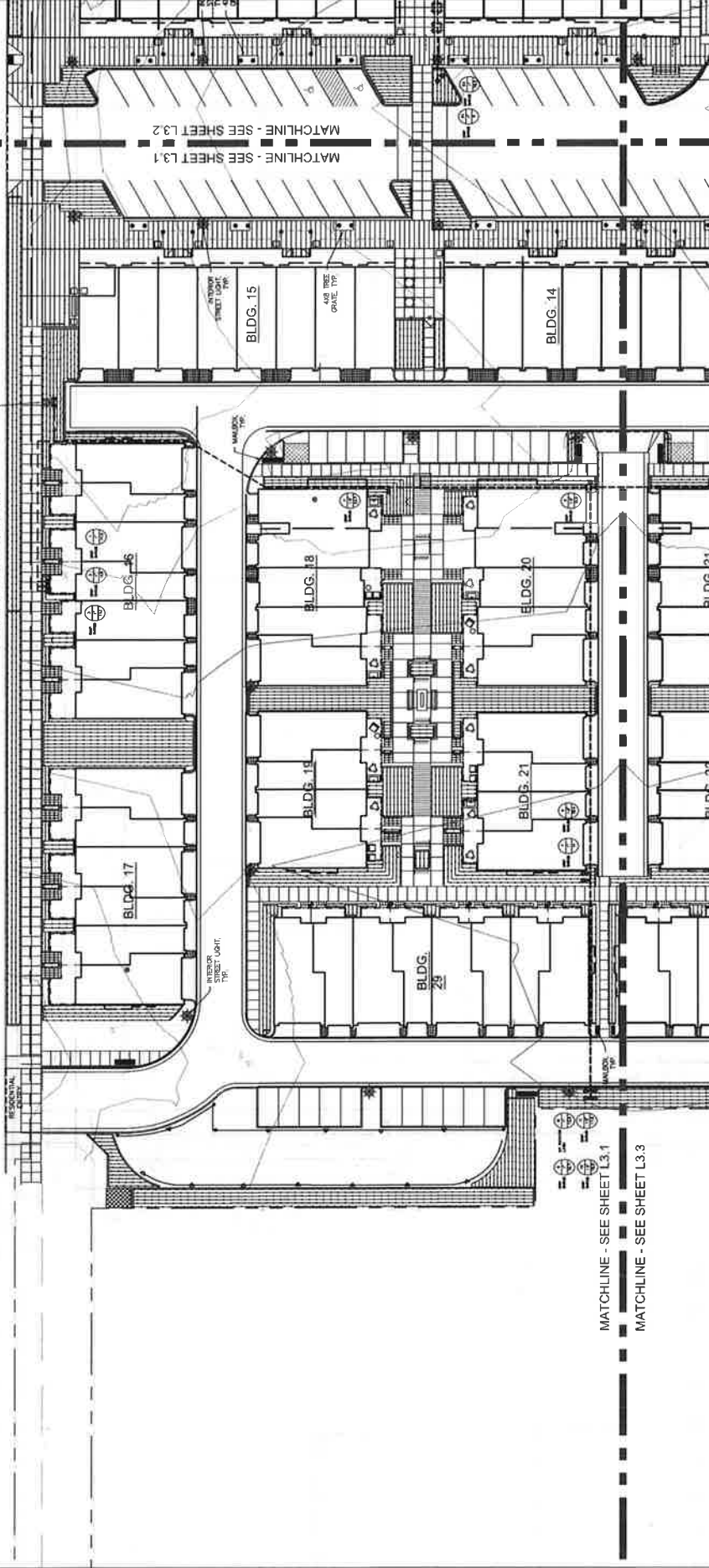




POINT-OF CONNECTION - PHASE 2

APPROXIMATE LOCATION OF P.O.C. TO 3'-1/2" STAG-OUT FROM
INDUSTRIAL SERVICE LINE AS SHOWN ON CIVIL DRAWINGS. VERIFY
AND CONFIRM WITH ADJACENT UTILITIES. PROVIDE P.O.C. TO
INDUSTRIAL SERVICE LINE WITH 12" MIN. CLEARANCE FROM
ADJACENT UTILITIES. NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES.
DO NOT EXCEED 10' FROM P.O.C. TO 3'-1/2" STAG-OUT FROM
INDUSTRIAL SERVICE LINE. VERIFY MIN.

NE 15TH STREET

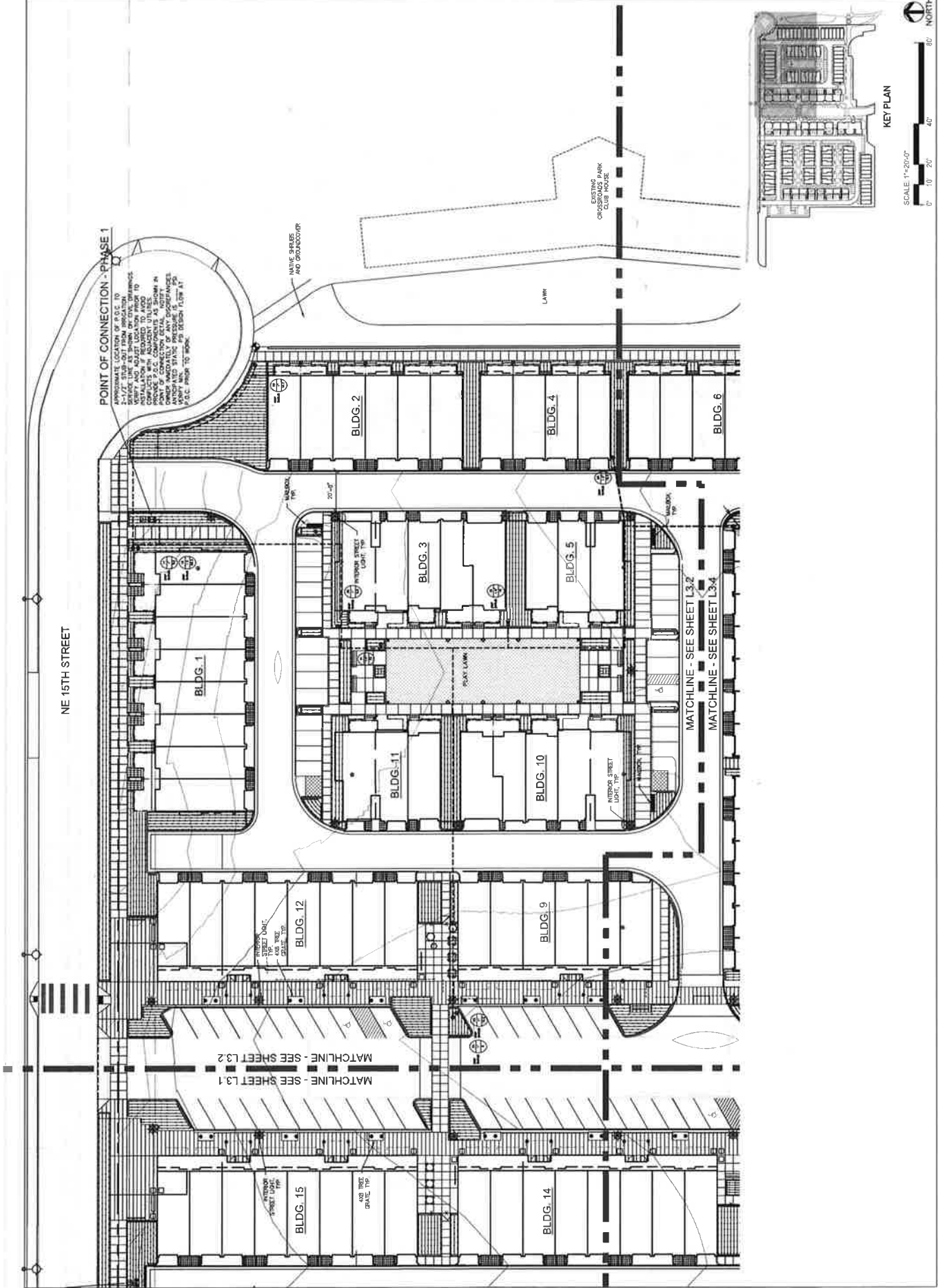


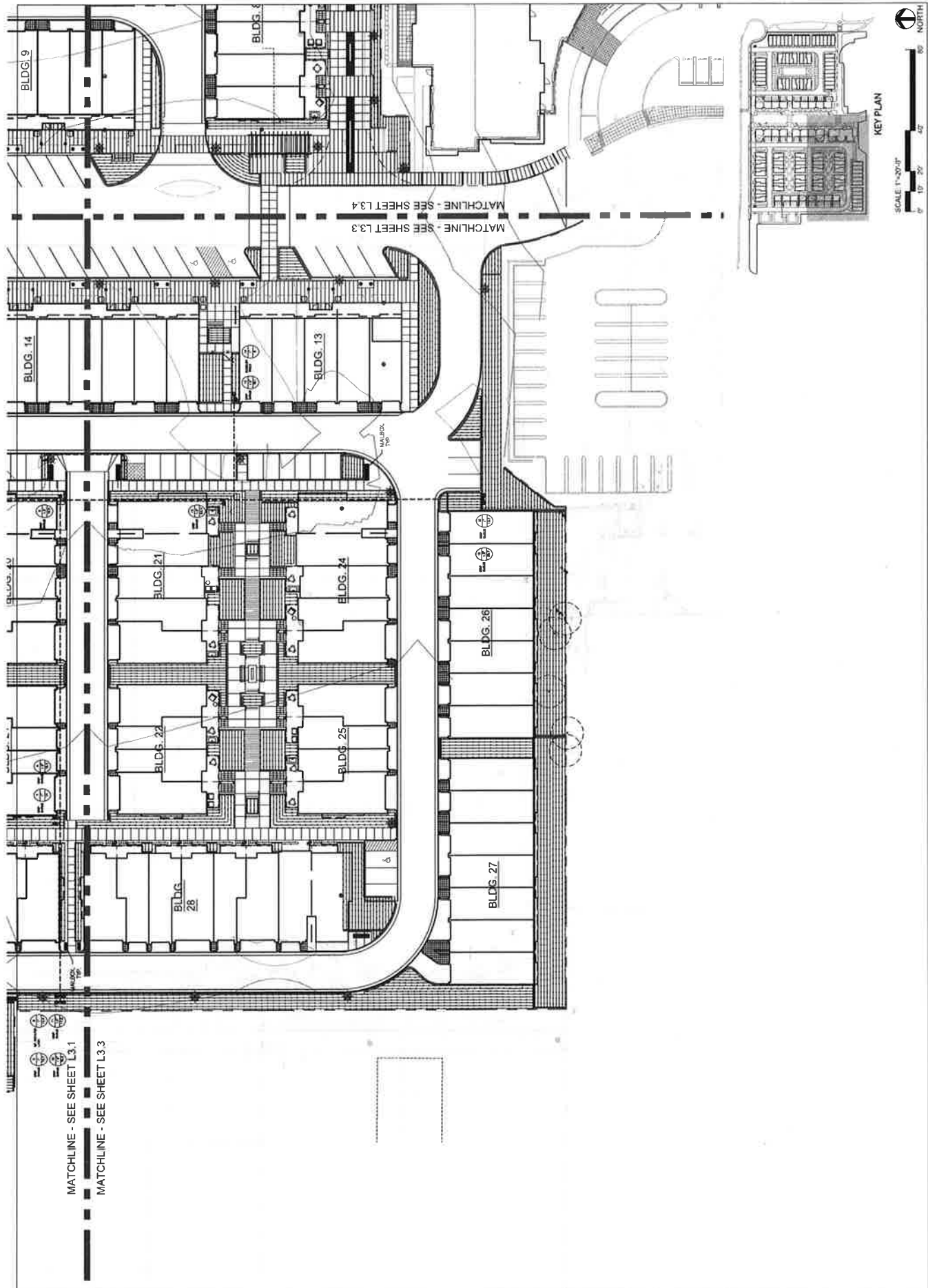
KEY PLAN

SCALE: 1"=25'-0"

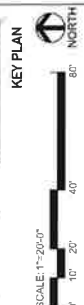
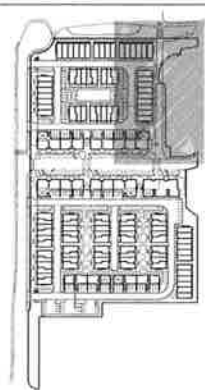
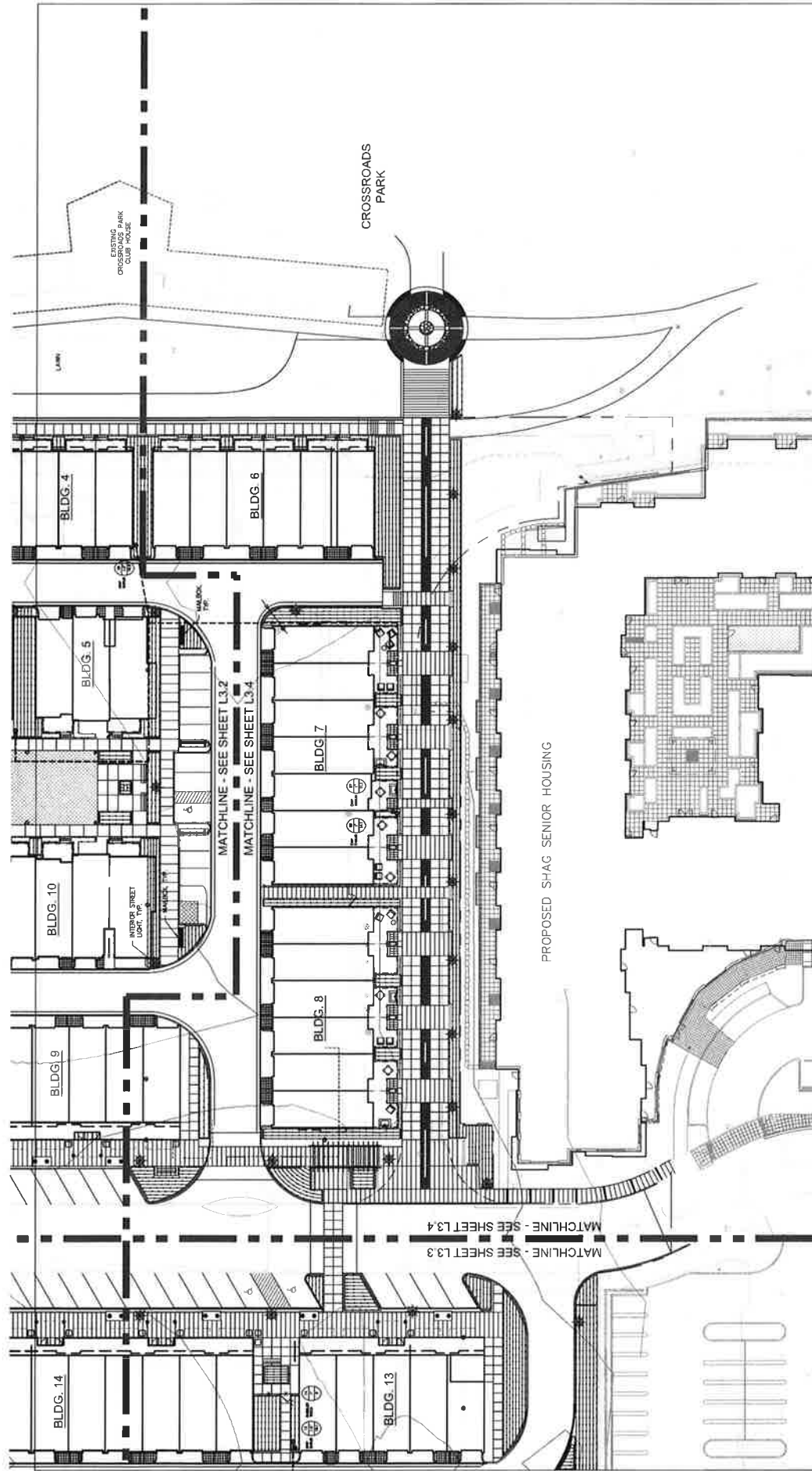
0' 10' 20' 40' 60'







KEY PLAN



(SYMBOLS SHOWN AT 1"=20'-0")

SYMBOL	ITEM	MANUFACTURER / CAT NO.	DESCRIPTION-REMARKS
C	CONTROLLER	RANBRO ESP-24-4J-LWE	[24-4J] STATION CONTROLLER WILL MOUNT INDICE WITH ARCHTECT. INSTALL PER DETAIL ____ SHEET 12.3
R	AUTOMATIC RAIN SHUTOFF	RANBRO IR2-RFC	WIRELESS RAIN/PRESSURE SENSOR WITH MOUNTING BRACKET. INSTALL PER DETAIL ____ SHEET 12.3. A RAIN OPERATION WILL BE TESTED AT PUNCH LIST REVIEW.
C	TWO-WIRE DECODER CONTROLLER	RAIN BIRD ESP-LJD	TWO-WIRE DECODER CONTROLLER WILL MOUNT INDICE WITH ARCHTECT. INSTALL PER DETAIL ____ SHEET 12.3
	CONCRETE WIRING	RANBRO MAN-CABLE OR APPROVED EQUAL	14 AWG, 2 CONDUCTOR, SPICES SHALL BE MADE USING 3M DRY-4 OR DRI-4 CONNECTORS.
	FD-TUBES (F5)	RANBRO FD-101TUB, FD-102TUB, FD-202TUB, FD-401TUB, OR FD-501TUB	PROVIDE AND INSTALL DETAIL FOR SINGLE VALVE OR DOUBLE VALVE. INSTALL PER MANUFACTURER'S RECOMMENDATION
	SURGE PROTECTION	RANBRO USP-1	INSTALL PER MANUFACTURER'S RECOMMENDATION. W/ SURGE PROTECTED VALVE BOXES EVERY 500 FEET AND

LOCATION METER AND STUB-OUT

POINT OF CONNECTION

CATE / SHUTOFF VALVE	HAMMOND, NIBCO, WILKINS GATE VALVE (1"5"). ON APPROVED EQUIVALENT.
BACKFLOW PREVENTER	FEECO 850U (1"5")
STRAINER	WILKINS SOL CAST BRONZE "Y" STRAINER (1"5")
PRESSURE REDUCING VALVE	WILKINS 500-3L PRESSURE REDUCING VALVE (1"5")
MANUAL DRAIN	CHAMPION 3000S-200 1/2" ANGLE VALVE (1"5")
QUICK COUPLER	RANING PASC QUICK COUPLER SH-2 SWAGEL HOSE ELL
WASTEWATER VALVE	RANING 200-2B-R SERIES VALVE (2")
BOOSTER PUMP	RANING U-SERIES WITH METAL ENCLOSURE IRGATION BOOSTER PUMP ASSEMBLY SHALL BE A PUMP WITH 1/2" NPT INLET AND 1/2" NPT OUTLET. ELECTRICAL AND STRUCTURAL ELEMENTS, AND OTHER

[illegible]

(SYMBOLS SHOWN AT 1"=20'-0")

MANHOLE	PVC-SCHEDULE 40	2-1/2" MINIMUM SIZE UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR MINIMUM BURIAL DEPTH. SEE DETAIL 1.3.6
LAP Joints	PVC-CLASS 100	SIZE AS PER PLAN. 5/8" MINIMUM UNLAPTED PIPE OVERLAP REQUIRED. UNLAPTED PIPE AT THE END OF LATERAL BRANCH PIPES. UNLAPTED PIPE AT THE END OF LATERAL BRANCH PIPES. SEE DETAIL 1.3.7. MINIMUM BURIAL DEPTH. SEE DETAIL 1.3.8
SLICES	PVC-SCHEDULE 40	UNLAPLAPPED SLICES. 4" DIAMETER UNLESS OTHERWISE INDICATED ON PLAN. TO BE INSTALLED BY HANDING DOWN FROM AT JOINTS SPECIFIED. SEE DETAIL 1.3.9
END TAPPING	NETWORK TAPES-CV	90-DEGREE CONNECTION WITH 1/2" O.D. FLANTEL BRACKET WITH LIMITED DISCHARGE OF 0.6 GPM. INSTALL

Case studies

EN	EXHAUST HEADER PIPE	PVC - CLASS 200	SUPPLY HEADER PIPE	NET FLOW (L/S)	STEEL SINK STAIRS	NO SYMBOL
360	210 @ 80	PVC - CLASS 200	210 @ 80	PRIS-06-PR544-CV- MP3000-360, MP3000-210 or MP3000-90 (22 - 30' RAADIUS)	MP ROTATOR	360
360	210 @ 90	PVC - CLASS 200	210 @ 90	PRIS-06-PR544-CV- MP3000-360, MP3000-210 or MP3000-90 (13 - 21' RAADIUS)	MP ROTATOR	360
360	210 @ 90	PVC - CLASS 200	210 @ 90	PRIS-06-PR544-CV- MP3000-360, MP3000-210 or MP3000-90 (8 - 15' RAADIUS)	MP ROTATOR	360
105	105 @ 45	NET FLOW 1.50V MANUAL DRIP SHUT-OFF / FUSH VALVE	105 @ 45	PRIS-06-PR544-CV- MP1000-105, MP1000-75 or MP1000-45	MP ROTATOR	105
105	105 @ 45	NET FLOW 1.50V MANUAL DRIP SHUT-OFF / FUSH VALVE	105 @ 45	PRIS-06-PR544-CV- MP1000-105, MP1000-75 or MP1000-45	MP ROTATOR	105

②	SUBBLER HEAD	SO-14F NOZZLE ON 17" PRO-FLUX RISER WITH SO-10G12 RISER ASSEMBLY	PROVIDE IN LOCATIONS SHOWN ON PLAN. ONE PER SPRUB. TWO PER TREE AS SHOWN NOTAL: AS PER DETAIL "A", SHEET L3.7
③	TREE BRIGETS WITH ROOT WATERING SYSTEM	RANSING RWS-S-1002 WITH 4" BRASS AND BRASS STAIN	30" SCH-40D MESH TUBE WITH FACTORY INSTALLED BRASS BRIGET. PROVIDE TWO PER TREE. INSTALL PER DETAIL "A", SHEET L3.7. PROVIDE TWO (2) PER TREE. BRIGET MUST BE NON-FLAME-RESISTANT GRADE. INSTALL FLUSH TO FINISH GRADE.


(SYMBOLS SHOWN AT 1"=20'-0")

SYMBOL	ITEM	MANUFACTURER / CAT NO.	DESCRIPTION-REMARKS
C	CONTROLLER	RANBRO ESP-24-4J-LWE	[24-4J] STATION CONTROLLER WILL MOUNT INSIDE ARCHITECT INSTALL PER DETAIL SHEET 12.3
R	AUTOMATIC RAIN SHUTOFF	RANBRO IRE-RFC	WIRELESS RAIN/PRESSURE SENSOR WITH MOUNTING BRACKET. INSTALL PER DETAIL SHEET 12.3
C	TWO-WIRE DECODER CONTROLLER	RAIN BIRD ESP-LJD	WIRELESS DECODER CONTROLLER WILL MOUNT INSIDE ARCHITECT INSTALL PER DETAIL SHEET 12.3
	CONTR. WIRING	RANBRO MAN-CABLE OR APPROVED EQUAL	14 AWG, 2 CONDUCTOR, SPICES SHALL BE MADE USING 3M DRY-4 OR DRI-4 CONNECTORS
	FD-TURB FLOW (5)	RANBRO FD-101TUR, FD-102TUR, FD-202TUR, FD-401TUR, OR FD-501TURP	PROVIDE AND INSTALL DETECTOR FOR SINGLE VALVE OR TURBINE FLOW METER. INSTALL PER MANUFACTURER'S RECOMMENDATION
	Surge Protection	RANBRO USP-1	INSTALL PER MANUFACTURER'S RECOMMENDATION. MIN. SURGE PROTECTED VALVE BOXES EVERY 500 FEET AND

LOCATION METER AND STUB-OUT

POINT OF CONNECTION

CATE / SHUTOFF VALVE	HAMMOND, NIBCO, WILKINS GATE VALVE (1.5"). ON APPROVED EQUIVALENT.
BACFLOW PREVENTER	FEECO B50U (1.5")
STRAINER	WILKINS SOL CAST BRONZE "Y" STRAINERS (1.5")
PRESSURE REDUCING VALVE	WILKINS 500-3L PRESSURE REDUCING VALVE (1.5")
MANUAL DRAIN	CHAMPION 300PSI-200 ANGLE VALVE (1.5")
⑥ QUICK COUPLER	RANFORD PASC QUICK COUPLERS SW-2 SWAGEL HOSE DLL
MASTER VALVE	RANFORD 200-QB-R SERIES VALVE (2")
BOOSTER PUMP	RANFORD U-SERIES WITH METAL ENCLOSURE



[illegible]



NOTE: PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.

