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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File Numbers:	17-111083-LD; 17-111079-LP
Project Name/Address:	Overlake Medical Center – Project futureCARE 1035 116th Avenue NE
Planner:	Carol Hamlin
Phone Number:	(425)-452-2731
Minimum Comment Period:	June 15, 2017

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☐ Vicinity Map
- ☐ Plans
- ☐ Other:

NT SERVICES DEPARTMENT
ENUE NE
/A 98009-9012

Received
APR 19 2017
Permit Processing

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

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

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

3.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   Amendment to approved Master Development Plan to accommodate Project futureCARE: New East Tower

2. Name of applicant: [help]
   Overlake Medical Center

3. Address and phone number of applicant and contact person: [help]
   1035 116th Ave NE, Bellevue, WA 98004
   Jeffrey Fleming

4. Date checklist prepared: [help]
   April 17, 2017

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction Start - January 2 2018
   Garage Access Tunnel Occupancy - December 2018
   Tower Substantial Completion - August 2020
   Site/Connector Substantial Completion - July 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   The Master Development Plan (MDP) amendment will accommodate all known expansion plans. The new East Tower is being designed for a future 3 floor vertical expansion. Timing of this expansion is unknown.This SEPA checklist addresses impacts of the MDP amendment and East Tower project.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   Overlake Hospital Master Plan/NE 10th Street Extension DEIS, 11/04/04
   Overlake Hospital Master Plan/NE 10th Street Extension FEIS, 02/24/05
   Geotechnical Report, 03/24/17
   Stormwater Report, 04/17/17
   Traffic Impact Analysis, 03/01/17

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
   The OR Expansion project has received an approved Land Use Exemption, is being designed now, and will be submitted for permit in May. The fuel tank addition project has been submitted for permit. These are the only known projects affecting the exterior/site.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    City of Bellevue

Design Review Approval
Clear and Grade
Lot Consolidation Approval
Developer Extension Agreement
Demo
Shoring
Right of Way
Conceptual Smoke Control
Building
Mechanical
Electrical
Plumbing

State

National Pollutant Discharge Elimination System (Dept of Ecology)
Air: Notice of Intent for demolition projects (Dept of Ecology)
Department of Health, Construction Review Services plan review

Federal

FAA review

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The Master Development Plan amendment will authorize construction of the new East Tower and make revisions to the internal campus landscaping, pedestrian access, and vehicular circulation. The new East Tower project will replace an aging inpatient bed tower and lab building with a new, 5 story inpatient tower with one level of basement below. Total gross floor area anticipated is approximately 245,000 SF.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The project site is on the existing Overlake Medical Center campus. The address is recorded on item 3 above. Legal description, site plan, topographics survey etc are included as exhibits with this submission.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☐steep slopes, ☐mountainous, other: *Click here to enter text.*

b. What is the steepest slope on the site (approximate percent slope)? [help]
33%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Per the geotechnical report, the soils generally consist of sand and silt at depths up to 15 feet and dense sand and gravel layers with variable silt content at depths greater than 15 feet.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
Stripping, excavating, grading, and filling will be necessary for the construction of the new East Tower. Stripping will consist of removal of approx.. 2,500 cubic yards of duff and topsoil. Grading and filling will consist of the excavation of approximately 60,000 cubic yards for the new building construction. A significant amount of this excavation will be exported off-site. Import roadway gravel base material, capillary break rock, and other fill materials will be imported from an approved source. Excess soils will be disposed of off-site at approved sources.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Due to the temporary exposure of exposed soil during construction, there is potential for erosion during construction as a result of rainfall. However, soil exposre and coverage best management practices will be used to minimize erosion on-site and to reduce silty stormwater runoff into existing storm drainage systems in the area.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Impervious surfaces will be approximately 90% of the hospital property.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
Construction Best Management practices will be implemented in accordance with City of Bellevue Surface Water Design Manual and Washington State Department of Ecology NPDES requirements to minimize impact of soil disturbance to the natural systems. Some proposed measures include no-idling during loading/unloading, using water to control dust, covering stockpiled materials, and using clean fuels when appropriate.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
Construction equipment exhaust, dust, and odor emission during construction activities.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
Water sprinkling application to minimize dust.

3. Water [help]

a. Surface Water:

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. [help]
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. [help]
No.

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. [help]
None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
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. [help]
No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
No.

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. [help]
None.

c. Water runoff (including stormwater):

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. [help]
A storm drainage plan will be prepared in accordance with the City of Bellevue requirements. Storm water runoff will be collected in catch basins, downspouts and area drains and pollution generating surfaces will be conveyed to water quality system. The runoff will discharge the site into the existing City storm drainage system, or will discharge into the WSDOT managed stormwater system in I-405 Right-of-Way. The City storm drainage system eventually discharges to Lake Washington via Sturtevent Creek.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
A comprehensive storm drainage plan will be designed in accordance with City of Bellevue requirements. Stormwater runoff treatment and control will be provided to minimize impacts to surrounding systems.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☐deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☒grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☒other types of vegetation: *perennials and ornamental grasses*

b. What kind and amount of vegetation will be removed or altered? [help]
All landscape in the area of development will be removed and replaced. There's approximately 36,000 SF of vegetated area today and in the future there will be approximately 32,000 SF, not including courtyard landscaping. The majority of the landscaped area is covered with lawn, ornamental grasses, perennnials, shrubbery, and numerous small caliper deciduous and evergreen trees. There are roughly 60 trees today and will be roughly 30 trees in the future.

c. List threatened and endangered species known to be on or near the site. [help]
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
New landscaping will replace the old. All trees, shrubs, perennials, and ornamental grasses will be native or adapted species.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
None known.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

b. List any threatened and endangered species known to be on or near the site. [help]
None known.

c. Is the site part of a migration route? If so, explain. [help]
No.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
This is a developed site; no new impacts to the site will occur with this project.

e. List any invasive animal species known to be on or near the site. [help]
None known.

6. Energy and Natural Resources [help]

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

manufacturing, etc. [help]
The existing central plant will provide steam as a source for building heating, which runs on gas/oil. Cooling will be by local high-efficiency chillers that run on electricity.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
No adjacent properties are impacted by this project.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
A heat recovery chiller is planned for energy-efficient cooling/heating during partial-load conditions.

7. Environmental Health [help]

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. [help]
Please refer to previous EIS.

1) Describe any known or possible contamination at the site from present or past uses. [help]
Click here to enter text.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
Click here to enter text.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
Click here to enter text.

4) Describe special emergency services that might be required. [help]
Click here to enter text.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Click here to enter text.

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
Construction noise will be generated during East Tower construction as allowed by the City's noise code. Upon completion, noise will be typical of a hospital use.

3) Proposed measures to reduce or control noise impacts, if any: [help]
Compliance with City noise codes.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
The current use is medical, both hospital and outpatient. The proposal is consistent with current land use requirements.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
The property was originally developed in the 1950's and 1960's. It has no recent history of being farmland or forest.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
No.

c. Describe any structures on the site. [help]
Existing structures range from one story wood construction to mid-rise concrete construction to 9 story steel/concrete modern construction.

d. Will any structures be demolished? If so, what? [help]
Yes. The upper three floors of the existing East Tower will be demolished. The East Tower was originally built in the 1960's.

e. What is the current zoning classification of the site? [help]
The property is part of the Medical Institution District, Development Area 1 and Development Area 2 (DA1/DA2)

f. What is the current comprehensive plan designation of the site? [help]
The property is part of the Wilburton/NE8th Land Use Plan.

g. If applicable, what is the current shoreline master program designation of the site? [help]
The property is more than 200