Water Efficient Irrigation System Design Certification

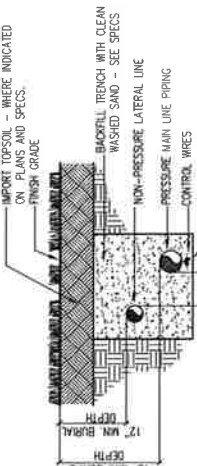
Project Name: Crossroads Village
Project Address: Crossroads Village, Bellevue WA
Project Owner or Manager: Weisman Design Group, LLC
Company Name: Weisman Design Group, LLC
Company Address: 415 Occidental Avenue South, Suite 200, Seattle, WA 98148
City, State, Zip: Seattle, WA 98148
Phone: (206) 726-6515

Irrigation System Design Contact:
Company Name: Weisman Design Group, LLC
Contact Name: Nick Hagan
Street Address: 2539 F. Malmgren St.
City, State, Zip: Seattle, WA 98112
Phone: (206) 327-1792
The landscape irrigation system design plans for the above named project have been completed by Weisman Design Group, LLC, a professional engineering firm. The design was prepared in accordance with the Washington State Professional Engineering Act and the Washington State Professional Engineering Board's rules and regulations. The design was prepared in accordance with the Washington State Professional Engineering Board's rules and regulations. The design was prepared in accordance with the Washington State Professional Engineering Board's rules and regulations.

Irrigation Water Budget Form

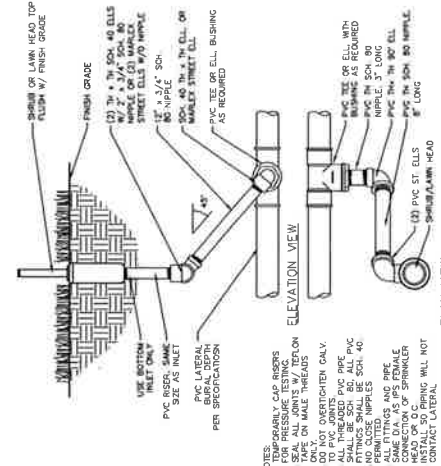
Project Name: Crossroads Village
Project Address: Crossroads Village, Bellevue WA
MB Formula: MB = ET x AF x LA x CF
ET: 0.14
AF: 0.8
LA: 1.0
CF: 0.9
MB Formula in Simplest Terms: MB = 7.18704 x LA

MB Formula in Simplest Terms: MB = 7.18704 x LA
Landscape Area: 85,600 Sq. Ft. x 7.18704 = 515,307 GALLONS
TOTAL ESTIMATED WATER USE: 515,307 GALLONS
Every Year Estimated Water Use from Estimated Water Use Form: Total Estimated Water Use from Water Budget Form: Total Estimated Water Use from Water Budget Form



- NOTES:
1. NO OTHER TRADES (ELECT. LIGHTING) ALLOWED TO USE SAME TRENCH AS IRRIGATION PIPE
 2. PROVIDE 24\"/>
 3. PROVIDE 24\"/>
 4. NO STAIRING (VERTICALLY) OF PIPES IN SAME TRENCH
 5. EXCAVATE WITH CARE, WHICH IS NECESSARY TO LAY THE PIPES
 6. EXCAVATE WITH CARE, WHICH IS NECESSARY TO LAY THE PIPES
 7. SEE SPECS FOR ADDITIONAL REQUIREMENTS

TYPICAL TRENCHING SECTION



PLAN VIEW

IRRIGATION HEAD

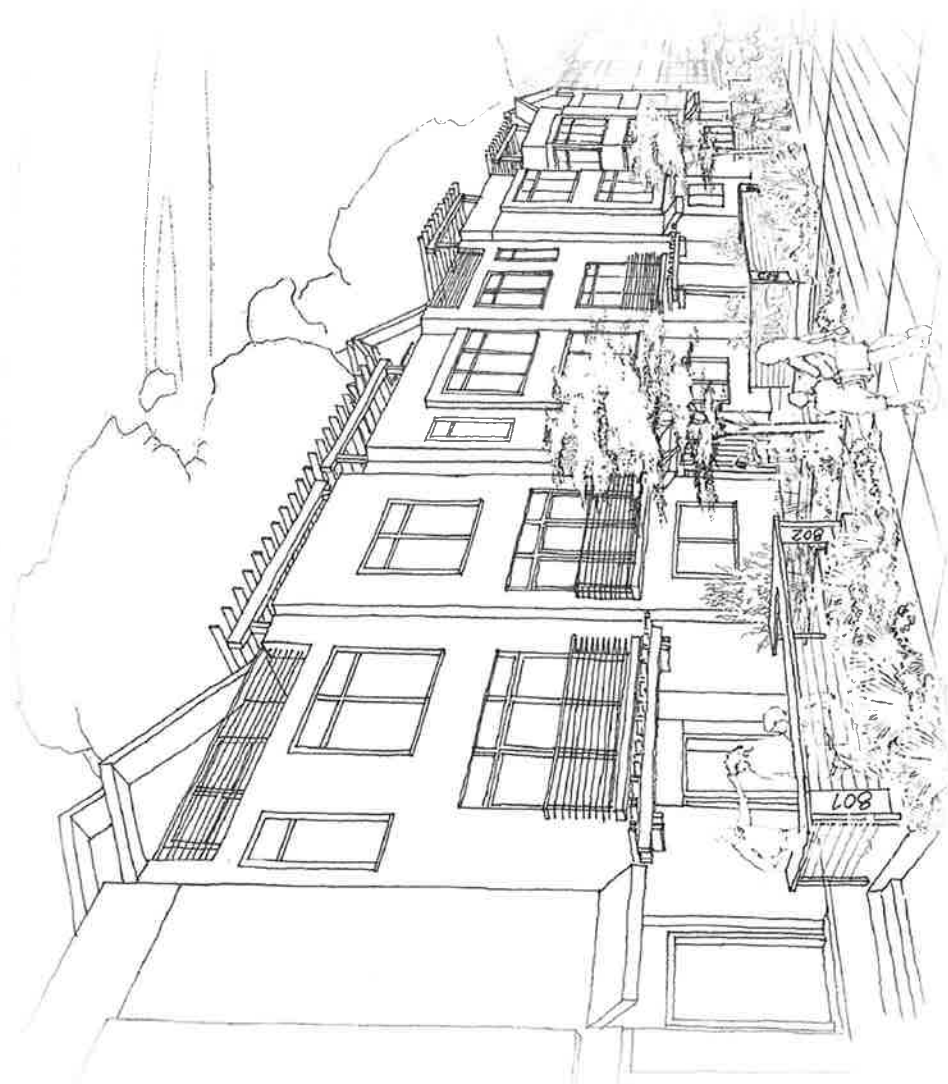
Total Estimated Water Use Form

Project Name: Crossroads Village
Project Address: Crossroads Village, Bellevue WA
Project Formula: EWI = 14.324 x PF x HA
EWI Formula: EWI = 14.324 x PF x HA
Estimated Water Use (per Hydrozone): 14.324 x 0.14 x 1.0 x 0.9 = 1.78704
Hydrozone Area (in square feet): 85,600
Conversion Factor (0.92): 0.92
Irrigation Efficiency (either 0.925 or 0.925): 0.925

HYDROZONE	HA (SQ. FT.)	APPLICATOR #	SPR. #	EWI
1	2,007	0.3	0.005	1,008
2	2,100	0.3	0.005	1,050
3	2,262	0.3	0.005	1,131
4	3,319	0.3	0.005	1,665
5	4,470	0.3	0.005	2,220
6	2,140	0.3	0.005	1,065
7	1,708	0.3	0.005	870
8	2,207	0.3	0.005	1,103
9	2,275	0.3	0.005	1,137
10	2,275	0.3	0.005	1,137
11	2,275	0.3	0.005	1,137
12	3,368	0.3	0.005	1,708
13	3,368	0.3	0.005	1,708
14	3,368	0.3	0.005	1,708
15	3,368	0.3	0.005	1,708
16	1,862	0.3	0.005	931
17	1,862	0.3	0.005	931
18	1,862	0.3	0.005	931
19	1,862	0.3	0.005	931
20	1,862	0.3	0.005	931
21	1,862	0.3	0.005	931
22	1,862	0.3	0.005	931
23	1,862	0.3	0.005	931
24	1,862	0.3	0.005	931
25	1,862	0.3	0.005	931
26	1,862	0.3	0.005	931
27	1,862	0.3	0.005	931
TOTAL HA *	58,716	2.0	0.010	2,935

ZONE	AREA	PLANT	TYPE
1	14.2	2027 SF	SHRUB
2	14.5	2100	SHRUB
3	14.1	2093	SHRUB
4	22.7	3248	SHRUB
5	18.9	2437	SHRUB
6	18.4	2410	SHRUB
7	14.5	1708	SHRUB
8	12.5	2017	LAWN
9	12.7	2017	LAWN
10	13.2	2175	SHRUB
11	17.8	2548	SHRUB
12	23.4	3348	SHRUB
13	16.1	2008	SHRUB
14	8.0	206	TREES
15	20.7	2854	SHRUB
16	13.7	1982	SHRUB
17	9.5	1363	SHRUB
18	20.3	2915	SHRUB
19	14.7	1843	SHRUB
20	8.6	1022	SHRUB
21	22.0	3093	LAWN
22	16.5	1550	SHRUB
23	10.2	1183	SHRUB
24	6.0	192	TREES
25	16.9	2143	SHRUB
26	14.1	2035	SHRUB
27	11.1	1717	SHRUB





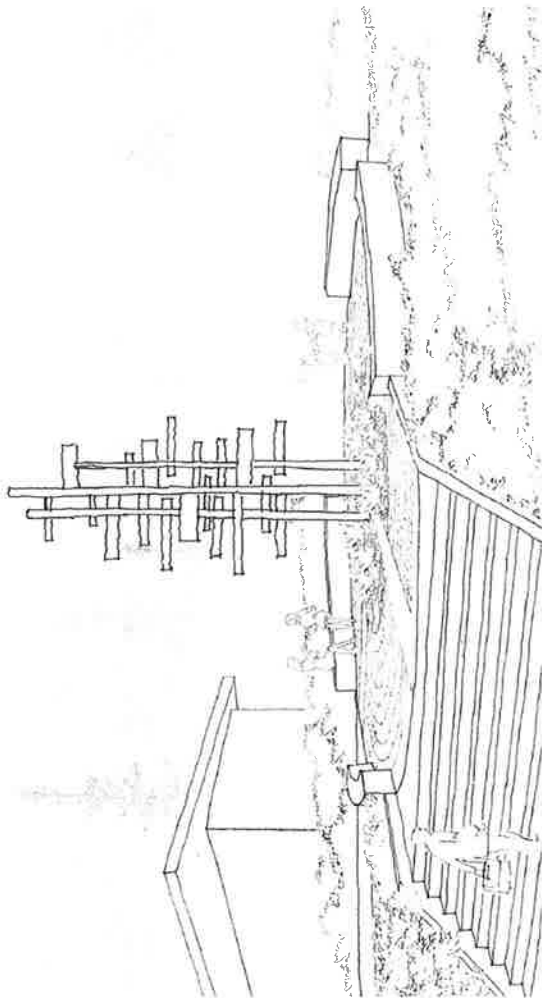
VIEW FROM PROMENADE



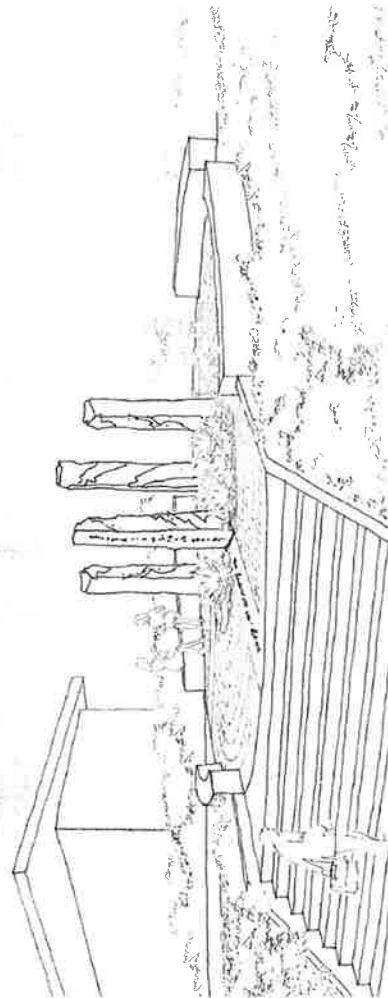
PARK STREET VIEW FROM NE 15TH ST.



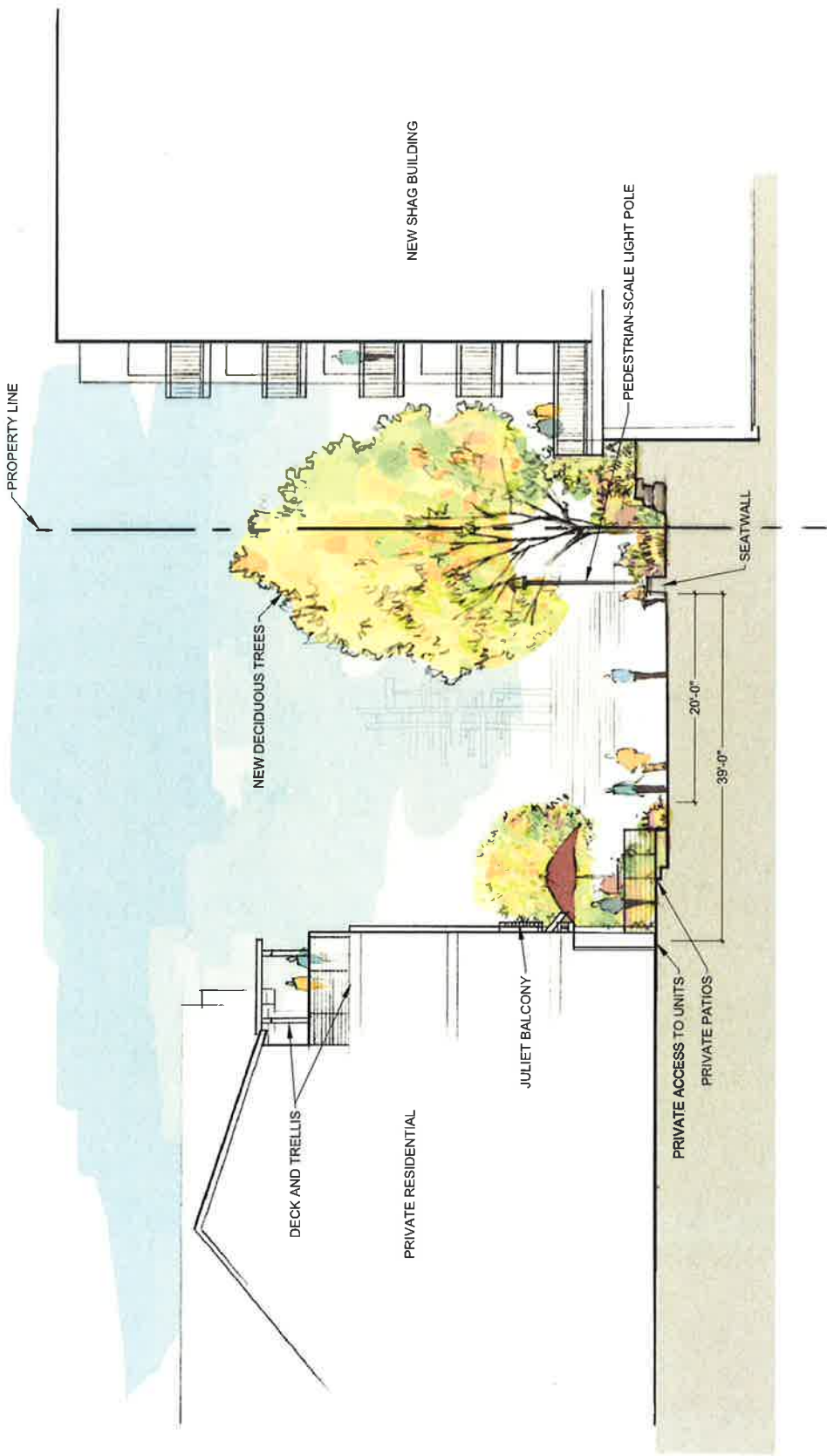
VIEW FROM COURTYARD



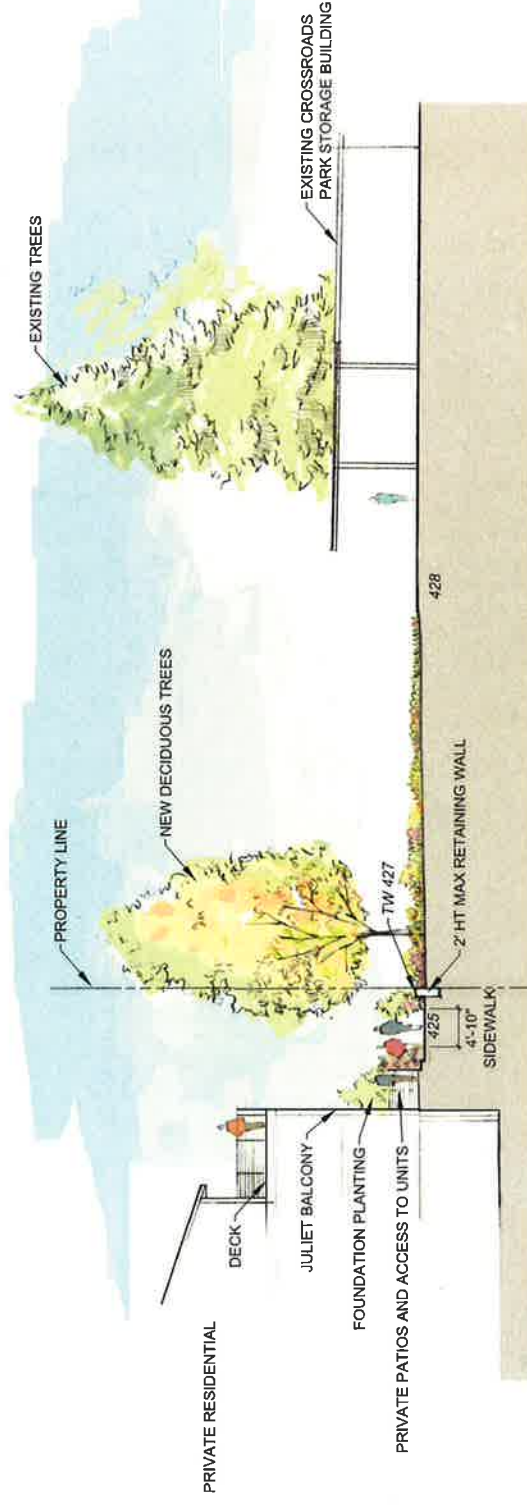
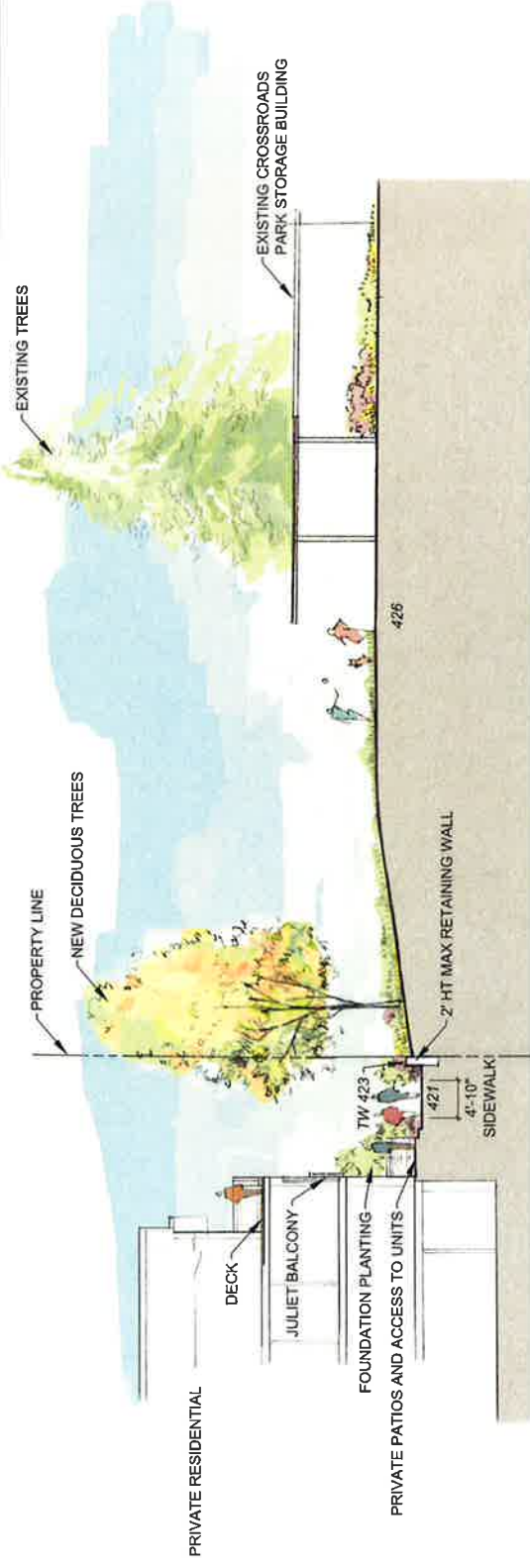
FOCAL ELEMENT OPTION 2



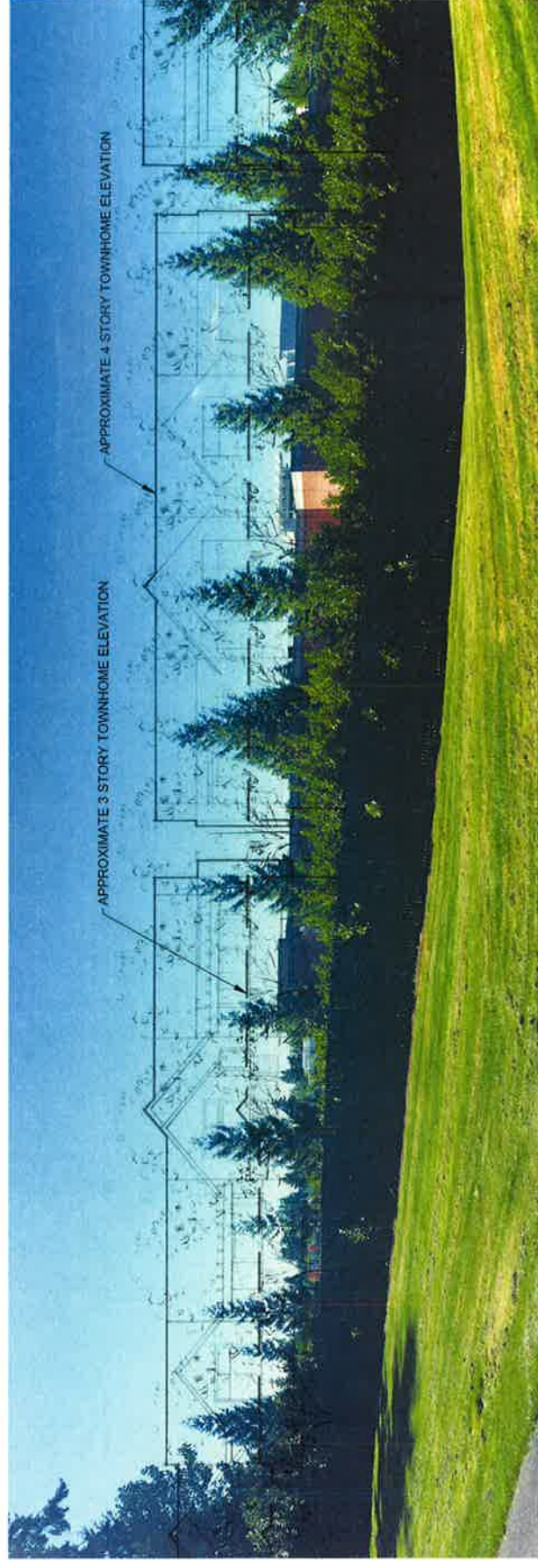
FOCAL ELEMENT OPTION 2



SECTION AT PROMENADE



SITE SECTIONS AT CROSSROAD PARK



VIEW WEST FROM CROSSROAD PARK CLUBHOUSE

OWNER/APPLICANT
CROSSROADS IMAGE LLC
419 DECADEAL AVE. S. SUITE 300
SCOTTLAND, MISSOURI 63064

***ENGINEER/PLANNER/SURVEYOR/
LANDSCAPE ARCHITECT***
CORE DESIGN INC.
2000 W. 12TH AVE. SUITE 100
BELLEVILLE, MISSOURI 63007
CONTACT: JIM A. OLSEN, P.E. - ENGINEER
PHONE: (314) 865-3977

PANEL A:
THE SOUTH 50 FEET OF THE NORTH 400 FEET OF THE EAST 250 FEET OF
THE WEST 200 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE
MERIDIAN, IN KING COUNTY, WASHINGTON.

VERTICAL DATUM
NAD83 79' M BETWEEN THE SOUTH QUARTER CORNER AND SOUTHEAST
CORNER OF SECTION 26-23-5 AND WASHINGTON STATE COORDINATE
SYSTEM NAD83(2011)-NORTH ZONE. (CITY OF BELLINGHAM)

CITY OF BELLEVUE BENCHMARK-9113
2" BRASS CAP STAMPED JUL 22 & 1913
ECLIPSE BRAND 453 AB

P1	TIME SCHEDULE
P2	OVERALL SITE PLAN
P3	SITE PLAN
P4	SITE PLAN
P5	GRADING PLAN
P6	PAVING & GRADING PLAN
P7	CLEANING & GRADING NOTES
P8	STORM DRAINAGE PLAN
P9	SEWER DRAINAGE PLAN
P10	SEWER PLAN
P11	SEWER PLAN
P12	WINTER PLAN
P13	WINTER PLAN
P14	TYPICAL DETAILS AND SECTIONS
P15	ROAD PROFILES
P16	ROAD PROFILES
P17	ROAD PROFILES
P18	ROAD PROFILES

Q. JOURNAL 16, 207-208 (2011)

PARCEL NO	0625000092, 0625000491, 0625000000
SITE ADDRESS	15751 NE 15TH STREET
TOTAL AREA: (A/-)	2.76 ACRES
ZONING:	CB
PROPOSED NUMBER OF UNITS	184
COMMERCIAL	17
RESIDENTIAL	167 TOWNHOMES

PANEL A:
THE SOUTH 50 FEET OF THE NORTH 400 FEET OF THE EAST 250 FEET OF
THE WEST 200 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE
MERIDIAN, IN KING COUNTY, WASHINGTON.

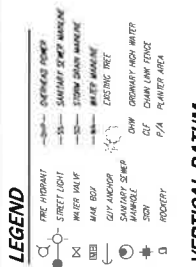
THE SOUTH-EAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC STREET, SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES BY REED RECORDED APRIL 19, 2002 UNDER RECORDING NO. 200204100010712

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS AND EGRESS, AS ESTABLISHED BY INSTRUMENT RECORDED DECEMBER 4, 1997 UNDER RECORDING NO. 971200021, IN KING COUNTY, WASHINGTON;

VICINITY MAP
(NOT TO SCALE)

[illegible]



VERTICAL DATUM

BENCHMARK

CITY OF BELLEVUE BENCHMARK-913
2" BRASS CAP STAMPED 74862 & 1913

BASIS OF BEARING

88°42'39" W BETWEEN THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 26-25-5 FOR WASHINGTON STATE COORDINATE SYSTEM NAD83(2011)-NORTH ZONE (CITY OF BELLEVUE)

LEGAL DESCRIPTION

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC STREET, SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES, AS DEED RECORDED APRIL 10, 2002 UNDER RECORDING NO. 200100031662

THE EAST 40 FEET OF THE WEST 200 FEET OF THE SOUTH 180 FEET OF THE NORTH 581 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, HILLBLETTE MERIDIAN, KENT COUNTY, WASHINGTON

NEW LOT 1, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 2004-08-013, DECLARATION OF LOT COMBINATION NO. 04-C-98-013, RECORDED OCTOBER 1, 1998 UNDER RECORDING NO. 9810139001, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC STREET, SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES. ANY DEED RECORDED AFTER 10, 2002 UNDER RECORDING NO. 20020410005162.

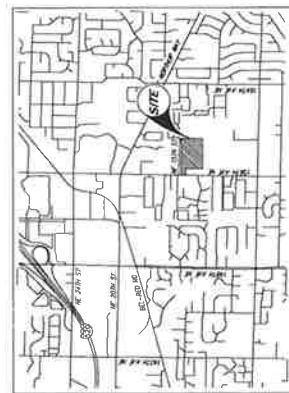
A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AS ESTABLISHED IN INSTRUMENT RECORDED DECEMBER 8, 1997, INSTRUMENT RECORDING NO. 9712080822, IN KING COUNTY, WASHINGTON, EXCEPT ANY PORTION OF SAID EASEMENT LYING WITHIN PARCELS A, B AND C THEREIN.

SITE STATISTICS

PART NO	M76089H2 M76089A11 M76089B00
QTY REQ	1200 OF 1200 PARTS

TOTAL AREA (1/-)

Source: *Author's calculations*.

PROPOSED NUMBER OF UNITS:
COMMERCIALCOMMERCIAL
RESIDENTIAL
M/P FINANCIAL

SCALE: 1" = 40'



VICINITY MAP
(NOT TO SCALE)

P2	18
PROJECT NUMBER	
14111	



VICINITY MAP
(NOT TO SCALE)

VERTICAL DATUM

2007

BENCHMARK

CITY OF BELLINGHAM 2017-18

BASIS OF BEARING

680420'N BETWEEN THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 16-16-25-5 PLAT WASHINGTON STATE COORDINATE SYSTEM AUGUST 2011--NORTH ZONE. (CITY RECORD MAP)

LEGAL DESCRIPTION

MARZI, A
THE SOUTH 30 FEET OF THE NORTH 401 FEET OF THE EAST 250 FEET OF THE WEST 200
FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28
TOWNSHIP 25 NORTH, RANGE 3 EAST, MILLMETTE METROPOLITAN, IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC
TRAIL, SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES BY DEED RECORDED
FEBRU 10, 2002 UNDER RECORDING NO. 200204100010012.

THE EAST 40 FEET OF THE WEST 200 FEET OF THE SOUTH 100 FEET OF THE NORTH 501
FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN CLATSOP COUNTY, OREGON.

NEW LOT 2, CITY OF BELLVIEW BOUNDARY LINE ADJUSTMENT NO. 82-A-88-833
DECLARATION OF LOT COMBINATION NO. 82-C-88-832 RECORDED OCTOBER 13, 1988

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC STREET, SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES BY DEED RECORDED APRIL 10, 2002 UNDER RECORDING NO. 20020410000182.

MARCEL D:
NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AS ESTABLISHED IN INSTRUMENT RECORDED DECEMBER 8, 1997 UNDER RECORDING NO. 712008021, IN KING COUNTY, WASHINGTON;

SITE STATISTICS

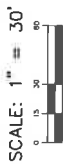
INVESTING, INCORPORATE, INCORPORATED	PARCEL NO.	
15231 NE 15TH STREET	SITE ADDRESS	
7.76 ACRES	TOTAL AREA: (+/-)	
CB	ZONING	
184	PROPOSED NUMBER OF UNITS	
17	COMMERCIAL	
167 TOWNHOMES	RESIDENTIAL	

FIRE PROTECTION NOTES

FIRE SPRINKLER SYSTEM SHALL BE PROVIDED IN
TOWNSHIPS AND RETAIL UNITS. AUTOMATIC FIRE
EXTINGUISHING SYSTEM TO BE INSTALLED ON ALL

[illegible]

MATCH LINE - SEE SHEET P6



FIRE HYDRANT

- | | | | | | | | |
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NAME **88**

CITY OF BELLEVUE BENCHMARK - 915
2" BRASS CAP STAMPED H3882 & V815
ELEVATION: 452.48

140042 29 W BETWEEN THE SOUTH QUARTER CORNER
36-25-5 PER WASHINGTON STATE COORDINATE S
OF BELLEVUE)

1 TREES SHOWN WITH TREE PROTECTION FENCING LOCATED WITHIN CLEARING AND GRADING LIMITS

711

- | | |
|-------------------|------------|
| TOTAL AREA: (+/-) | 7.76 ACRES |
| ZONING | CB |

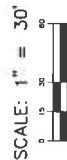
The effect of the number of trials

1997

1000 JOURNAL OF CLIMATE

DESIGNED	DAVID F. JAMES, P.E.	SHEET	OF	P5	18
DRAWN	DAVID S. VAUGHN				
APPROVED	JAMES A. GILLEN, P.E.				
PROJECT MANAGER	JAMES A. GILLEN, P.E.				

DATE	AUGUST 2015
------	-------------



SCALE: 1" = 30'

LEGEND



VERTICAL DATUM

END OF LINE

BENCHMARK

CITY OF BELLEVUE BENCHMARK-913
2" BRASS CAP STAMPED 74.0852 & 1913
ELEVATION: 452.46

BASIS OF BEARING

APPROX 29°N BETWEEN THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 26-25-5 PER WASHINGTON STATE COORDINATE SYSTEM MAJOR(2011)-NORTH ZONE (CITY OF BELLEVUE)

NOTES

- [illegible]

LEGAL DESCRIPTION

PARCEL A:
THE SOUTH 30 FEET OF THE NORTH 401 FEET OF THE EAST 250 FEET OF THE WEST 280 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, BELLAIR TOWNSHIP, IN KING COUNTY, WASHINGTON EXCEPT THAT PORTION THEREO REDDIFIED TO THE CITY OF BELLEVUE TOP PUBLIC STREET, SEWER, WATER, UTILITY LIGHTING, AND LANDSCAPING APPROXIMATELY 60 FEET DEEP

APRIL 10, 2022 UNDER RECORDING NO. 20020400000162.

PAGE 2 C
NEW LOT 1, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. 2004-09-0811
DECLARATION OF LOT COMBINATION NO. 2002-08-017, RECORDED OCTOBER 11, 1998
UNDER RECORDING NO. 20020001, IN KING COUNTY, WASHINGTON.
EXCEPT THAT PORTION DEED DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC
STREET, SEWERAGE, UTILITY, LIGHTING AND LANDSCAPE IMPROVEMENTS BY DEED RECORDED
APRIL 10, 2002 UNDER RECORDING NO. 20020400010001162.

PAROLE ©
A NON-EXCLUSIVE LICENSE FOR VEHICULAR AND PEDESTRIAN ACCESS AND EGRESS
ESTABLISHED BY INSTRUMENT RECORDED DECEMBER 4, 1997 UNDER RECORDING NO.
9712080231 BY KING COUNTY, WASHINGTON.

SITE STATISTICS

PARCEL NO.	0275257575, 0275257571, 0250056000
SITE ADDRESS	15351 NE 15th STREET
TOTAL AREA (±/-)	2.76 ACRES
ZONING	CB
PROPOSED NUMBER OF UNITS:	184
COMMERCIAL	17
RESIDENTIAL	187 TOWNHOMES

1000 JOURNAL OF CLIMATE

[illegible]

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
14711 NE 20th Place, Suite 101
Bellevue, Washington 98007
425.882.7977 Fax 425.882.7968

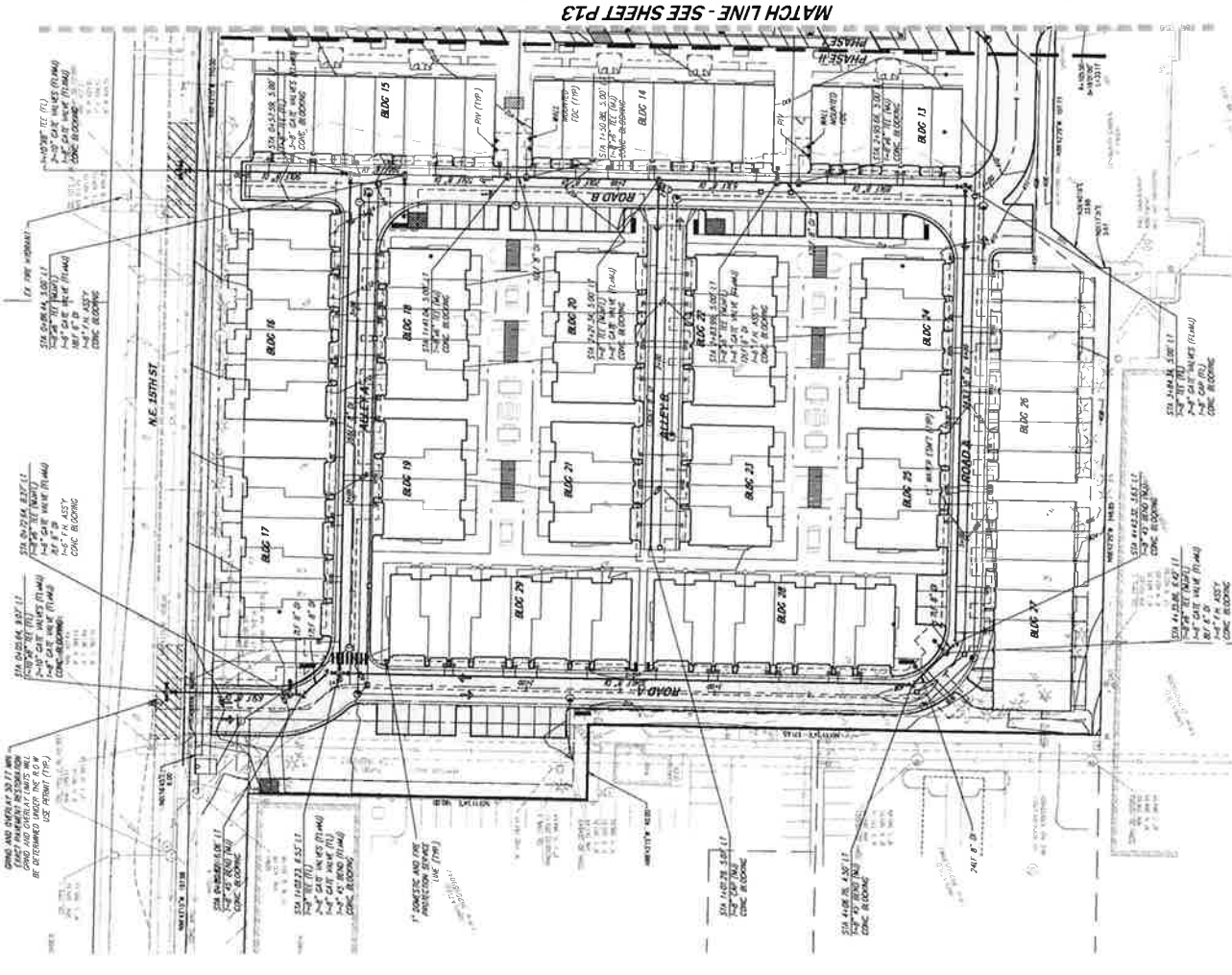
STORM DRAINAGE PLAN
CROSSROADS VILLAGE
CROSSROADS VILLAGE LLC
#19 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98148

DATE	AUGUST 2015	SHEET	OF	18	PROJECT NUMBER 14111
DESCRIBED	DAVE F. JONES P.T.				
CHARGE	DAVE S. WILSON				
APPROVED	JAMES A. OLSEN P.T.				
PROJECT NUMBER					

1

WATER GENERAL PLAN NOTES

1. ALL WORK SHALL CONFORM TO THE 2015 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER'S DESIGN AGREEMENT.
2. ALL PIPE SHALL BE BURIED FROM CLASS B UNITS SHOWN.
3. ALL PIPE AND FITTINGS NOT TO BE DISPOSED IN PLACE SHALL BE SHOWN WITH AN ALTERNATE LOCATION.
4. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, LOGGED, CONNECTED AND SATISFACTORY ELECTROLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY WORKSHOP SET STANDARD DETAIL #4-9.
5. THE EXISTING WATER MAIN SHALL BE MAINTAINED IN PLACE UNLESS OTHERWISE SPECIFIED IN THE FASTEST EXISTING SANITARY SEWER.
6. WATER MAIN SHALL-OFF SHALL BE COORDINATED WITH THE WATER TREATING DIVISION FOR PROTECTED DRAINAGE DURING TOWN CONTROL CONDITIONS. WATER MAIN SHALL-OFFS SHALL NOT BE DISPOSED IN PLACE UNLESS OTHERWISE SPECIFIED IN THE FASTEST EXISTING SANITARY SEWER.
7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR DERIVED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED CORRECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO OBTAIN RECORDS AND FIELD SURVEY DATA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO OBTAIN RECORDS AND FIELD SURVEY DATA PRIOR TO CONSTRUCTION.
8. DETECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 1 FT MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
9. CONFORMANCE TO TOWN CODES.
10. THE WATER MAIN SHALL BE INSTALLED AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.
12. ALL FITTINGS SHALL BE RATED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
13. ALL SERVICES SHALL BE 1" 1/2" STANDARD DETAILS UNLESS OTHERWISE SPECIFIED.
14. WHEN WORKING WITH EXISTING CURB AND GUTTER, THE CONTRACTOR IS REQUIRED TO MAINTAIN THE EXISTING CURB AND GUTTER. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE EXISTING CURB AND GUTTER. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE EXISTING CURB AND GUTTER.
15. CALL 1-800-474-5555 OR 811 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PRIVATELY OWNED AND OPERATED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PRIVATELY OWNED AND OPERATED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PRIVATELY OWNED AND OPERATED UTILITIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PRIVATELY OWNED AND OPERATED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PRIVATELY OWNED AND OPERATED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF PRIVATELY OWNED AND OPERATED UTILITIES.
18. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSPECTION MANHOLES TO THE CITY WORKSHOP SET STANDARD DETAIL #4-9. THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSPECTION MANHOLES TO THE CITY WORKSHOP SET STANDARD DETAIL #4-9. THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSPECTION MANHOLES TO THE CITY WORKSHOP SET STANDARD DETAIL #4-9.
19. ADVANCEMENT OF EXISTING UTILITIES SHALL BE ACCOMPLISHED AS FOLLOWS:
 a. EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE UNLESS OTHERWISE SPECIFIED.
 b. EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE UNLESS OTHERWISE SPECIFIED.
 c. EXISTING UTILITIES SHALL BE MAINTAINED IN PLACE UNLESS OTHERWISE SPECIFIED.



MATCH LINE - SEE SHEET P13



SCALE: 1" = 30'

LEGEND



VERTICAL DATUM

AND BE

BENCHMARK

CITY OF BELLEVUE BENCHMARK-51
 10000 N. 10TH AVE. S.W.
 TELEPHONE: 425-835-4646

BASIS OF BEARING

MEASURED BETWEEN THE SOUTH QUARTER CORNER AND SOUTHWEST CORNER OF SECTION 36, TWP. 25 N., RGE. 5E, W.M. 10000 N. 10TH AVE. S.W. (SECTION 36, TWP. 25 N., RGE. 5E, W.M.)

NOTES

1. THE PROTECTION AND DOMESTIC WATER, GAS, AND LOCATION ARE APPROXIMATE AND WILL NEED TO BE REPEATED AT TIME OF FINAL DESIGN.
2. DOMESTIC WATER MAINS SHALL BE SIZED AT TIME OF FINAL DESIGN.
3. ALL UTILITIES SHALL BE SIZED AND LOCATED AS SHOWN ON THIS PLAN.
4. THE PROTECTION AND DOMESTIC WATER SERVICE ARE SHOWN FOR THE TOWN HOME. THE PROTECTION AND DOMESTIC WATER SERVICE ARE SHOWN FOR THE TOWN HOME. THE PROTECTION AND DOMESTIC WATER SERVICE ARE SHOWN FOR THE TOWN HOME.
5. THE PROTECTION AND DOMESTIC WATER SERVICE ARE SHOWN FOR THE TOWN HOME. THE PROTECTION AND DOMESTIC WATER SERVICE ARE SHOWN FOR THE TOWN HOME. THE PROTECTION AND DOMESTIC WATER SERVICE ARE SHOWN FOR THE TOWN HOME.
6. UTILITY EXTENSIONS REQUIRED TO SERVE PHASE 1 (SEE PHASE 1) WILL BE LOCATED AT TIME OF FINAL DESIGN.

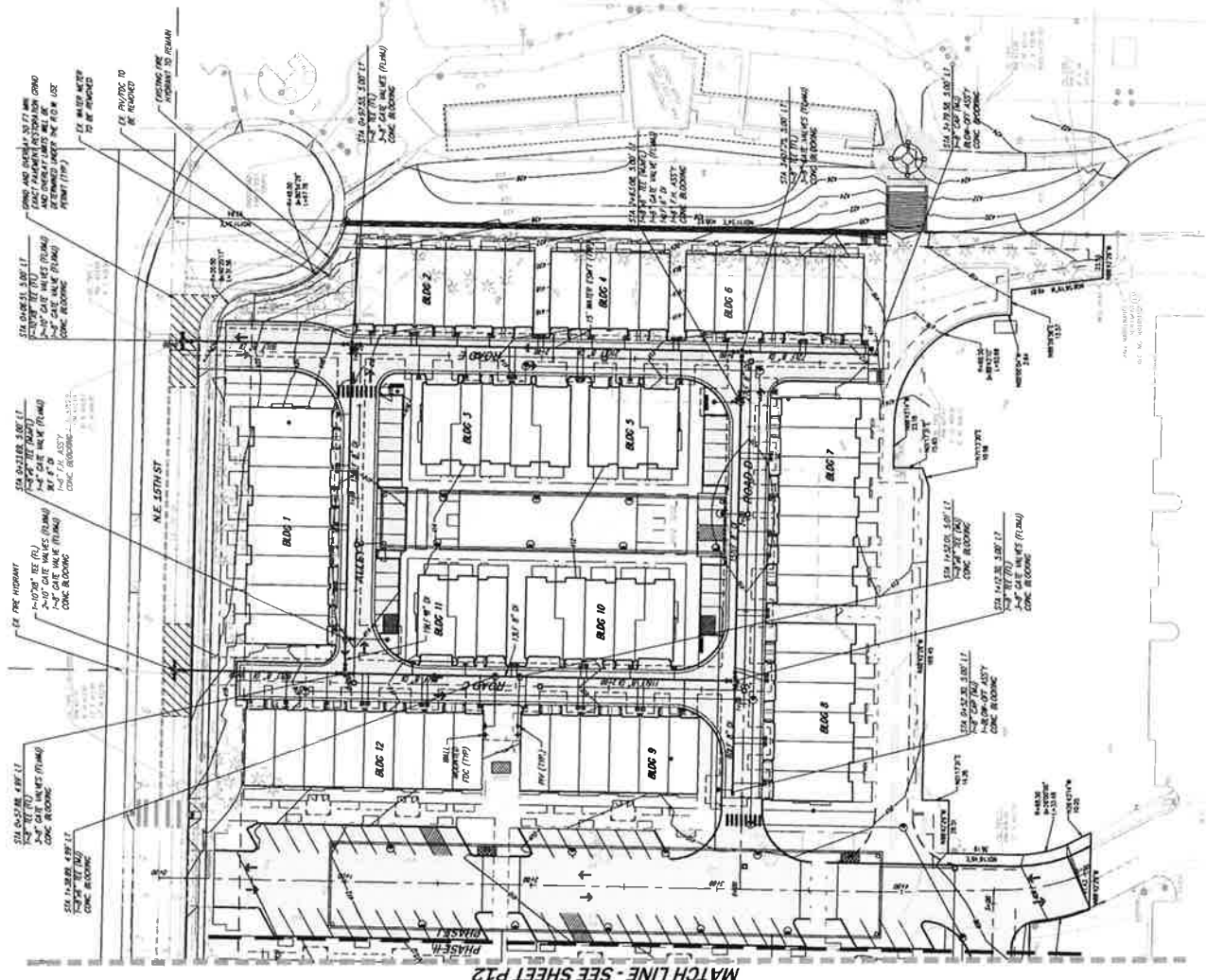
SITE STATISTICS

PANEL NO.	1
SITE ADDRESS	10000 N. 10TH STREET
TOTAL AREA (1/4-)	7.9 ACRES
ZONING	OS
PROPOSED NUMBER OF UNITS	164
RESIDENTIAL	167 TOWNHOMES

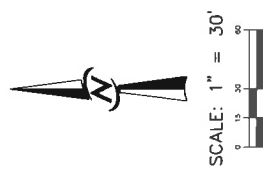
DATE	AUGUST 2015
DESIGNED BY	DAVID F. JONES, P.E.
CHECKED BY	DAVID F. JONES, P.E.
PROJECT NAME	CROSSROADS VILLAGE LLC
SHEET NO.	14111



WATER PLAN
 CROSSROADS VILLAGE LLC
 CROSSROADS VILLAGE LLC
 419 OCCORRNAL AVE. S, SUITE 100
 SALT LAKE, UT 84104



MATCH LINE - SEE SHEET P12



SCALE: 1" = 30'

LEGEND

- FIRE HYDRANT
 STREET LIGHT
 WATER VALVE
 MAIL BOX
 CUL-DE-SAC
 SANITARY SEWER
 MANHOLE
 SIGN
 DRIVEWAY
 DRIVEWAY PAVEMENT
 SANITARY SEWER MAINLINE
 STORM DRAIN MAINLINE
 WATER MAINLINE
 EXISTING TREE
 ORDINARY HIGH WATER
 CHAIN LINK FENCE
 P/A PLANTER AREA
 PROPERTY

VERTICAL DATUM

68 CHIN

BENCHMARK

CITY OF BELLEVUE BENCHMARK-913
2" BRASS CAP STAMPED "ALB002 d 1913

BASIS OF BEARING

N80°42'28"W BETWEEN THE SOUTH QUARTER CORNER AND SOUTHEAST CORNER OF SECTION 26-26-25-5 PER MISSOURI STATE COORDINATE SYSTEM NAD(2011)—NORTH ZONE. (CITY OF BELLEVUE)

NOTES

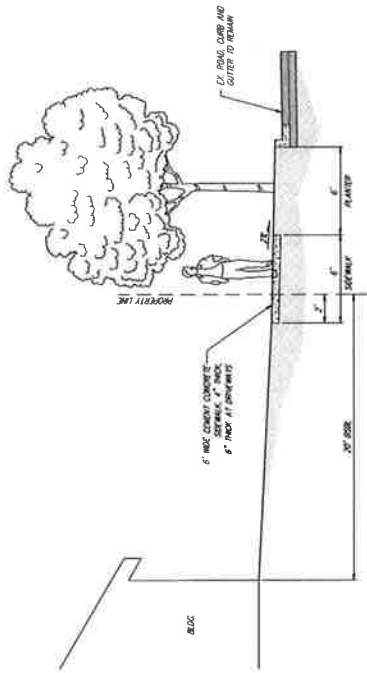
1. THE PROTECTION AND DOMESTIC WATER USE AND LOCATION ARE APPROPRIATE AND WILL NEED TO BE IMPROVED AT THE END OF FINAL DESIGN.
2. DOMESTIC WATER METER TO BE SITED AT THE END OF FINAL DESIGN.
3. ANY DOMESTIC WATER SERVICES AND/OR FIRE SERVICES TO BE REMOVED SHALL BE REINSTALLED AT MAIN.
4. THE PROTECTION AND DOMESTIC WATER SERVICES ARE CONSIDERED FOR FINAL HOME PROTECTION AND SHALL BE PROVIDED FOR THE NEAR ADJACENT BLOCKS 3, 4, 23, 24, AND 25.
5. A 15' PUBLIC UTILITY EASEMENT WILL BE PROVIDED AROUND WATER MAINS AND VALVES, BURNING RISERS, AND MAINS FOR CLIMATIZED WATERS, FACTORIES NOT SOWN ON PLANS.
6. UTILITIES REQUIRED TO SERVE PHASE 1 OTHER PHASES WILL BE

SITE STATISTICS

PARCEL NO.	2020000002, 2020000011, 2020000009
SITE ADDRESS	13251 NE 15TH STREET
TOTAL AREA (+/-)	2.78 ACRES
ZONING	C8
PROPOSED AMOUNT OF UNITS	184
COMMERCIAL	17
RESIDENTIAL	167 TOWNHOMES

TITLE	SHEET	OF
DRAWN BY DAVID S. WILSON	P13	18
CHECKED BY DAVID F. JONES, P.E.		
APPROVED BY JAMES A. KIRBY, P.E.		
PROJECT MANAGER		

SEC. 26, TWP. 25 N., RGE. 5 E., W. 4 M.

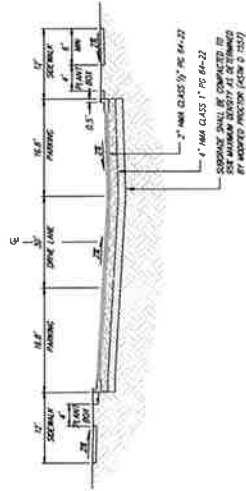


NOTE: FOR ADDITIONAL INFORMATION SEE LANDSCAPE PLANS

SECTION A-A

TYPICAL SECTION - NE 15TH STREET

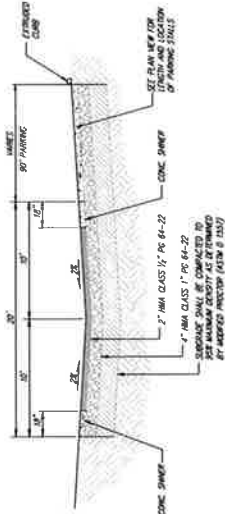
NOT TO SCALE



SECTION B-B

TYPICAL SECTION - MAIN STREET

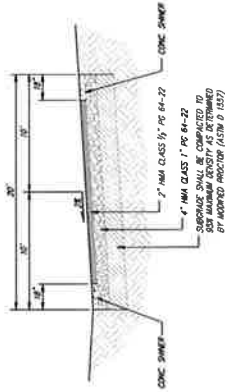
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SECTION C-C

TYPICAL SECTION - INTERNAL ROADS AND ALLEYS

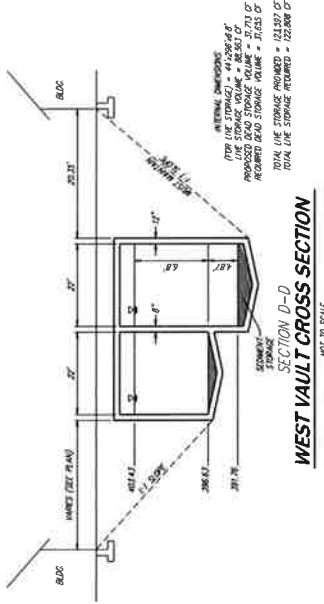
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SECTION F-F

TYPICAL SECTION - ALLEY A

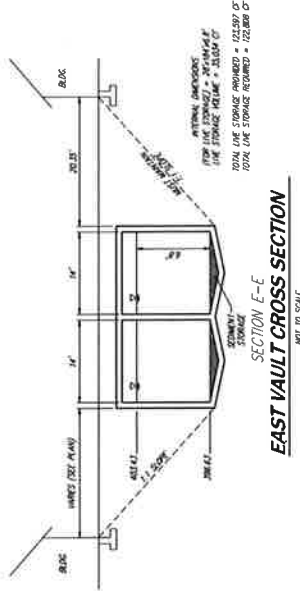
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SECTION D-D

WEST VAULT CROSS SECTION

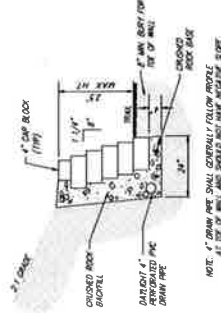
NOT TO SCALE



SECTION E-E

EAST VAULT CROSS SECTION

NOT TO SCALE



KEYSTONE WALL DETAIL

NOT TO SCALE



CONCRETE SHINER DETAIL

NOT TO SCALE

DATE	APRIL 2015
DESIGNED BY	DAVID S. WILSON, P.E.
APPROVED BY	DAVID S. WILSON, P.E.
PROJECT MANAGER	JAMES A. O'NEIL, P.E.
SHEET	18
PROJECT NUMBER	14111

ROAD PROFILES
CROSSROADS VILLAGE LLC
 419 OGDON AVENUE S. SUITE 300
 SEATTLE, WA 98104

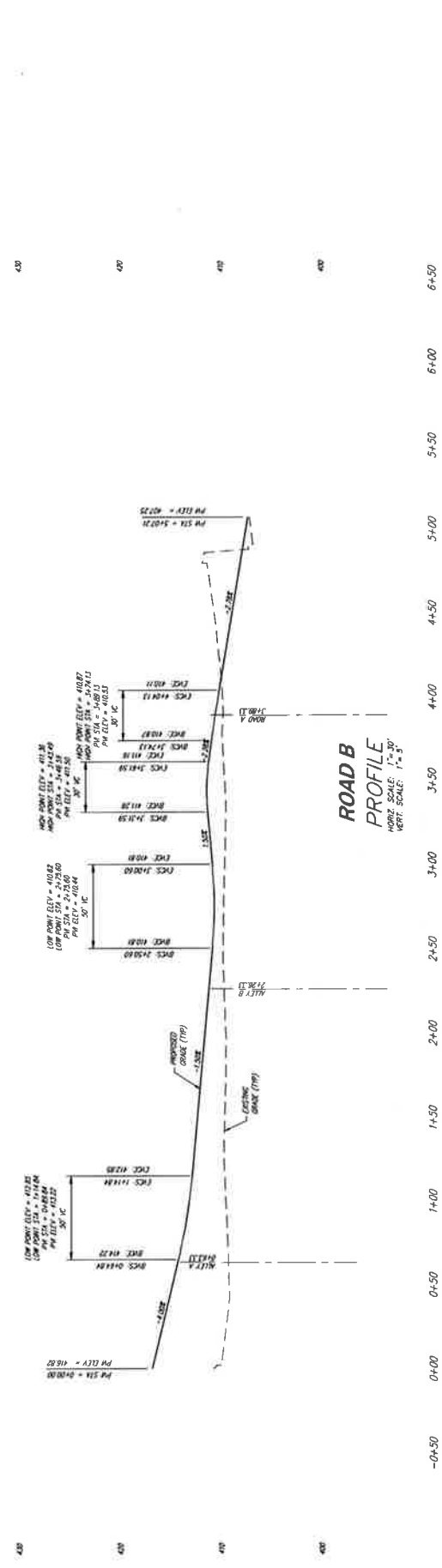
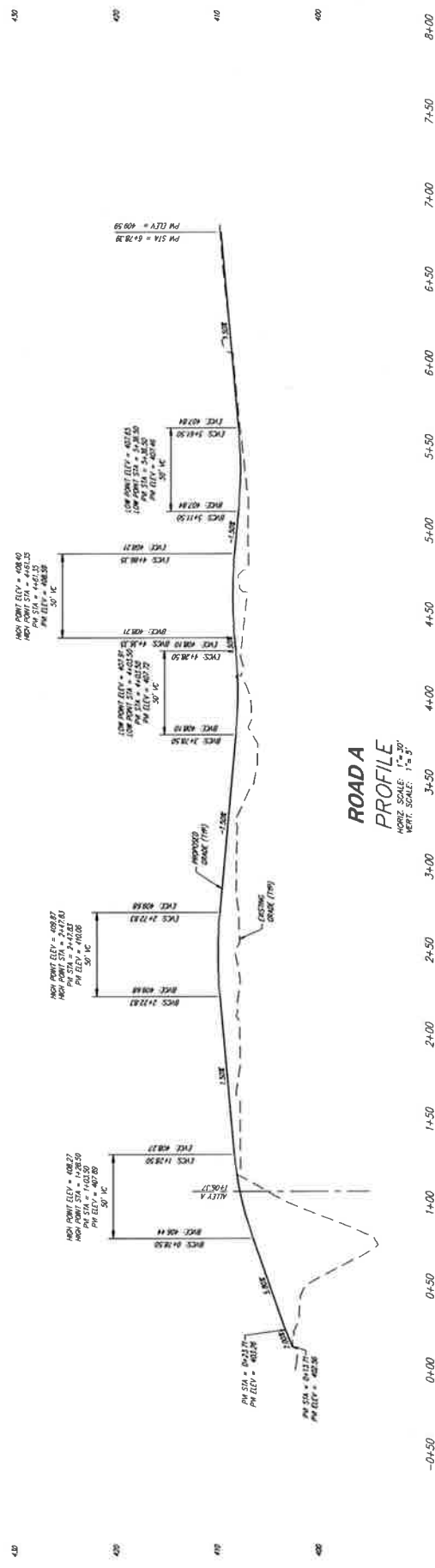


ENGINEERING • PLANNING • SURVEYING
 425.883.7077 FAX 425.885.7903
 10010 1ST AVE. SUITE 100
 BELLEVUE, WASHINGTON 98007

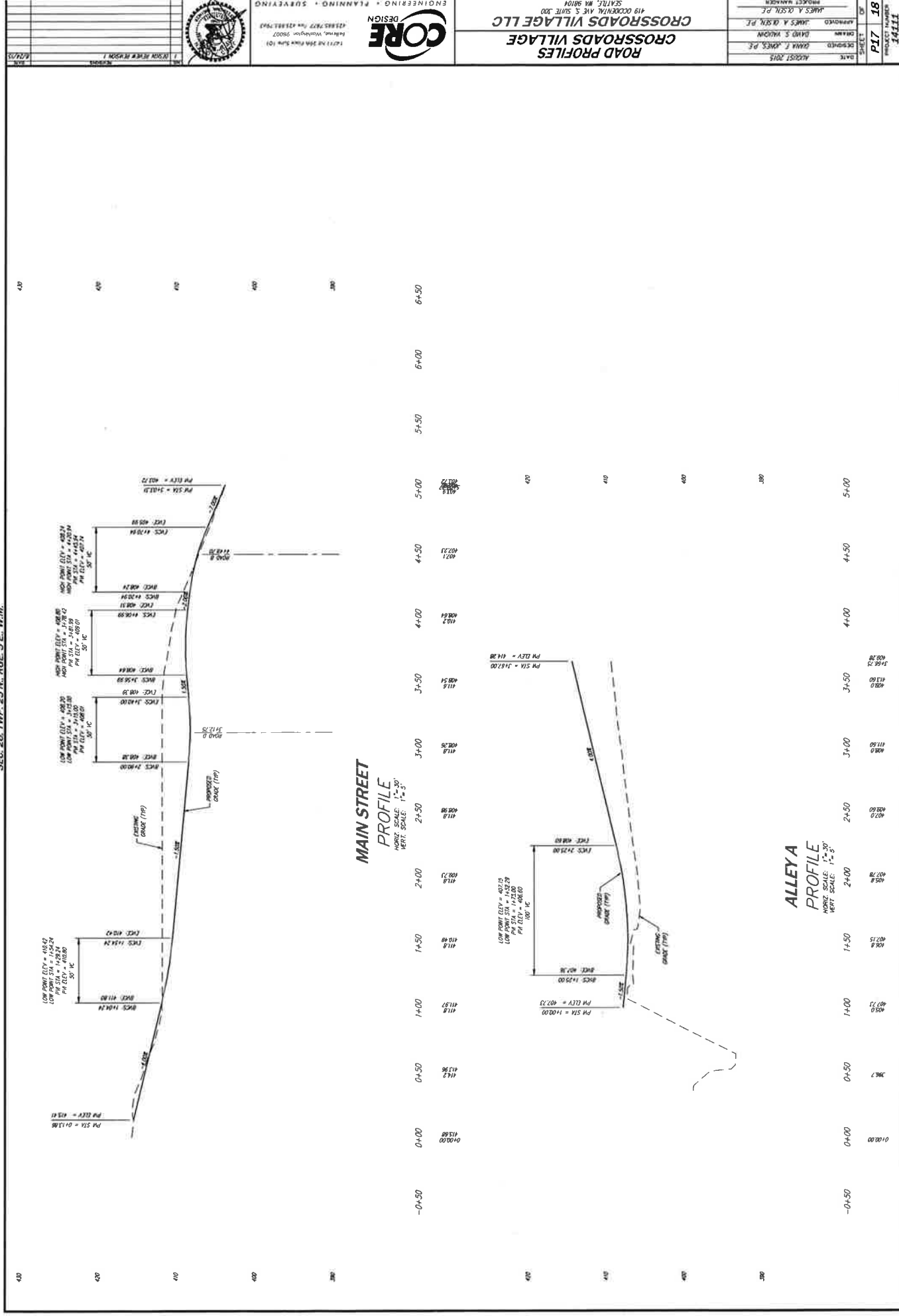


DATE	8/21/15
PROJECT	1
DESCRIPTION	1 CROSSROADS VILLAGE

SEC. 26, TWP. 25 N., RGE. 5E, W.M.



SEC. 26, TWP. 25 N., RGE. 5 E., W.M.



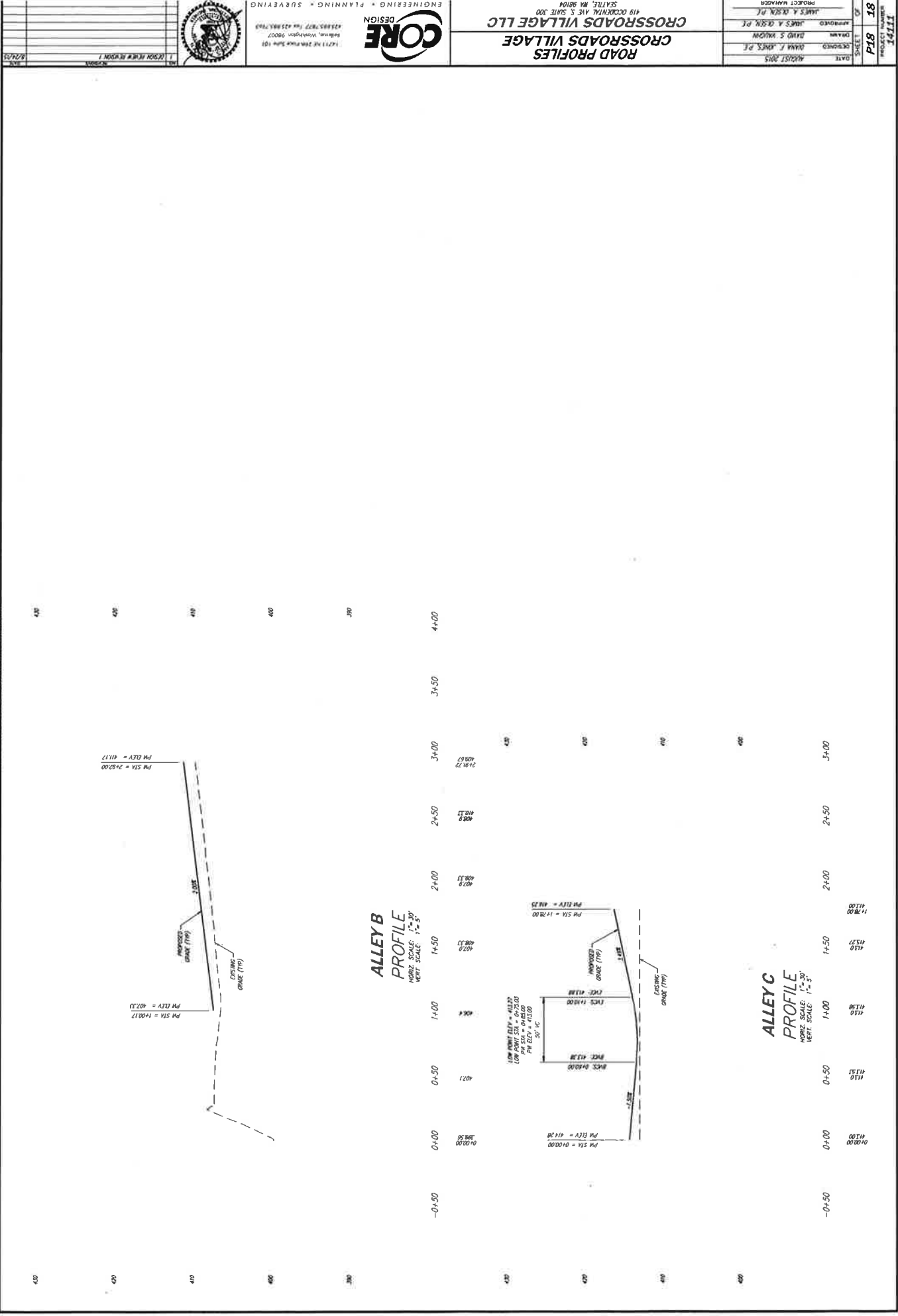
DATE	APRIL 2015
DRAWN	DAVID S. YALOW
DESIGNED	DAVID S. YALOW
APPROVED	JAMES A. OSELY, P.E.
PROJECT MANAGER	JAMES A. OSELY, P.E.

DATE	APRIL 2015
DRAWN	DAVID S. YALOW
DESIGNED	DAVID S. YALOW
APPROVED	JAMES A. OSELY, P.E.
PROJECT MANAGER	JAMES A. OSELY, P.E.

ROAD PROFILES
CROSSROADS VILLAGE
CROSSROADS VILLAGE LLC
419 OCCIDENTAL AVE. S. SUITE 200
SEATTLE, WA 98104

ENGINEERING • PLANNING • SURVEYING
CORE DESIGN
14711 NE 36th Place, Suite 101
Bellevue, Washington 98007
425.885.7827 Fax 425.885.7940

SEC. 26, TWP. 25 N., RGE. 5 E., W.M.



CROSSROADS VILLAGE - AVERAGE GRADE CALCULATION WORKSHEET

For Buildings outside the Transition Area

Grade Elevations at 10'	Avg. Fin. Grade	Max. Allowable Height	Proposed Building Height	Bldg. Ht.
Building 4	416.9	461.9	460.5	43.6
Building 5	411.9	456.9	448.5	36.6
Building 6	414.8	459.8	458.5	47.7
Building 7	411.3	456.3	451.6	40.3
Building 8	411.1	456.1	451.4	40.3
Building 9	411.2	456.2	456.1	44.9
Building 10	411.8	456.8	447.5	35.7
Building 13	410.4	455.4	453.7	43.3
Building 14	410.9	455.9	455.2	44.3
Building 20	410.5	455.5	446	35.5
Building 21	408.2	453.2	445.5	37.3
Building 22	410.0	455.0	446	36.0
Building 23	408.3	453.3	445.5	37.2
Building 24	409.6	454.6	445.1	35.5
Building 25	408.1	453.1	445.1	37.0
Building 26	407.9	452.9	452.7	44.8
Building 27	405.9	450.9	450.7	44.8
Building 28	408.6	453.6	444.5	35.9

For Buildings within the Transition Area

Grade Elevations at 10'	Avg. Ex. Grade	Max. Allowable Height	Proposed Building Height	
Building 1	416.1	461.1	460.9	44.8
Building 2	418.0	463.0	461.3	43.3
Building 3	413.0	458.0	448.5	35.5
Building 11	413.0	458.0	449.5	36.5
Building 12	413.6	458.6	458.6	44.8
Building 15	410.4	455.4	455.2	44.8
Building 16	408.0	453.0	441.5	33.5
Building 17	405.8	450.8	439.3	33.5
Building 18	408.3	453.3	443.8	35.5
Building 19	406.8	451.8	443.3	36.5
Building 29	407.1	452.1	442.6	35.5

Note: Building heights included in this matrix are as currently proposed. They are subject to revision as the project progresses and will be recalculated upon updates to finished grades or floor plates or floor assemblies.

ATTACHMENT B – SEPA CHECKLIST

Sally Nichols
Jan. 5, 2016

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

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

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.

Received

APR 24 2015

Permit Processing

SN

Sally Nichols

BACKGROUND INFORMATION

Property Owner: IS Property Investments, LLC

Proponent: Crossroads Village, LLC

Contact Person: ~~Pete Lymberis~~ Nick Abdelnour ✓

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: ~~419 Occidental Ave S. #300~~ Polygon Homes
Seattle, WA 98104

Phone: (206) ~~728-6518~~ 786-9817

Proposal Title: Crossroads Village ✓

Proposal Location: 15751 NE 15th St, Bellevue, WA 98008

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. ✓

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The project proposes the construction of ¹⁷⁰ ~~110~~ ground-entry townhomes, ¹²³ ~~123~~ stacked flat apartments, ⁴³² ~~432~~ parking stalls, ^{18,000} ~~18,000~~ gsf of commercial space, and a community ³⁸⁹ ~~389~~ spaces ^{15,500} ~~15,500~~ incl. garage spaces. Project revised slightly due to Design Review and market forces.
2. Acreage of site: 7.8
3. Number of dwelling units/buildings to be demolished: 1 ✓ ~~exist grocery~~
4. Number of dwelling units/buildings to be constructed: ~~233/28~~ 29 buildings ✓
5. Square footage of buildings to be demolished: 67,226 ✓
6. Square footage of buildings to be constructed: Appx. 350,000 gsf ✓
7. Quantity of earth movement (in cubic yards): 25,000 CY ✓
8. Proposed land use: Multifamily Residential - mixed use ✓
9. Design features, including building height, number of stories and proposed exterior materials:
The Retail/^{townhome} ~~Apartment~~ buildings are four storied, 44 feet above grade and the townhomes are three storied, ^{to four} ~~32~~ -45' feet above grade as allowed by zoning code. +
10. Other
Requirements per Development Agreement / Resolution 8927 included. ✓

Estimated date of completion of the proposal or timing of phasing: ✓

2018

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ✓

None at this time

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

- Geotechnical Study - Stormwater Management Report ✓
- Traffic Impact Report ✓ *TENN - Traffic Impact Study dated 10/13/15*

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. ✓

None to our knowledge *LUCA - Ord. 6229, adopted June 1, 2015*
DA - Resolution 0927, June 1, 2015 } *completed prior to design review.*

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

SEPA Determination, ~~Binding Site Plan Approval~~, Design Review Approval, *Utilities Extension Permit*, ~~Drainage Plan Approval~~, Grading Permit, Building Permits, Utility Developer Extension Agreements, NPDES *clearing and*
P.O.W. permit

Please provide one or more of the following exhibits, if applicable to your proposal. ✓
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other ✓

b. What is the steepest slope on the site (approximate percent slope)? Approximately 10% ✓

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. ✓

According to the USDA's Web Soil Survey the site is predominately Arents, Alderwood material (AmC) with some Alderwood gravelly sandy loam (AgB).

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

No indication or known history of unstable soils located on site or in the immediate vicinity.

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

The top 6 inches of the site will be removed in order to remove the all existing impervious surface. Proposed earthwork includes approximately 24,600 CY of cut and 23,700 CY of fill. Total net volume is approximately 900 CY of cut. If any fill is needed, source of fill will be determined at time of construction.

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

Possibly, Implementation of Best Management Practices will mitigate as described below.

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

The developed design is at 83% and will not exceed 85% maximum impervious coverage as required by City of Bellevue Code.

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

A temporary erosion and sedimentation control (TESC) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, sediment ponds and other measures which may be used in accordance with the requirements of the City.

2. AIR

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

During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other typical of a residential neighborhood.

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

Off-site sources of emissions are typical of the residential/office properties that surround the site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.

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

Construction impacts will be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington.

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. ✓

No

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

N/A

Geotech.
Report by
Tara Assoc.
dated Nov. 19,
2014

Erosion
control per CCB
inspection and
PCC 23.76

BC 23.76
Erosion & sed.
control

Construction
Dust suppression
measures per BCC
23.76
RCW
46.61.655

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

None.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. ✓

No, there will be no withdrawals or diversions

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. ✓

No.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. ✓

No.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description. ✓



No groundwater will be withdrawn. Public water mains already exist and serve the site. No water will be discharged to groundwater except through the incidental infiltration of stormwater.

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

Not applicable. The site will be served by sanitary sewers.

c. Water Runoff (Including storm water)

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

Existing drainage is collected and detained on-site prior to discharging into the City of Bellevue's conveyance system. Proposed drainage will continue to mimic existing conditions, utilizing the same discharge location into the City's system. Stormwater will be detained by two stormwater vaults. Stormwater will be treated twice for water quality. First by dead storage in the west vault followed by a ~~cell fill located in the west vault~~  

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

No. All areas that potentially contain pollutants will be collected, treated in the detention vault prior to release. ✓

*Revised under
Developer Ext. Agreement
24.06 - storm &
surface water*

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

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from stormwater runoff. This system will include water quality vault. During construction the storm system and the rest of the site sediment control will include temporary erosion control barriers: Chemical treatment (i.e. Chitosan or other chemical floccer), silt fence, ground covering, etc.

4. Plants

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

*planted w/
development
of grocery store & parking lot
not "native"*

*BCL
24.06
utilities
code*

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

A preliminary landscape plan has been prepared and is part of the submittal package. Please refer to the landscape plan.

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

None

*All trees (90%
removed - replaced w/
min. 206 replacement
trees thru out site w/
more robust
tree canopy*

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

Native coniferous evergreen trees, native shrubs and groundcovers are proposed throughout the site to reduce watering needs, maintenance requirements and provide food and shelter for wildlife. Please refer to the landscape plan. All landscaping will meet or exceed City of Bellevue requirements.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site: ✓

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

*animals
typ of developed
lowland forest
environment*

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

None

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

No

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

N/A

move
trees/
veg. on site

Pacific
Flyway - entire
Puget Sound region

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc. ✓

Electricity and/or natural gas will be the primary source of energy used to provide heating and cooling.

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

No

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

The requirements of the Uniform Building Code and the State Energy Code will be incorporated. ✓

7. Environmental Health

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

This project will not generate any environmental health hazards.

See
23.76 for
mat'l removal
from site.
DOE chapters in
WAC

(1) Describe special emergency services that might be required. ✓

None to our knowledge.

(2) Proposed measures to reduce or control environmental health hazards, if any. ✓

There are no on-site environmental health hazards known to exist today, nor are there any that will be generated as a direct result of this project.

b. Noise

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

The main source of off-site noise in this area originates from the vehicular traffic present on 156th Ave NE.

condition to use noise abatement technology BCC 9.18.020F

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

The main source of off-site noise in this area originates from the vehicular traffic present on 156th Ave NE.

noise & construction hours - BCC 9.18

- (3) Proposed measures to reduce or control noise impacts, if any:

Building construction will be done during the hours prescribed by the City of Bellevue. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum.

8. Land and Shoreline Use

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

Commercial/Multifamily

- b. Has the site been used for agriculture? If so, describe. ✓

No

- c. Describe any structures on the site.

There is currently a large 67,226 sf masonry structure who's previous use was a Top Foods grocery store. ✓

- d. Will any structures be demolished? If so, what? ✓

Yes. The entire structure will be demolished.

- e. What is the current zoning classification of the site? ✓

CB

- f. What is the current comprehensive plan designation of the site? ✓

CB

Crossroads Subarea District E

- g. If applicable, what is the current shoreline master program designation of the site? ✓

Not applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. ✓

No.

- i. Approximately how many people would reside or work in the completed project? ✓

Approximately 466

- j. Approximately how many people would the completed project displace? ✓

None

grocery store abandoned - no longer in use

k. Proposed measures to avoid or reduce displacement impacts, if any: ✓

There are none because the site was used for commercial purposes

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will comply with the current zoning of the site, and the units will be subject to Design Review to ensure the architecture and amenities are consistent with the intended desired feel of the district. ✓

*Also adherence to
requirements of
Development Agreement
and land use code amend.
June 1, 2015*

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

174 233 units. The units will be in the middle-income range.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. ✓

N/A

c. Proposed measures to reduce or control housing impacts, if any: ✓

None, no homes exist on site.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The Retail/Apartment buildings are four storied, 44 feet above grade and the townhomes are three storied, 32 feet above grade as allowed by zoning code. -45 +

b. What views in the immediate vicinity would be altered or obstructed?

Territorial views from residential areas to the north and the golf course to the east will be altered. *and crossroads Park*

c. Proposed measures to reduce or control aesthetic impacts, if any: ✓

The project is designed to meet the guidelines per City of Bellevue Design Review Board. Design measures include modulation and colorization of building facades with corresponding landscaped open spaces interspersed throughout the site and along the right of way.

*Also requirement
in June 1, 2015
development
agreement*

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ✓

Building lighting, exterior lighting, and vehicles using the site. Before dawn and evenings.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? ✓

Not to our knowledge.

- c. What existing off-site sources of light or glare may affect your proposal? ✓

Sources from vehicles and street lighting from the adjacent streets and structures

- d. Proposed measures to reduce or control light or glare impacts, if any: ✓

Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.

cut off shields req'd per
light and
glare
LUC 20.20.522

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? ✓

The site is located adjacent to the Crossroads Park and Golf Course, Crossroads Mall, and Crossroads Community Center.

- b. Would the proposed project displace any existing recreational uses? If so, describe. ✓

No. The previous use of the building to be demolished was a Top Foods grocery store.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: ✓

The proposed project includes a number of amenities for the public, including a pedestrian park connection, a landscaped interface with Crossroads Park, NE 15th Street developed as a park street, an Urban Trail (Retail Street) connection to the project from Crossroads mall that will include commercial uses at the street level.

and add
open space
w/ site
interior

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. ✓

None to our knowledge

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. ✓

Not applicable

- c. Proposed measures to reduce or control impacts, if any: ✓

Not applicable

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. ✓

The site will gain access from the existing access points on 15th Street NE and the north end of Crossroads Mall.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? ✓

Yes. This sites closest transit stop is on 156th Ave NE.

- c. How many parking spaces would be completed project have? How many would the project eliminate? ✓

The completed project will have a total of 437 parking stalls. This will be a gain of 10 stalls from the existing

NA - diff
use.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). ✓

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. ✓

None known.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

There will be a total of 125 trips during the am peak and ^{120 new peak pm} 184 trips during the pm peak.

g. Proposed measures to reduce or control transportation impacts, if any:

The previous use generated 229 trips during the am peak and ⁵⁸¹ 581 during the pm peak. This proposal reduced the traffic generated from the site. ³¹⁷

compared to previous use (grocery store) net reduction of 397 peak pm

Title 14 - Trans Code 22.16 address Trans. Management Program

TENN Traffic analysis

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. ✓

The need for public service such as fire, health, and police protection will be typical of a multifamily development of this size. The school children originating from the homes in this development will attend the schools in the Bellevue School District.

b. Proposed measures to reduce or control direct impacts on public services, if any: ✓

The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.

16. Utilities

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

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

Electricity & Natural gas - Puget Sound Energy. Water/Sewer - City of Bellevue. Refuse - Republic Services. Telephone - Century Link. Cable TV - Comcast.

Signature

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

Signature  Date Submitted 5/26/15

Vicinity Map

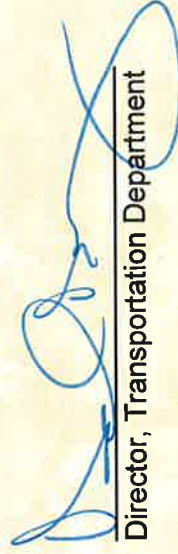


ATTACHMENT C – CERTIFICATE OF CONCURRENCY

CERTIFICATE OF CONCURRENCY

CROSSROADS VILLAGE TOWNHOMES

This certificate documents the Transportation Department Director's decision that the development project at 15751 NE 15th Street (Design Review File No. 15-111568 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 154 net new p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. This reservation will expire one year from the land use decision date unless a complete building permit application is filed prior to that date (BCC 14.10.040F). At the time of a complete building permit application, the concurrency reservation will remain in effect for the life of that application (BCC 23.05.090H). Upon issuance of the building permit, concurrency is reserved for the life of the building permit (BCC 23.05.100E).



Director, Transportation Department

1/14/16

Date

Certificate No. 95

ATTACHMENT D – DEVELOPMENT AGREEMENT

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 8927

A RESOLUTION authorizing execution of a Development Agreement with Crossroads Village LLC, to enable a mixed-use multifamily development in the Crossroads Subarea, subject to public benefits.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:


Section 1. The City Manager or his designee is hereby authorized to execute a Development Agreement with Crossroads Village LLC, to enable a mixed-use multifamily development in the Crossroads Subarea, subject to public benefits, a copy of which agreement has been given Clerk's Receiving No. 53703.

Passed by the City Council this 1st day of June, 2015, and signed in authentication of its passage this 1st day of June, 2015.

(SEAL)


Claudia Balducci, Mayor

Attest:


Myrna L. Basich, City Clerk

WHEN RECORDED RETURN TO:

City of Bellevue
City Attorney's Office
PO Box 90012
Bellevue, WA 98009-9012
Attn: _____

Document Title: **Development Agreement**

Grantor: Crossroads Village LLC, a Washington limited liability company

Grantee: City of Bellevue, a Washington municipal corporation

Legal Description:

Abbreviated Legal Description:

PARCEL A: S 50 FT OF N 401 FT OF E 250 FT OF W 280 FT OF NW 1/4 OF SE 1/4, SEC. 26-25-5, W.M., LESS POR DEEDED TO CITY OF BELLEVUE UNDER REC # 20020410003162

PARCEL B: E 40 FT OF W 280 FT OF S 180 FT OF N 581 FT OF NW 1/4 OF SE 1/4, SEC. 26-25-5, W.M..

PARCEL C: LOT 1 CITY OF BELLEVUE B.L.A. NO 98-833 & DECLARATION OF LOT COMBINATION NO DLC 98-832 REC NO 9810139003 LESS POR DEEDED TO CITY OF BELLEVUE UNDER REC # 20020410003162

Full Legal Description: See Exhibit A attached

Assessor's Tax Parcel No.: 262505-9212; 262505-9211; 262505-9200

Reference Nos. of Documents Released or Assigned: N/A

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“Agreement” or “Development Agreement”) is entered into as of the effective day, by and between the **CITY OF BELLEVUE**, a Washington municipal corporation (“City”) and **CROSSROADS VILLAGE LLC**, a Washington limited liability company (“Grantor”). The City and the Grantor are known individually as a “Party” and together known as the “Parties.”

RECITALS

WHEREAS, this Development Agreement is for the purposes of setting forth the applicable development standards and other provisions related to the development described herein, and is adopted pursuant to authority provided in RCW 36.70B.170 *et seq.*;

WHEREAS, Grantor wishes to develop a mixed use development commonly referred to as “Crossroads Village,” or the “project,” on property adjacent to the west side of the Crossroads Golf Course in the Crossroads Subarea;

WHEREAS, the proposed site of Crossroads Village is zoned Commercial Business (CB), a zoning classification which generally allows the mix of uses and density envisioned by the developer;

WHEREAS, the proposal for Crossroads Village is consistent with existing Comprehensive Plan Policy LU-27 *Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated*;

WHEREAS, the proposal for Crossroads Village is consistent with existing Comprehensive Plan, Crossroads Subarea Plan Policy S-CR-79: *Multifamily uses are not appropriate north of NE 8th Street within District E, except that mixed use multifamily developments may be appropriate when they: 1) are high quality; 2) are designed to avoid conflicts with commercial uses; 3) include measures that ensure residential and commercial uses complement each other, including outdoor gathering areas, public open space, park connectivity where appropriate, and pedestrian connections and activity areas; and 4) are generally consistent with Figure S-CR. 2.*;

WHEREAS, although the Comprehensive Plan allows multifamily development in Crossroads District E, the existing Bellevue Land Use Code prohibits additional multifamily units such as those proposed by Grantor for Crossroads Village and the project could not move forward as proposed without a Land Use Code amendment;

WHEREAS, LUC 20.30J.135 requires a proposal to amend the text of the Land Use Code to be consistent with the Comprehensive Plan, enhance the public health, safety or welfare, and not be contrary to the best interest of the citizens and property owners of the City of Bellevue;

WHEREAS, the City Council has amended the Land Use Code to allow for multi-family housing in the area where Crossroads Village is proposed;

WHEREAS, to allow multifamily housing at the Crossroads Village site, the City Council required this Development Agreement to be executed;

WHEREAS, the Parties have worked to develop Design Guidelines to guide the project's ultimate development and to optimize the public benefit of the Crossroads Village project including an Urban Trail, a Park Connection, enhancements to NE 15th Street as Park Street, and improved Park Interface, as further described in Attachment B;

WHEREAS, the development of Crossroads Village is expected to implement the City's vision and Comprehensive Plan policies for Crossroads District E and provide public benefits, including the following elements that implement the Crossroads Subarea Plan: 1) a dedicated, accessible, and pedestrian-friendly public connection along the east half of the south end of the project into Crossroads Park which improves Park usage; 2) an "urban trail" providing activated, pedestrian-friendly commercial frontage north-south through the project core; 3) a Park interface with Crossroads Park that enhances the transition from private to public space; 4) enhancements to NE 15th Street to be compatible with its function as an entryway into Crossroads Park; and 5) a general project site plan all as further described in Attachment C;

WHEREAS, the senior housing project currently proposed at 15600 NE 8th Street is directly south of and adjacent to the Crossroads Village project (City File No. 15-103701-LD). The City shall review the senior housing project in accordance with the City's development standards, including but not limited to the Bellevue Fire Code.

WHEREAS, this Development Agreement was subject to review under the State Environmental Policy Act (SEPA) with the opportunity for public comment;

WHEREAS, Grantor will be required to separately apply for all necessary land use and technical permits for Crossroads Village, including project-level SEPA review;

WHEREAS, RCW 36.70B.170(1) authorizes a city to enter into a development agreement with an entity having ownership or control of real property within its jurisdiction and requires the development agreement set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement;

WHEREAS, RCW 36.70B.170(1) requires a development agreement be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;

WHEREAS, RCW 36.70B.170 defines development standards to include project elements, payment of impact fees, mitigation measures, development conditions, and other requirements under chapter 43.21C RCW, design standards such as maximum heights, setbacks, parking, drainage and water quality requirements, landscaping, and other development features;

affordable housing; parks and open space preservation; phasing; review procedures and standards for implementing decisions; build-out or vesting period for applicable standards; and any other appropriate development requirement or procedure;

WHEREAS, under RCW 36.70B.170, the execution of a development agreement is a proper exercise of city police power and contract authority and shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety;

WHEREAS, under RCW 36.70B.170, a development agreement may obligate a party to fund or provide services, infrastructure, or other facilities;

WHEREAS Grantor will benefit from the execution of this Development Agreement to enable multifamily housing on the Crossroads Village project site, which is not otherwise allowed under the Bellevue Land Use Code; and will gain additional certainty about allowable uses of the subject site;

NOW, THEREFORE, in consideration of the mutual agreements contained herein, as well as other valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties hereby agree as follows:

AGREEMENT

A. Crossroads Project Design Guidelines.

1. As provided in Ordinance _____, Grantor agrees that the Crossroads Village project shall incorporate the public benefit, general site layout, and design guidelines set forth in Attachments B and C attached hereto and incorporated herein by this reference (the "Design Guidelines," the "Public Benefit," and the "Site Plan").

B. Multifamily Development Use.

1. Execution of this Development Agreement, together with compliance with the Design Guidelines, shall allow the Crossroads Village project to include up to 233 dwelling units and 18,000 s.f. of non-residential and residential amenity space, as allowed by Ordinance _____. Grantor is required to apply for a separate project-level permit which will be reviewed by the City; project-level SEPA review is also required for the Crossroads Village project.
2. Timing. Grantor shall construct the Crossroads Village project, including the Public Benefit, as set forth in the delivery schedule in Attachment D (the "Timing and Delivery of Public Benefits").

C. Easements, Permits, and Agreements.

1. **Public Access Easement.** Prior to opening the Park Connection, Grantor shall record a public access easement in a form acceptable to the City to provide limited public access over, across and upon the Park Connection during the hours that the City's Crossroads Park is open to the public. The public access easement shall provide for Grantor's indemnification of the City using language approved by the City Attorney's Office. Timing of delivery of the Park Connection will be according to Attachment D to this Agreement.
2. In order to facilitate the construction of Crossroads Village, the City agrees to timely participate in the relocation of utility easements that currently cross the Crossroads Village site, as needed to accomplish the Crossroads Village project.
3. **Special Use Permit.** Crossroads Village will apply for, and the City will not unreasonably withhold, a Special Use permit substantially in the form attached as Attachment F. The Special Use Permit shall provide for Grantor's indemnification of the City using language approved by the City Attorney's Office.
4. It shall be Grantor's responsibility to obtain all easements, consents, permits, and approvals to construct Crossroads Village, including those permits necessary to construct the public benefits as defined in Attachments B and C.
5. **Park Work Zone.** Grantor shall construct the Park Interface public benefit in the manner and in the area set forth in Attachment E (the "Park Work Zone") and in accordance with the Special Use Permit. Grantor shall construct the Public Benefits in a workmanlike manner and shall minimize disruption to Crossroads Park and the public's access to Crossroads Park; in no event shall Grantor occupy the Park Work Zone for more than a total of 18 months from start of construction in the Park Work Zone as set forth in the Timing and Delivery of Public Benefits. Grantor shall not store, deposit or stage construction materials within the Park Work Zone, except for those materials necessary to construct the Public Benefits located within the Park Work Zone or as provided by the Special Use Permit.
 - a. **Restoration Bond.** At least seven (7) days before commencing any work in the Park Work Zone, and following issuance by the City of the Clearing & Grading Permit, Grantor will procure a Park Work Zone restoration bond for the work to be constructed in the Park Work Zone in a form and amount reasonably acceptable to the City. The bond shall provide that work within the Park Work Zone is for the benefit of the City and the public's interest in Crossroads Park and that the City may automatically obtain the benefit of the bond if construction of the Project within Phase I as shown in the Design Guidelines has stopped for a period of four (4) consecutive months after the start of construction within the area east of the Urban Trail or the public benefits related to Phase I are not completed within 2 years of the start of construction in accordance with the schedule set forth in Attachment D.

D. No Approval of Project-related Actions.

The execution of this Development Agreement does not, in and of itself, permit any specific development.

Nothing in this Agreement shall be interpreted to limit the exercise by City of its regulatory powers with respect to the Crossroads Village project or any other development proposal on the Property, or other regulatory matters in accordance with applicable law. Nor shall this Agreement be interpreted as: a) a determination as to the consistency of the Crossroads Project with applicable plans, codes and ordinances, b) an agreement or commitment to approve any or all development on the Property, nor c) any commitment whatsoever by City with respect to any future City discretionary decisions that may be required for development of the Property. To the extent allowable by law, any permit or approval issued by the City after the execution of this Development Agreement shall be consistent with this Development Agreement.

E. Compliance with Laws.

Notwithstanding anything in this Agreement, Grantor will comply with all applicable federal, state and local laws and will pursue all necessary land use and technical permits for Crossroads Village. Project-level SEPA review will be required as part of the Crossroads Village project-level review process.

F. Term and Termination

This Development Agreement shall go into effect on the date it is executed by the parties ("Effective Date"). This Development Agreement shall be effective until three (3) years after the Effective Date; provided that the term shall automatically be extended for the effective life of any land use permit and/or building permit approved consistent with this Agreement. If the Crossroads Project is constructed pursuant to this Development Agreement, the rights and obligations conferred by this Development Agreement shall remain in effect for the life of the Crossroads Project. Otherwise, upon expiration of the term, as may be extended above, this Development Agreement shall automatically terminate. Time is of the essence of all provisions of this Agreement.

G. Amendment

1. No amendment to this Development Agreement shall be effective unless approved by both parties in writing and recorded with the King County Department of Records and Elections. The City Manager or his/her designee may approve amendments to the Agreement or the Design Guidelines if the amendment is administrative in nature, will serve to correct an error or streamline a process contained in this Agreement, or if the following criteria are met:

- i. The proposal does not result in any significant adverse impact on City property or to the public, in consultation with the Land Use Director, Planning Director and Parks Director; and
- ii. The proposal is within the general scope, purpose and intent of this Agreement and the Design Guidelines, and
- iii. The proposal complies with all applicable provisions of the Land Use Code and the Bellevue City Code; and

- iv. The proposal does not result in any change in the nature of the public benefits described in this Agreement and the Design Guidelines; and
 - v. Such amendment by the City Manager will not violate any state or local laws including the State Environmental Policy Act and Growth Management Act.
2. All other substantive amendments to this Development Agreement must be approved by resolution of the City Council after public notice and hearing.

H. Binding Effect; Assignability.

Grantor may not assign or transfer this Agreement to any other party without notifying the City in writing at least 30 days prior to closing such transfer. The City shall have the right to a meeting at a mutually agreeable date, time, and place with the intended transferee and Grantor no less than 10 days prior to the closing of such transfer. The agenda of the meeting may include, but is not limited to, the state of the project, the public benefits, and Design Guidelines, the City's expectations with respect to this Development Agreement, and the Grantor and its transferee's transition plan for interfacing with the City. The City may waive its right to a meeting with the assignee or transferee in its judgment, particularly if the assignee or transferee is an affiliate of Grantor. This Development Agreement shall bind and inure to the benefit of the Parties hereto and their respective successors, heirs, legatees, representatives, receivers, trustees, successors, transferees, and assigns

I. Effect of Grantor Approval

The Development Agreement does not impose an obligation on Grantor or its successors or assigns to develop the Crossroads Project. It is understood that this Agreement is applicable to the Crossroads Village project and does not inure to the benefit of any other development that may be proposed on the Property or to any of Grantor's other projects .

J. Representations and Warranties

Each signatory to this Development Agreement represents and warrants that he or she has full power and authority to execute and deliver this Development Agreement on behalf of the Party for which he or she is signing, and that he or she will defend and hold harmless the other Parties and signatories from any claim that he or she was not fully authorized to execute this Development Agreement on behalf of the person or entity for whom he or she signed. Upon proper execution and delivery, this Development Agreement will have been duly entered into by the Parties, will constitute as against each Party a valid, legal and binding obligation that shall run with the land, and will be enforceable against each Party in accordance with the terms herein.

L. Governing Law and Venue

This Development Agreement shall be governed by and construed in accordance with the laws of the state of Washington. Jurisdiction over and venue for any action arising out of or relating to this Development Agreement shall be exclusively in the state and federal courts of King County, Washington. In the event of any apparent conflicts between the provisions of the city code or ordinances and this Development Agreement, this Development Agreement shall prevail.

M. Full Understanding

The Parties each acknowledge, represent and agree that they have read this Development Agreement; that they fully understand the terms thereof; that they have had the opportunity to be fully advised by their legal counsel and any other advisors with respect thereto; and that they are executing this Development Agreement after sufficient review and understanding of its contents and of their own free will and not under duress.

N. Remedies

The City and the Grantor reserve their rights to all remedies available to them at law or at equity. If Grantor begins but does not finish construction of Crossroads Village, the remedy shall include the right to compel specific performance of the Public Benefits set forth in this Development Agreement.

O. Attorneys' Fees

Should it be necessary for any Party to this Development Agreement to initiate legal proceedings to adjudicate any issues arising hereunder, the Party or Parties to such legal proceedings who substantially prevail shall be entitled to reimbursement of their attorneys' fees, costs, expenses, and disbursements (including the fees and expenses of expert and fact witnesses) reasonably incurred or made by the substantially prevailing Party in preparing to participate in mediation or arbitration, to bring suit, on appeal, on petition for review, and in enforcing any judgment or award, from the other Party.

P. Waiver

The waiver by a Party of a breach of any provision of this Development Agreement by the other Party shall not operate or be construed as a waiver of that or any subsequent breach by that Party unless in writing and signed by the Party against whom enforcement of the waiver is sought.

Q. Severability

This Development Agreement is expressly made and entered into under the authority of RCW 37.70B.170 *et seq.* This Development Agreement does not violate any federal or state statute, rule, regulation or common law known; but any provision which is found to be invalid or in violation of any statute, rule, regulation or common law shall be considered null and void, with the remaining provisions remaining in full force and effect. In the event that any Public Benefit as set forth in this Agreement shall be invalidated or found in violation of any statute, rule, regulation or common law, the City Council reserves the right to reopen the public hearing and to determine whether additional or substitute public benefits of a substantially like kind that effectuate the City's Comprehensive Plan policies should be required by Grantor in order to mitigate impacts that may arise as a result of the invalidation of any such Public Benefits.

R. Equal Opportunity to Participate in Drafting

The Parties have participated in and have had an equal opportunity to participate in the drafting of this Development Agreement. No ambiguity shall be construed against any Party based upon a claim that the Party drafted the ambiguous language.

S. Reservation of City Authority

As required by RCW 36.70B.170(4) and notwithstanding any other term of this Development Agreement, the City reserves, to the fullest extent of the law, the right to establish and impose

new or different additional regulations to the extent required to address a serious threat to public health, safety, and welfare. Nothing in this Agreement abrogates the City's inherent police power or its ability to protect the public health, safety and welfare.

T. Notice

All notices to be given pursuant to this Agreement shall be in writing and shall be deemed given when hand-delivered within normal business hours or two (2) business days after deposit in the U.S. mail, postage prepaid or one (1) business day if sent by overnight courier such as FedEx or UPS to the Parties at the addresses set forth below, or to such other place as a Party may from time to time designate by notice to the other Party:

CITY OF BELLEVUE

Attention: Land Use Director
Department of Design Services
450 110th Ave. NE
Bellevue, WA 98006

PO Box 90012
Bellevue, WA 98009-90012

With a copy to: City Attorney

CROSSROADS VILLAGE LLC

Attention: Pete Lymberis
Address 419 Occidental Ave South, Suite 300
Seattle, WA 98104
Email: petel@intra-corp.com

With a copy to:
Jessica Clawson
McCullough Hill Leary PS
701 5th Avenue Suite 6600
Seattle, WA 98104
Email: jessie@mhseattle.com

T. Final and Complete Agreement

This Development Agreement constitutes the final and complete expression of the Parties on the development standards governing the Grantor's development of the Property. This Development Agreement may not be modified, amended, waived or revoked orally, but only by a writing signed by all Parties. This Development Agreement supersedes and replaces all prior agreements, discussions and representations on all subjects discussed herein, without limitation. No Party is entering into this Development Agreement in reliance on any oral or written promises, inducements, representations, understandings, interpretations or agreements other than those contained in this Development Agreement.

U. Recording Required

This Development Agreement shall be recorded by Grantor with King County at Grantor's expense. Grantor shall promptly provide a conformed copy of the recorded agreement to City.

V. Force Majeure

Neither Party shall be deemed in default hereunder and neither shall be liable to the other if either is substantially unable to perform its obligations hereunder by reason of any fire, earthquake, flood, tsunami, hurricane, epidemic, accident, explosion, strike, riot, civil disturbance, act of public enemy, embargo, war, military necessity or operations, act of God, or similar event beyond such Party's control.

W. No Third Party Beneficiaries.

There are no third-party beneficiaries to this Agreement. No person or entity other than a Party to this Agreement shall have any rights hereunder or any authority to enforce its provisions, and any such rights or enforcement must be consistent with and subject to the terms of this Agreement.

X. No Joint Venture.

No joint venture or partnership is created by this Agreement.

Y. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be an original, but those counterparts will constitute one and the same instrument Counterparts.

[SIGNATURES BEGINNING ON NEXT PAGE]

CROSSROADS VILLAGE LLC (Grantor)

and

CROSSROADS VILLAGE LLC

Name: _____

Title: _____

Date: _____

STATE OF WASHINGTON)

) SS.

the person who appeared before me, and said person acknowledged that he/she signed this

Dated: _____

Notary Public _____

Print Name _____

My Commission Expires

(Use this space for notarial stamp/seal)

CROSSROADS VILLAGE LLC (Grantor)

and

Approved as to form:

Lori M. Riordan, Office of the City Attorney

) ss.

acknowledged it as the _____ of [insert corporation name], a [state]

Notary Public _____

Print Name _____

My Commission Expires _____

(Use this space for notarial stamp/seal)

ATTACHMENT A
Legal Description of Property

PARCEL A:

THE SOUTH 50 FEET OF THE NORTH 401 FEET OF THE EAST 250 FEET OF THE WEST 280 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC STREET, SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES BY DEED RECORDED APRIL 10, 2002 UNDER RECORDING NO. 20020410003162.

PARCEL B:

THE EAST 40 FEET OF THE WEST 280 FEET OF THE SOUTH 180 FEET OF THE NORTH 581 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PARCEL C:

NEW LOT 1, CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO. BLA-98-833, DECLARATION OF LOT COMBINATION NO. DLC-98-832, RECORDED OCTOBER 13, 1998 UNDER RECORDING NO. 9810139003, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF DEDICATED TO THE CITY OF BELLEVUE FOR PUBLIC STREET, SIDEWALK, UTILITY, LIGHTING AND LANDSCAPING PURPOSES BY DEED RECORDED APRIL 10, 2002 UNDER RECORDING NO. 20020410003162.

ATTACHMENT B

Design Guidelines

ATTACHMENT B

Crossroads Village Public Benefit and Design Guidelines

In 2007, the City of Bellevue amended the Comprehensive Plan Crossroads Subarea Element after an extensive community visioning process. The amendments called for a limited number of mixed-use multi-family residential units in Crossroads District E (Comp Plan Policies S-CR-79 and -81). The vision was for high-quality mixed-use projects that complement existing commercial uses while enhancing the pedestrian streetscape and connections with the City's Crossroads Park.

Crossroads Village is a mixed-used project intended to implement the City's vision for Crossroads District E. The 7.76 acre site is located north of Crossroads Mall and is bounded by the Crossroads Park to the east, NE 15th street to the north and commercial uses to the west.

I. Public Benefits.

The following public benefits shall be incorporated into the design of the Crossroads Village and implemented as part of the Crossroads Village development:

- **Park Connection.** One (1) dedicated, inviting, and activated pedestrian connection ("Park Connection") from the Urban Trail at the southern property line to Crossroads Park. The entire Park Connection shall be visually accessible from its western entry area on the Urban Trail, east toward Crossroads Park. The Park Connection shall include a wide promenade at least 16 feet in width, quality paving, lighting, and landscaping that incorporates CPTED principles and leads to a stair and a focal point in the Park, and also includes an ADA-accessible ramp constructed partially in Crossroads Park as shown in Exhibit 1 (Site Plan) and Exhibit 2 (Park Connection). The Park Connection shall have a park-like character, and be open to the general public during the hours that Crossroads Park is open; will link and invite existing, planned and future Crossroads residential and commercial activity to the Crossroads Park; and will clearly delineate adjacent private space with landscaping, pathways, and retaining walls (as appropriate). Minor administrative modifications to the Crossroads Village public benefits as shown in Exhibits 1 & 2 may be approved by Development Services staff, consistent with Section G of the Development Agreement.
- **Urban Trail.** The Urban Trail is the primary pedestrian and commercial corridor through the property; it shall serve as the "Main Street" running north and south through Crossroads Village as shown in Exhibit A and Exhibit 3 (Main Street). The Urban Trail shall include activated streetscape with wide (minimum 8-12 feet) sidewalks, landscaping, street trees, seating, and commercial frontage that will divide the space into

multiple small tenancies and includes design elements that provide visual interest. Reasonable modifications to the Crossroads Village public benefits as shown in Exhibits 1 & 3 may be approved by Development Services staff.

- **Park Interface with Crossroads Park.** Crossroads Village's eastern boundary shall enhance the interaction between the property and Crossroads Park. The Park Interface shall clearly delineate private space with landscaping, pathways, retaining walls (as appropriate) and wayfinding signage that reinforces but also enhances the transition from private to public space. The Park Interface shall be designed in collaboration with the Parks Department to ensure harmony with Crossroads Park, incorporate CPTED principles and avoid the implementation of design features that may encourage the "privatization" of public space; the final Park Interface design shall be approved by the Park Director. A prominent focal point shall be provided on the Park property at the terminus of the Park Connection, with its design to be approved by the Parks Director. An ADA accessible ramp, graded to improve Park usability, and landscaping will be provided consistent with Exhibits 1 and 4.
- **NE 15th Street as Park Street.** NE 15th Street shall be as a "Park Street" with widened sidewalks to encourage pedestrian/cyclist activity, landscaping and street trees. Park Streets shall include, but not limited to the following elements:
 - A 6 foot wide continuous planter strip adjacent the existing curb with new street trees, low shrubs, and groundcover. This new street section replaces the informal planting edge of conifers which are messy and do not fit the character of the new development. The 18 new deciduous street trees are proposed at 30 feet on center spacing installed at minimum 3"- 4" caliper and 12-14' height.
 - An 8 foot wide multi-modal walkway which can accommodate bicycles, strollers and pedestrians.
 - An 8 foot minimum width landscaped area highlighting the transition between public and private space south of the multi-modal walkway and in front of the residential units that front on NE 15th Street. This landscaped area increases in size at the project entry drives and adjacent mixed use buildings, and incorporates additional small trees, shrubs, and groundcover.
 - A 6 foot width private patio / porch at each townhome that fronts NE 15th Street.
 - Increased paved areas adjacent the retail buildings for walking, outdoor seating, product displays, or art.

II. Design Guidelines.

A. Streetscapes.

In addition to compliance with the Bellevue Land Use Code, the CB District zoning standards, and the requirements of the Multi-Family Transitions Area Design District, unless otherwise amended by the Development Agreement, the Crossroads Village project shall:

- **Urban Trail.** The Urban Trail shall include orientation toward pedestrians, and is intended to be vitalized and activated space for gathering, shopping and enjoyment. Design shall emphasize the relationship between the ground floor of the structures facing the Urban Trail and the horizontal area between the curb and the structure. The following shall be incorporated:
 - Street edges shall incorporate commercial activities along the Urban Trail.
 - Generous width of sidewalk with a minimum of 8 foot of sidewalk with 4 foot planter strip/tree pits located at appropriate spacing.
 - Mid-block crossings to encourage east-west pedestrian connectivity.
 - Seating and street furniture, including bicycle parking and waste receptacles.
 - Angled and convenient parking stalls.
 - Overhead weather protection or canopies along the building frontage.
 - Lighting shall be inviting and designed with CPTED principles.
 - Kiosks/community boards for community postings.

- **Park Connection.** The Park Connection shall be pedestrian-oriented, and is vitalized and activated space inviting pedestrians into Crossroads Park. The following shall be incorporated:
 - Generous width of sidewalk with a minimum of 16 feet of sidewalk.
 - Special paving treatment.
 - Seating or other street furniture.
 - Wayfinding signage that invites pedestrians into Crossroads Park.
 - Lighting shall be inviting and designed with CPTED principles.

- **Internal Circulation.** Internal circulation shall include the following:
 - Sidewalks design and orientation that encourages connectivity and porosity to provide access for pedestrians.
 - Lighting shall be inviting and designed with CPTED principles.

B. Site Design.

In addition to compliance with the Bellevue Land Use Code, the CB District zoning standards, and the requirements of the Multi-Family Transitions Area Design District, unless otherwise modified by the Development Agreement, the Crossroads Village project shall:

- **Design/Orientation.**
 - The Crossroads Village shall generally conform to the conceptual site design, building orientation, circulation, open space and landscaping as shown in Exhibit A. Reasonable modifications to the development as shown in Exhibit A may be approved by Development Services staff.
 - Surrounding vegetation, topography, street patterns, parking configuration and building massing should be considered in order to result in a compatible fit between the Crossroads Village and the existing commercial development.

- The Urban Trail shall be the primary mixed-use corridor/Main Street of Crossroads Village with activated ground-level commercial and residential amenity spaces provided with stacked flats above. Ground floor spaces fronting the Urban Trail shall include:
 - Pedestrian oriented streetscape elements set forth in Section II.A.
 - Windows providing visual access.
 - Multiple entrances.
 - Crossroads Village residential use amenity, common area and leasing uses shall be permitted uses for the ground-level space.
 - The townhomes shall be located east and west of the Urban Trail and shall include sidewalks, landscaping, open space, connection corridors and play areas. The interior townhomes will generally cluster around open space/play areas where feasible. The townhomes will include under-structure garages.
 - Along Crossroads Village's eastern Park Interface, townhomes shall take advantage of existing lower grade conditions to maintain a residential scale along the Park Interface and minimize the perception of height and scale. Residential entrances to these townhomes will face the Crossroads Park, allowing for eyes on the park and activity adjacent to the Crossroads Park.
- **Vehicle Access/Parking.**
 - Primary access from the north shall be limited to three (3) drives from NE 15th Street. Emergency access from the north shall include two (2) additional restricted access drives.
 - Southern primary access shall be limited to the connection through the Urban Trail with Crossroads Mall.
 - Townhome parking shall generally be provided within the structure envelope.
 - No townhome garage may be directly accessed from NE 15th Street.
 - Commercial parking along the Urban Trail commercial parking shall be provided by angled surface stalls consistent with the Urban Trail design standards set forth in Section II.A.
 - Stacked flat parking may be provided below the structure envelope and may also be provided with nearby surface parking.
 - Guest and overflow parking shall be provided with surface parking stalls consistent with the Streetscape standards set forth in Section II.A.

C. Building Design.

In addition to compliance with the Bellevue Land Use Code, the CB District zoning standards and the requirements of the Multi-Family Transitions Area Design District, unless otherwise modified by the Development Agreement, the Crossroads Village project shall:

- Crossroads Village architectural character shall be a modern interpretation of cottage form. Buildings will have a residential scale and be oriented to pedestrians by including modulation and texture in height and depth of the facades, changes in the exterior materials, roof forms, window sizing and placement and variation in entry treatment.
- Materials and colors used on building facades should be compatible with nearby residential and commercial uses and the surrounding natural environment, particularly taking into account the proximity of Crossroads Park
- All building materials shall be clad with materials that minimize reflective light.
- All exterior lighting shall be discreet and designed with CPTED principles.
- Townhome entries shall include weather protection in the form of recessed entries or roof coverings. Commercial entries along the Urban Trail shall include weather protection in the form of awnings, canopies or covered entries consistent with standards set forth in Section II.A.

D. Signage.

In addition to compliance with the Bellevue Sign Code, the project shall:

- Ensure that commercial signage is an integral part of the architectural design of the Urban Trail. Urban Trail signage should be scaled to enhance the pedestrian environment.
- Include wayfinding signage to encourage pedestrian connectivity to Crossroads Park.

ATTACHMENT C
PUBLIC BENEFITS AND SITE PLAN AND DESIGN DIAGRAMS



Attachment C - EXHIBIT 1





Attachment C - EXHIBIT 2

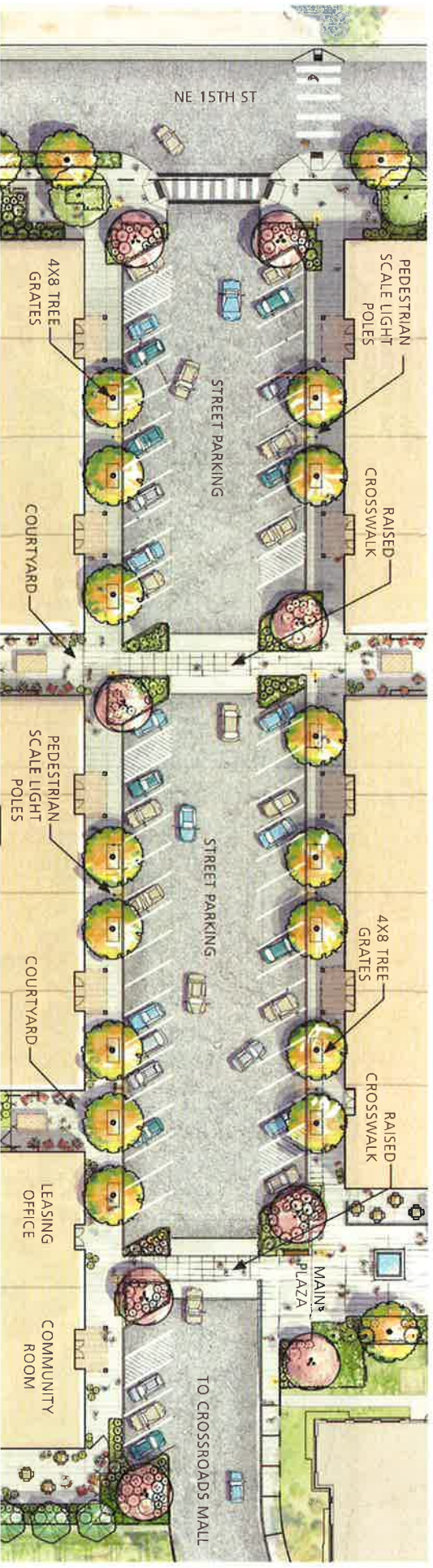


CROSSROADS VILLAGE

PARK CONNECTION FROM URBAN TRAIL TO CROSSROADS PARK

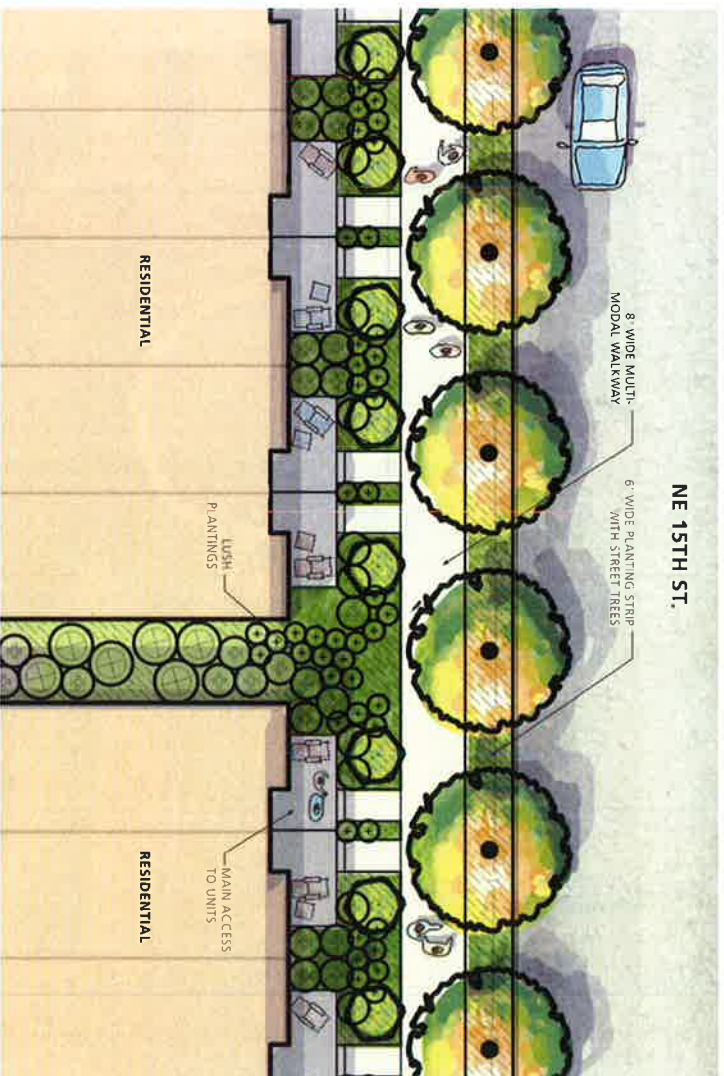
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TO
CROSSROADS
PARK

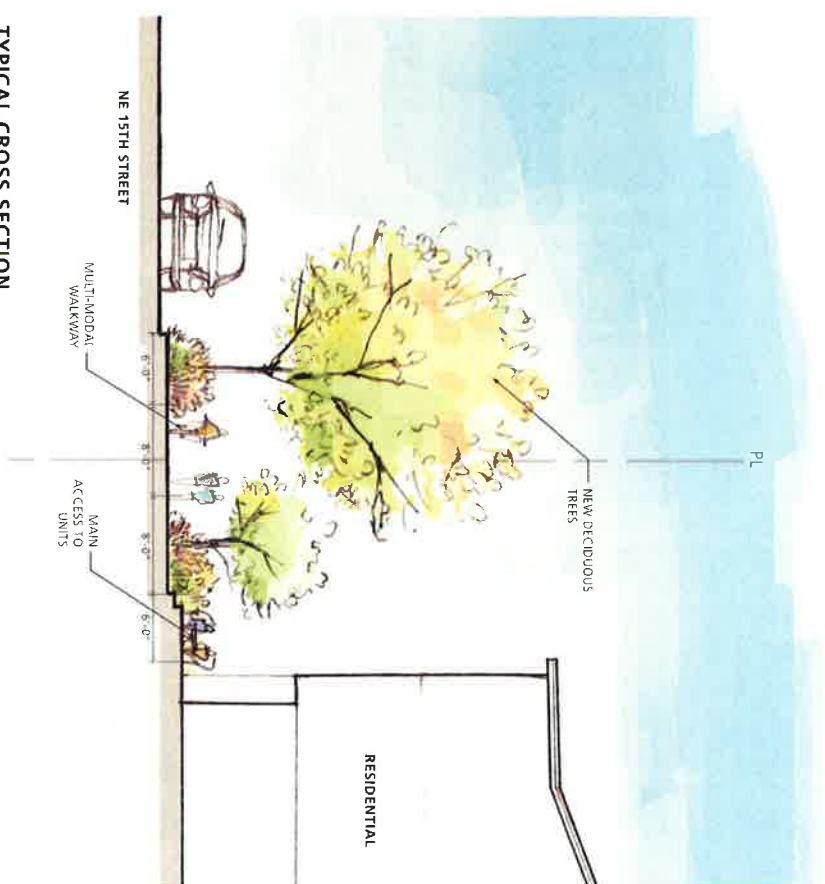


Attachment C - EXHIBIT 3



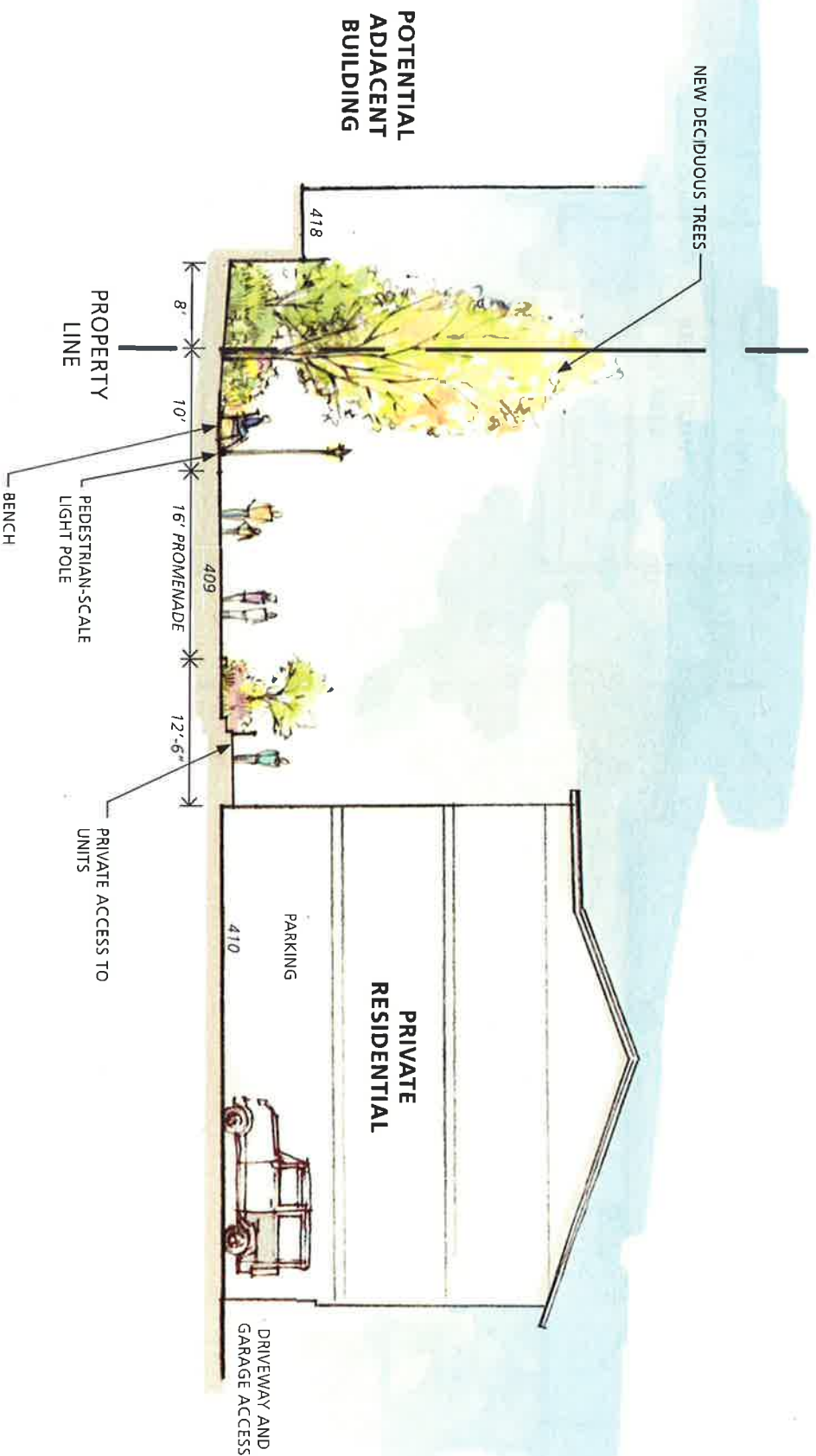


TYPICAL PLAN VIEW



TYPICAL CROSS SECTION

Attachment C - EXHIBIT 5



PARK CONNECTION SECTION LOOKING WEST

Attachment C - EXHIBIT 6

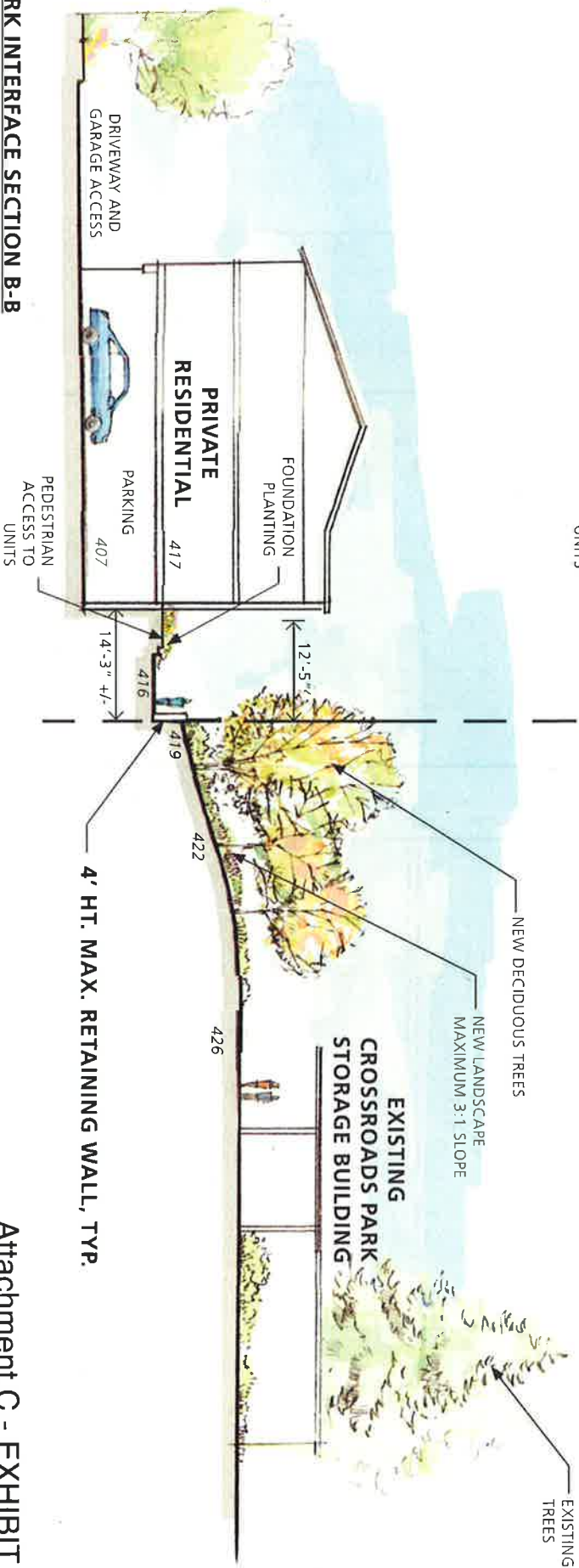
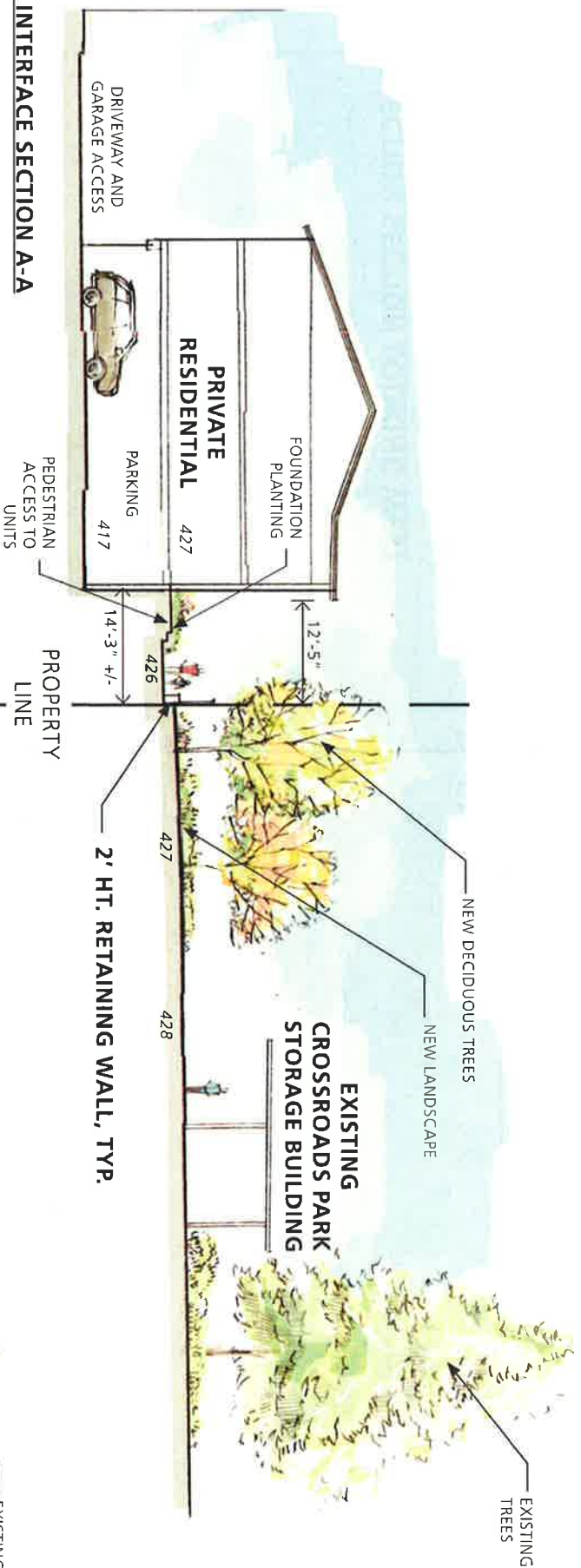
CROSSROADS VILLAGE

SECTION AT PARK CONNECTION

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PARK INTERFACE SECTION A-A

PARK INTERFACE SECTION B-B

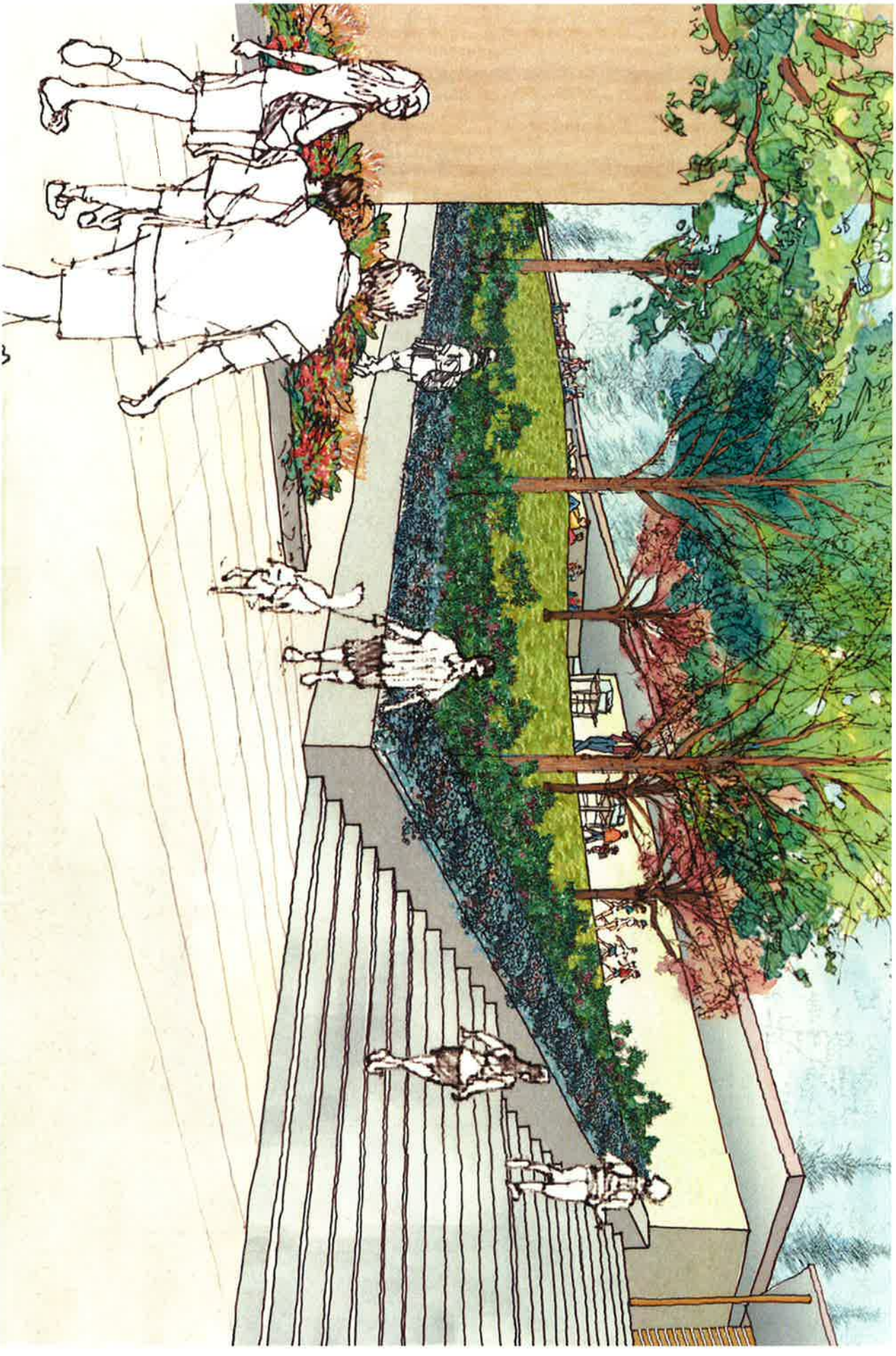


CROSSROADS VILLAGE

SITE SECTIONS AT
CROSSROADS PARK INTERFACE

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Attachment C - EXHIBIT 7

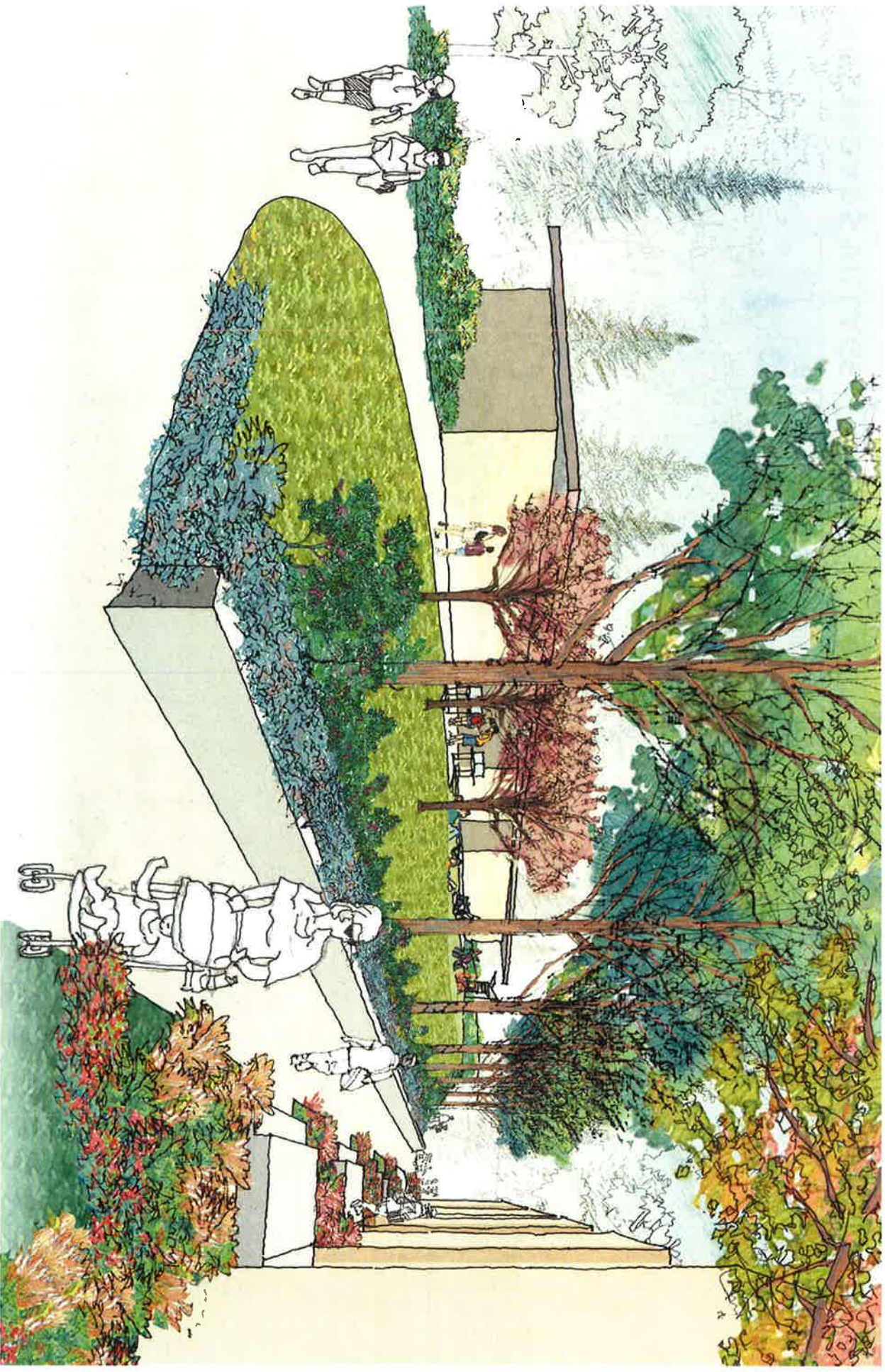


Attachment C - EXHIBIT 8

CROSSROADS VILLAGE

PERSPECTIVE VIEW 1 - LOOKING EAST AT
CROSSROADS PARK FROM PARK CONNECTION

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Attachment C - EXHIBIT 9

CROSSROADS VILLAGE

PERSPECTIVE VIEW 2 - LOOKING SOUTHEAST
AT CROSSROADS PARK INTERFACE

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ATTACHMENT D

TIMING AND DELIVERY OF PUBLIC IMPROVEMENTS

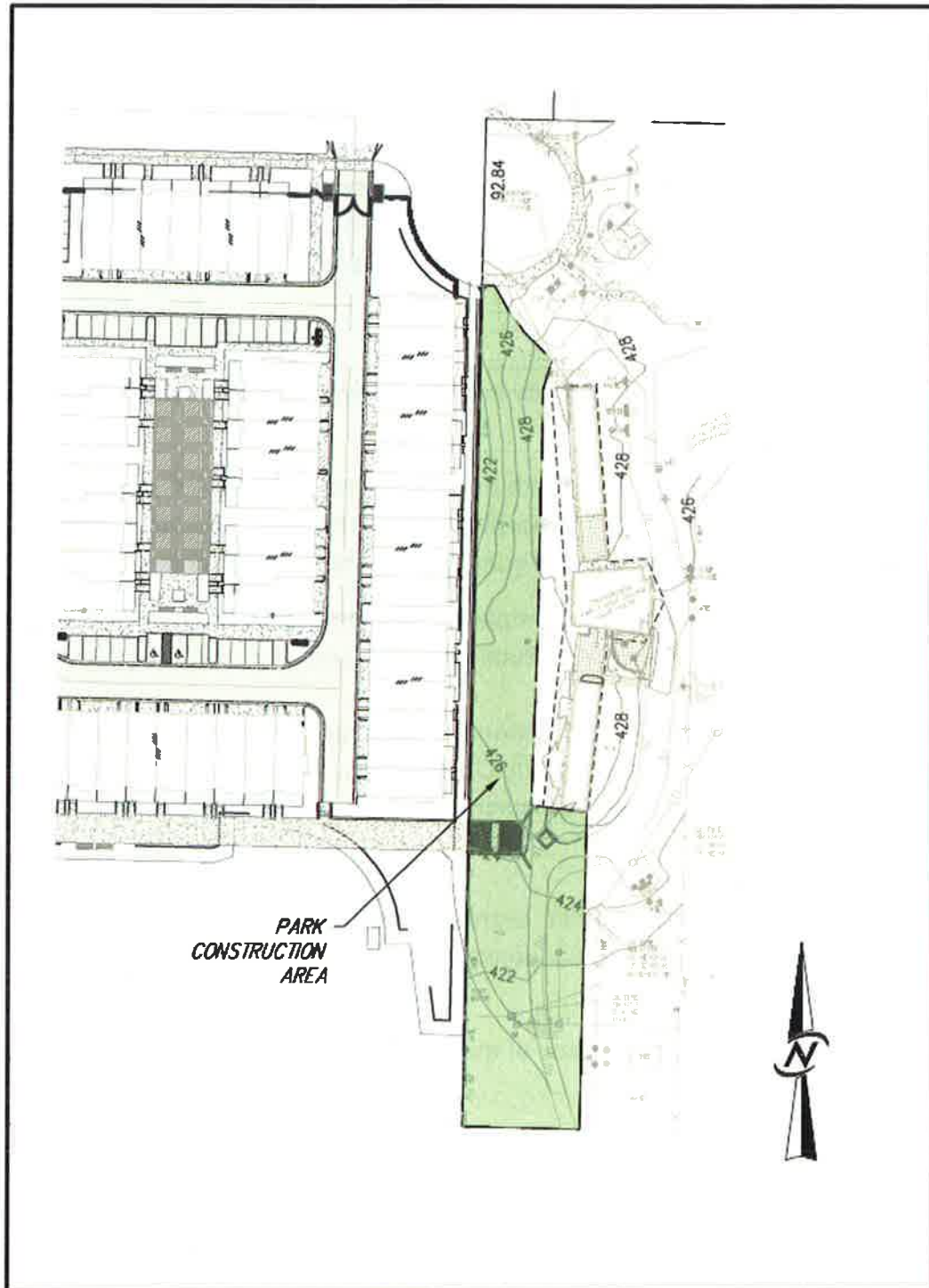
Timing and Delivery of Public Benefits for Crossroads Village:

- 1) The project consists of approximately 28 buildings split in two distinct areas east and west of the Urban Trail. Total construction timeframe for the project is expected to exceed two years possibly extending as long as 3 years. As a result of the larger scope of construction, Crossroads Village will be built in generally two phases. Construction follows a specific sequence, and multiple buildings will be under construction at one time rendering much of the site unsafe for general public use for a specific period of time. The SHAG project to the south of the Park Connection is also expected to be under construction during construction of Phase I of Crossroads Village.
- 2) Phasing of the project includes considerations for a logical sequence of construction, best engineering practices, maintenance of utility services, fire protection access during construction and occupancy, and public safety considerations. It is also the intent of Grantor to deliver the public benefits required by this Agreement for public use as soon as possible given construction phasing and potential safety issues.
- 3) Phase I of Crossroads Village consists of the buildings located east of the Urban Trail shown in the Site Plan in Attachment C and will include the Park Connection, Park Interface, Urban Trail to the western edge of the parking stalls and NE 15th St. Park Improvements of the project.
- 4) Phase II consists of the buildings located west of the Urban Trail and the associated streetscape improvements west of the parking stalls completed in Phase I..
- 5) The Parties' intent is to deliver the public benefit as soon as it is constructed and is safe to do so given the extent of the construction activities occurring on site. The Parties agree to the following delivery timeline for each of the public benefits required by this Agreement:
 - a) NE 15th Street as a Park Street will be substantially completed and open for public access within nine (9) months of the commencement of construction of Phase I of Crossroads Village.
 - b) The Park Interface and Park Connection (including the Focal Point) shall be open to the public no later than the issuance of the TCO for the final building of Phase I, and the TCO of the last building in Phase I shall not be granted until the Park Interface, Park Connection, and Focal Point are all open to the public. The Grantor shall open the Park Interface to the public no later than the issuance of the TCO for the last building fronting Crossroads Park. The Grantor shall open the Park Connection to the public no later than the issuance of the TCO for the last building fronting the Park

Connection. Opening of the Park Connection to the public will also be dependent on the SHAG project's schedule, which may delay delivery of this public benefit; the SHAG project's construction timeframe is out of Grantor's control.

- c) The Urban Trail to the western edge of the parking stalls shall be opened to the public no later than the completion of Phase I. The Urban Trail west of the parking stalls shall be open to the public following completion and issuance of a TCO for the buildings in Phase II.
- d) To facilitate the provision of public improvements at their earliest reasonable timeframe, and to provide for the completion of construction in areas adjacent to the Public Benefits no Phase II building will receive a TCO until the substantial completion of the Park Interface and Public Access to the Park and their availability for use by the public.
- e) The Parties agree that all the Public Benefits associated with Phase I of the project shall be open to the public no later than 2 years following the start of construction as set forth in the Delivery Schedule, unless modified as provided in Section B.2.a of the Development Agreement.

ATTACHMENT E
PARK WORK ZONE



ATTACHMENT F
EXAMPLE FORM OF SPECIAL USE PERMIT

CR# _____ DATE _____ LOC _____

SPECIAL USE AGREEMENT

This SPECIAL USE AGREEMENT ("Agreement") is dated _____, 20__ ("Effective Date"), and is entered into by and between THE CITY OF BELLEVUE, a Washington municipal corporation (the "City" or "Grantor"), and Crossroads Village, LLC, a Washington limited liability company, ("Crossroads Village" or "Grantee").

WHEREAS, the City owns a _____, commonly referred to as the Crossroads Park and Golf Course ("City Property"), which is located at 15801 NE 15th Street; and

WHEREAS, Grantee is proceeding with the development of a mixed-use development on property ("Crossroads Village Project") adjacent to the City Property, including certain public benefits such as a Park Connection that will enhance the City Property; and

WHEREAS, Grantor is required to complete improvements to Crossroads Park described in the Parties' Development Agreement as Public Benefits; and

WHEREAS, the Parties desire to facilitate the development of the Crossroads Village Project, and to maintain access and use of the City Property, to the extent feasible and consistent with other lawfully entered agreements, permits and obligations, throughout construction; and

Whereas, the City is willing to grant Grantee's request for access onto the City's property to complete the Public Benefits, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of mutual benefits, for public use, the City and Grantee agree as follows:

1. Premises/City Property. The City owns real property described in Exhibit A (the "Premises" or "City Property").
2. Permitted Use. The City hereby grants Grantee the right to use and occupy a portion of the City Property, an area of approximately _____ square feet and as generally depicted on Exhibit A, attached hereto and incorporated herein by this reference (the "Approved Area" or "Park Work Zone") subject to the terms and conditions

of this Agreement, for the limited purposes described in Exhibit B, as it relates to Grantee's Facilities. Grantee's Facilities shall mean _____ and appurtenances, existing as of the date of this agreement or as those components may be modified or improved consistent with the terms of this Agreement.

Grantee understands and agrees that no further work, use, improvements, or alterations shall be made to the Premises. The City may set additional terms as unforeseen conditions may warrant.

3. Access. Grantee shall gain access to the Approved Areas when needed by delivering notice to the City no less than five business days in advance of the requested access. Upon receipt of such notice, the City and Grantee shall cooperate to schedule Grantee's access.
4. Special Conditions.

[Describe special conditions, easements, covenants and reference Exhibit ____.]

5. Prior to Commencing Work. Prior to any work beginning within the City Property, the Approved Area shall be secured and signed to protect public safety and all construction documents for Grantee's project shall have been approved by the City of Bellevue. Such approval is distinguished from any approvals issued by the City in its capacity as reviewing and permitting authority and Grantee acknowledges that execution of this Agreement does not eliminate the need to obtain all necessary permits and approvals from the City. Grantee shall mail courtesy notices of Grantee's work, along with an overview of the Grantee's work schedule, to adjacent property owners a minimum of ten business days prior to work commencing.
6. Non-Exclusive Access. This Agreement shall not be deemed or construed to grant Grantee an exclusive right to access or occupy the City Property or any part thereof. Nothing in this Agreement prohibits the City from entering into other agreements with other public or private entities or entering into any other agreements with respect to the City Property. Other than authorizing the access and uses specified herein, this Agreement does not constitute the City's approval for issuance of any permits that may be required for Grantee's work as described in Section 10.
7. Term. This Agreement commences on the Effective Date, and expires _____. Thereafter, the Agreement may be extended by mutual written agreement for additional periods at the City's sole discretion. Grantee shall notify City within five business days of work completion.

8. Termination. The City may terminate this Agreement immediately if Grantee is in material breach of the terms of this Agreement or if Grantee's use of the City Property endangers the public health, safety, or welfare. If the Agreement is so terminated, Grantee shall immediately remove all tools, equipment, and other personal property as requested by the City. Otherwise, this Agreement may be terminated by the City with 30 days written notice and an opportunity to cure. Grantee shall promptly remove all tools, equipment and other personal property; or the City may remove at Grantee's cost after 30 days of the date of termination and charge the cost to Grantee. City will not unreasonably interfere with Grantee's ability to fulfill its obligations under the Development Agreement.
9. Non-disturbance; Ingress/Egress. Grantee and its agents and contractors will use reasonable efforts to minimize any disturbance of, or damage to, the City Property during Grantee's work under this Agreement.
10. Permits; Costs. Grantee shall obtain, at its sole cost, all required permits, including but not limited to any applicable land use permits, for its work on the City Property, and shall pay for all work it does on the City Property. In addition, Grantee shall obtain from any contractor, consultant or third party hired to perform work of any type on the City Property a written waiver of any right to file a lien against the City Property and provide copies to the City.
11. Utility Inspection. City makes no representations and/or warranties in respect to locating any utilities within City Property. Grantee shall comply with any local, state and federal laws, regarding utility locating, and agrees to obtain information regarding the location and current status of other utility installations or property improvements before starting work. Utility operators and owners of property improvements adjoining or in proximity to the project as described herein, shall be notified by Grantee when such operator's or owner's installation or property improvement is exposed to the possibility of injury or damage through performance of work on the project authorized by this Agreement. Grantee shall make all advance arrangements necessary to protect such utility installation or property improvement from injury or damage.
12. Due Care/Restoration. Grantee agrees that it will take all due care to avoid damages to the City's property. Grantee shall notify the City immediately of any damage to the City Property. Grantee shall be liable for all costs associated with the repair, replacement, and restoration of the City Property, including but not limited to: curbs, sidewalks, pathways, light poles, slopes, shrubbery, landscaping, irrigation, bollards, fencing, roadway, locks or structures, and for any and all damage that may occur as a result of Grantee's project, access or use of the City Property. Grantee shall leave the premises in an equal to or better than condition than existed upon Grantee's arrival.

13. Repair of Damage. In the event that damage of any kind is caused by Grantee in the course of performing work authorized by this Agreement, Grantee shall immediately notify the City of such damage. After receiving the City's approval of any proposed repairs, Grantee will repair said damage at its sole expense. Such repair work shall begin without delay and continue without interruption until completed. If damage is extensive, the time allowed for repair will be prescribed by the City. If the City determines it is necessary, the City may accomplish the work and charge all repair costs to Grantee.
14. No Cost to City. City shall bear no cost or expense whatsoever in connection with Grantee's activities or use of the City Property for Grantee's activities.
15. Grantee Conduct Activities. Grantee shall at all times conduct its activities on City Property so as not to endanger the City's operations, facilities, and/or public. Grantee acknowledges that the balance of the City Property outside of the Approved Area will be open to the public during construction.
16. Tools, Equipment & Other Property. Grantee shall not store, deposit or stage construction materials within the Park Work Zone, except for those materials necessary to construct the Public Benefits located within the Park Work Zone or as provided by the Special Use Permit. All tools, equipment, and other property taken upon or placed upon the City Property by Grantee or its agents shall remain the property of Grantee and must be removed immediately upon the expiration of this Agreement. Grantee shall at all times be responsible for safely securing all tools, equipment and other property it places on the City Property. In addition, the City shall not be responsible for the loss, theft or damage of any kind to equipment, tools or other Grantee personal property used on the Premises by Grantee.
17. Hazardous Materials Prohibited. Grantee shall not use or store any hazardous materials on the Premises.
18. City's Right to Patrol. City shall have the right at its sole discretion to patrol and police the Approved Area during the period of this Agreement. Grantee further agrees to permit City inspectors to be present at any and all times during the period of this Agreement.
19. Waiver of Liability. The City makes no guarantees, warranties or representations as to the safety or suitability of the City Property for the uses authorized under this Agreement. The City shall have no liability, whatsoever, including but not limited to special, incidental or consequential damages, for any loss or liabilities resulting from use of the City Property pursuant to this Agreement except for claims of gross negligence or malfeasance on the part of the City. The City's sole obligation and liability otherwise is to allow termination of this Agreement. The Grantee assumes all risks of working in, on or under the City Property, known or unknown, foreseeable or unforeseeable.

20. No Assignment. Neither the Agreement nor any of the rights or obligations of Grantee arising under the Agreement may be assigned without the City's prior written consent. Subject to the foregoing, the Agreement will be binding upon, enforceable by, and inure to the benefit of, the parties and their successors and assigns.
21. Stop Work Orders. Grantee agrees to abide by all terms and conditions of any Stop Work Order or any other order posted by the City. A Stop Work or other order may be posted on the City Property whenever the City deems it has reason to believe a violation of any permit has or is about to occur, or that conditions exist that may constitute a hazard to persons or property. After posting a Stop Work Order, the City will allow work to continue under this Agreement only when the City determines the issues have been resolved.
22. Reports. Grantee agrees to provide to the City, at no cost to the City, copies of all reports and all other information it obtains from its activities on the City Property.
23. One-Call. The Grantee shall continuously be a member of the State of Washington "one-call" locator service (RCW 19.122), or approved equivalent, and shall comply with all such applicable rules and regulations.
24. Indemnification. Grantee shall indemnify, defend, and hold harmless the City, its agents, officers, or employees, from any and all liability, loss, damage, cost, expense, and claim whatsoever, whether at law or in equity, arising out of or in any way related to, directly or indirectly, the Grantee's use of the City Property contemplated under this Agreement. If any action or proceeding is brought against the City by reason of personal injury or damage to the Premises or to the City's property, Grantee shall defend the City at Grantee's complete expense, provided that, for uninsured actions or proceedings, defense attorneys shall be approved by the City, which approval shall not be unreasonably withheld.
25. Attorney's Fees. Grantee shall be liable to the City for the City's reasonable attorneys' fees and costs in enforcing the terms of this Agreement and in any claim or lawsuit by the City against the Grantee or its insurers arising out of Grantee's use of the City Property related this Agreement.

Environmental Laws & Indemnification. Environmental Laws shall include the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq.; the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1801 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. § 1257 et seq.; the Clean Air Act, 42 U.S.C. § 7401 et seq.; the Toxic Substances Control Act, 15 U.S. C. § 2601 et seq.; the Federal Insecticide,

Fungicide, and Rodenticide Act, 7 U.S.C. § 136 et seq.; the Occupational Safety and Health Act, 29 U.S.C. § 651 et seq.; the Washington Hazardous Waste Management Act, Chapter 70.105 RCW; and the Washington Model Toxics Control Act, Chapter 70.105D RCW, all as amended from time to time or any other valid and applicable federal, state, or local statute, code, or ordinance, or valid and applicable federal or state administrative rule, regulations, ordinance, order, decree, or other valid and applicable governmental authority as now or at any time hereafter in effect pertaining to the protection of human health or the environment.

Grantee shall indemnify, defend, and hold harmless the City, its agents, officers, or employees from and against any and all liability, loss, damage, expense, actions, and claims, either at law or in equity, including, but not limited to, costs and reasonable attorneys' and experts' fees incurred by the City in defense thereof, arising from (a) Grantee's violation of any Environmental Laws applicable to the Premises or (b) from any release of a Hazardous Substance on or from the Premises. This indemnity includes but is not limited to (a) liability for a governmental agency's costs of removal or remedial action for Hazardous Substances; (b) damages to natural resources caused by Hazardous Substances, including the reasonable costs of assessing such damages; (c) liability for any other person's costs of responding to Hazardous Substances; (d) liability for any costs of investigation, abatement, correction, cleanup, fines, penalties, or other damages arising under any Environmental Laws; and (e) liability for personal injury, property damage, or economic loss arising under any statutory or common-law theory.

Grantee agrees that its obligations under this Section 25 extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents. For this purpose, Grantee, by mutual negotiation, hereby waives, as respects the City only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW.

The provisions of this Section shall survive termination of this Agreement for any reason.

26. Insurance. Grantee shall procure and maintain a program of liability insurance or self-insurance as the City's Risk Management Department determines is necessary to protect the City's Premises and property and further described in **Exhibit C**. At a minimum, Grantee shall procure a Restoration Bond as described in the Development Agreement.
27. Anti-Discrimination. In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of race, color, ancestry, religion, national origin, age, sex, sexual orientation, marital status or the presence of any sensory, mental or physical handicap in an otherwise qualified handicapped person unless based upon a bona fide occupational qualification, and this requirement shall apply to but not be limited to the following: employment, advertising, lay-off or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship.
28. Governing Law/Forum. This Agreement shall be governed by the laws of the State of Washington and its choice of law rules. Grantee irrevocably consents to the exclusive personal jurisdiction and venue of the federal and state courts located in King County, Washington, with respect to any dispute arising out of or in connection with this Agreement or Grantee's use or access of the City Property.
29. Title VI Assurances. Grantee and any successors in interest, as part of the consideration hereto, does hereby covenant and agree that (1) no person, on the grounds of race, color, sex, or national origin shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use provided for in this Agreement, 2) that in the construction of any improvements for which access to the City Property is granted under this Agreement, and furnishing of services therein, no person on the grounds of race, color, sex, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Grantee shall use the City Property in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, part 21, Nondiscrimination in Federally assisted programs of the U.S. Department of Transportation ---Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
30. Other Applicable Laws. Grantee shall comply with all applicable Federal, State, Grantee and local laws and ordinances. This Agreement does not in any way relieve Grantee from complying with any other applicable laws in performing the work subject to this Agreement.

31. Title. This Agreement grants only the limited right to use part of the City's interest in the City Property. This Agreement is not a warranty that good title to any specific property is vested in the City.
32. Notices. All notices required under this Agreement shall be deemed sufficient if sent in writing by US Mail or by electronic mail. All notices shall be delivered to the following addresses or to any other or additional addresses as may be specified from time to time by notice to either Grantee. Notices shall be deemed received on the day sent electronically or 3 business days after placed into the US Mail:

To the CITY:

Parks Program Manager

Bellevue Parks & Community Services

Bellevue, WA 98009

PO Box 90012

Bellevue, WA 98009-9012

currently, Lorrie Peterson

lpeterson@bellevuewa.gov

425-452-4355

And to

Bellevue Utility Department

Bellevue, WA 98009

PO box 90012

Bellevue, WA 98009-9012

currently,

@bellevuewa.gov

425-452-

To GRANTEE:

Crossroads Village, LLC
Attn: Pete Lymberis
419 Occidental Avenue South, Suite 300
Seattle, WA 98104
Email: Petel@intra-corp.com

And to

McCullough Hill Leary, P.S.
Attn: Jessica Clawson
701 5th Avenue, Suite 6600
Seattle, WA 98104
Email: jessie@mhseattle.com

33. Binding. This Agreement shall be binding upon the respective parties' successors and assigns.

34. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, but those counterparts will constitute one and the same instrument Counterparts.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date stated above.

GRANTEE

By _____

Printed Name: _____

Title: _____

CITY OF BELLEVUE

By _____

Printed Name: _____

Title: _____

Approved as to Form:

By: _____

Assistant City Attorney

EXHIBIT A

City Property description

(Item blank--will be filled out in final)

EXHIBIT B

Description of Preparation and Site Activities at [Premises]

- Grantee will construct the improvements described in the Development Agreement and its attachments.
- Park Work Zone. Grantee shall construct the Park Interface public benefit in the manner and in the area set forth in the Development Agreement Attachment E (the “Park Work Zone”) and in accordance with this Agreement.
- Grantor shall construct the Public Benefits in a workmanlike manner.
- Grantor shall minimize disruption to Crossroads Park and the public’s access to Crossroads Park
- In no event shall Grantor occupy the Park Work Zone for more than a total of 18 months from start of construction in the Park Work Zone as set forth in the Development Agreement, Attachment D, Timing and Delivery of Public Benefits.
- Proposed schedule will be approved in writing and in advance by Grantee and City.
- Grantee shall consult with City of Bellevue Development Services for any applicable permits that may be needed before beginning any work on the site.
- Grantee shall provide written documentation to both Lorrie Peterson and _____, that any and all permits have been obtained prior to any work commencing on City property.
- Grantee and City will complete an on-site meeting in advance of any work to coordinate access and provide any notifications. Contractor shall then notify Parks & Utilities with no less than two weeks before commencing any work.
- [Grantee allowable facilities].
- [Grantee vehicles].
- [Public outreach] Grantee shall produce a project flyer to assist with public notification of the project. Grantee will distribute flyers.
- [Access to related City property in vicinity].
[Additional requirements – monitoring, CCTV, etc.]

EXHIBIT C

Potential insurance requirements

(Item blank--will be filled out in final)

ATTACHMENT E – BUILDING ADDRESS SPREADSHEET

Building	Address Type	Parity	Address	Street Name
1	Building	Even	15894	NE 14TH LN
	Townhome Unit		15850	NE 14TH LN
	Townhome Unit		15866	NE 14TH LN
	Townhome Unit		15870	NE 14TH LN
	Townhome Unit		15880	NE 14TH LN
	Townhome Unit		15886	NE 14TH LN
	Townhome Unit		15892	NE 14TH LN
	Townhome Unit		15896	NE 14TH LN
	Townhome Unit		15898	NE 14TH LN
2	Building	Even	1494	159th PL NE
	Townhome Unit		1460	159th PL NE
	Townhome Unit		1466	159th PL NE
	Townhome Unit		1470	159th PL NE
	Townhome Unit		1478	159th PL NE
	Townhome Unit		1488	159th PL NE
	Townhome Unit		1496	159th PL NE
	Townhome Unit		1496	159th PL NE
3	Building	Odd	1485	159th PL NE
	Townhome Unit		1451	159th PL NE
	Townhome Unit		1455	159th PL NE
	Townhome Unit		1459	159th PL NE
	Townhome Unit		1485	159th PL NE
	Townhome Unit		1463	159th PL NE
	Townhome Unit		1467	159th PL NE
4	Building	Even	1464	159th PL NE
	Townhome Unit		1432	159th PL NE
	Townhome Unit		1438	159th PL NE
	Townhome Unit		1442	159th PL NE
	Townhome Unit		1452	159th PL NE
5	Building	Odd	1453	159th PL NE
	Townhome Unit		1431	159th PL NE
	Townhome Unit		1437	159th PL NE
	Townhome Unit		1441	159th PL NE
6	Building	Even	1444	159th PL NE
	Townhome Unit		1400	159th PL NE
	Townhome Unit		1406	159th PL NE
	Townhome Unit		1410	159th PL NE
	Townhome Unit		1416	159th PL NE
	Townhome Unit		1422	159th PL NE
	Townhome Unit		1428	159th PL NE
7	Building	Odd	15857	NE 14TH RD
	Townhome Unit		15873	NE 14TH RD
	Townhome Unit		15877	NE 14TH RD
	Townhome Unit		15879	NE 14TH RD
	Townhome Unit		15881	NE 14TH RD
	Townhome Unit		15887	NE 14TH RD
	Townhome Unit		15893	NE 14TH RD
	Townhome Unit		15899	NE 14TH RD

Building	Address Type	Parity	Address	Street Name
8	Building	Odd	15849	NE 14TH RD
	Townhome Unit		15803	NE 14TH RD
	Townhome Unit		15825	NE 14TH RD
	Townhome Unit		15835	NE 14TH RD
	Townhome Unit		15845	NE 14TH RD
	Townhome Unit		15859	NE 14TH RD
	Townhome Unit		15865	NE 14TH RD
9	Building		1424	158th PL NE
	Storefront / Retail Unit		1426	158th PL NE
	Storefront / Retail Unit		1432	158th PL NE
	Storefront / Retail Unit		1456	158th PL NE
	Townhome Unit		1411	158th CT NE
	Townhome Unit		1429	158th CT NE
	Townhome Unit		1435	158th CT NE
	Townhome Unit		1443	158th CT NE
	Townhome Unit		1457	158th CT NE
	Townhome Unit		1497	158th CT NE
10	Building	Even	1434	158th PL NE
	Townhome Unit		1430	158th CT NE
	Townhome Unit		1436	158th CT NE
	Townhome Unit		1448	158th CT NE
	Townhome Unit		1450	158th CT NE
	Townhome Unit		1458	158th CT NE
11	Building	Even	1462	158th CT NE
	Townhome Unit		1468	158th CT NE
	Townhome Unit		1476	158th CT NE
	Townhome Unit		1484	158th CT NE
12	Building	Even/Odd	1474	158TH PL NE
	Storefront / Retail Unit		1472	158TH PL NE
	Storefront / Retail Unit		1486	158TH PL NE
	Storefront / Retail Unit		1492	158TH PL NE
	Storefront / Retail Unit		1498	158TH PL NE
	Townhome Unit		1459	158th CT NE
	Townhome Unit		1465	158th CT NE
	Townhome Unit		1469	158th CT NE
	Townhome Unit		1475	158th CT NE
	Townhome Unit		1479	158th CT NE
	Townhome Unit		1481	158th CT NE
	Townhome Unit		1489	158th CT NE
	Townhome Unit		1497	158th CT NE

Building	Address Type	Parity	Address	Street Name
13	Building	Even/Odd	1403	158TH PL NE
	Storefront / Retail Unit		1401	158TH PL NE
	Storefront / Retail Unit		1407	158TH PL NE
	Storefront / Retail Unit		1413	158TH PL NE
	Storefront / Retail Unit		1415	158TH PL NE
	Storefront / Retail Unit		1419	158TH PL NE
	Townhome Unit		1400	157TH CT NE
	Townhome Unit		1406	157TH CT NE
	Townhome Unit		1410	157TH CT NE
	Townhome Unit		1418	157TH CT NE
	Townhome Unit		1422	157TH CT NE
14	Building	Even/Odd	1415	158TH PL NE
	Storefront / Retail Unit		1421	158TH PL NE
	Storefront / Retail Unit		1425	158TH PL NE
	Storefront / Retail Unit		1431	158TH PL NE
	Storefront / Retail Unit		1455	158TH PL NE
	Townhome Unit		1428	157TH CT NE
	Townhome Unit		1432	157TH CT NE
	Townhome Unit		1436	157TH CT NE
	Townhome Unit		1440	157TH CT NE
	Townhome Unit		1446	157TH CT NE
	Townhome Unit		1450	157TH CT NE
	Townhome Unit		1456	157TH CT NE
	Townhome Unit		1460	157TH CT NE
15	Building	Even/Odd	1465	157TH CT NE
	Storefront / Retail Unit		1471	158TH PL NE
	Storefront / Retail Unit		1483	158TH PL NE
	Storefront / Retail Unit		1491	158TH PL NE
	Storefront / Retail Unit		1495	158TH PL NE
	Townhome Unit		1466	157TH CT NE
	Townhome Unit		1470	157TH CT NE
	Townhome Unit		1476	157TH CT NE
	Townhome Unit		1480	157TH CT NE
	Townhome Unit		1482	157TH CT NE
	Townhome Unit		1486	157TH CT NE
	Townhome Unit		1488	157TH CT NE
	Townhome Unit		1490	157TH CT NE
16	Building	Even	15794	NE 14TH RTE
	Townhome Unit		15746	NE 14TH RTE
	Townhome Unit		15758	NE 14TH RTE
	Townhome Unit		15762	NE 14TH RTE
	Townhome Unit		15778	NE 14TH RTE
	Townhome Unit		15790	NE 14TH RTE
	Townhome Unit		15796	NE 14TH RTE
	Townhome Unit		15798	NE 14TH RTE

Building	Address Type	Parity	Address	Street Name
17	Building	Even	15784	NE 14TH RTE
	Townhome Unit		15702	NE 14TH RTE
	Townhome Unit		15706	NE 14TH RTE
	Townhome Unit		15710	NE 14TH RTE
	Townhome Unit		15716	NE 14TH RTE
	Townhome Unit		15720	NE 14TH RTE
	Townhome Unit		15740	NE 14TH RTE
18	Building	Odd	15785	NE 14TH RTE
	Townhome Unit		15745	NE 14TH RTE
	Townhome Unit		15761	NE 14TH RTE
	Townhome Unit		15771	NE 14TH RTE
	Townhome Unit		15783	NE 14TH RTE
	Townhome Unit		15795	NE 14TH RTE
19	Building	Odd	15775	NE 14TH RTE
	Townhome Unit		15715	NE 14TH RTE
	Townhome Unit		15719	NE 14TH RTE
	Townhome Unit		15731	NE 14TH RTE
	Townhome Unit		15743	NE 14TH RTE
20	Building	Even	15774	NE 14TH ALY
	Townhome Unit		15742	NE 14TH ALY
	Townhome Unit		15756	NE 14TH ALY
	Townhome Unit		15760	NE 14TH ALY
	Townhome Unit		15776	NE 14TH ALY
	Townhome Unit		15788	NE 14TH ALY
21	Building	Even	15764	NE 14TH ALY
	Townhome Unit		15712	NE 14TH ALY
	Townhome Unit		15718	NE 14TH ALY
	Townhome Unit		15728	NE 14TH ALY
	Townhome Unit		15732	NE 14TH ALY
22	Building	Odd	15755	NE 14TH ALY
	Townhome Unit		15741	NE 14TH ALY
	Townhome Unit		15753	NE 14TH ALY
	Townhome Unit		15759	NE 14TH ALY
	Townhome Unit		15775	NE 14TH ALY
	Townhome Unit		15787	NE 14TH ALY
23	Building	Odd	15735	NE 14TH ALY
	Townhome Unit		15707	NE 14TH ALY
	Townhome Unit		15711	NE 14TH ALY
	Townhome Unit		15717	NE 14TH ALY
	Townhome Unit		15729	NE 14TH ALY
24	Building	Even	15754	NE 14TH TER
	Townhome Unit		15738	NE 14TH TER
	Townhome Unit		15752	NE 14TH TER
	Townhome Unit		15768	NE 14TH TER
	Townhome Unit		15772	NE 14TH TER
	Townhome Unit		15782	NE 14TH TER

Building	Address Type	Parity	Address	Street Name
25	Building	Even	15734	NE 14TH TER
	Townhome Unit		15722	NE 14TH TER
	Townhome Unit		15726	NE 14TH TER
	Townhome Unit		15730	NE 14TH TER
	Townhome Unit		15736	NE 14TH TER
26	Building	Odd	15725	NE 14TH TER
	Townhome Unit		15727	NE 14TH TER
	Townhome Unit		15733	NE 14TH TER
	Townhome Unit		15737	NE 14TH TER
	Townhome Unit		15751	NE 14TH TER
	Townhome Unit		15755	NE 14TH TER
	Townhome Unit		15757	NE 14TH TER
	Townhome Unit		15759	NE 14TH TER
27	Building	Odd	15715	NE 14TH TER
	Townhome Unit		15701	NE 14TH TER
	Townhome Unit		15705	NE 14TH TER
	Townhome Unit		15709	NE 14TH TER
	Townhome Unit		15713	NE 14TH TER
	Townhome Unit		15717	NE 14TH TER
	Townhome Unit		15721	NE 14TH TER
	Townhome Unit		15723	NE 14TH TER
28	Building	Even	1414	157TH PL NE
	Townhome Unit		1402	157TH PL NE
	Townhome Unit		1408	157TH PL NE
	Townhome Unit		1412	157TH PL NE
	Townhome Unit		1416	157TH PL NE
	Townhome Unit		1422	157TH PL NE
	Townhome Unit		1430	157TH PL NE
	Townhome Unit		1434	157TH PL NE
	Townhome Unit		1438	157TH PL NE
29	Building	Even	1454	157TH PL NE
	Townhome Unit		1442	157TH PL NE
	Townhome Unit		1446	157TH PL NE
	Townhome Unit		1452	157TH PL NE
	Townhome Unit		1458	157TH PL NE
	Townhome Unit		1462	157TH PL NE
	Townhome Unit		1468	157TH PL NE
	Townhome Unit		1472	157TH PL NE
	Townhome Unit		1480	157TH PL NE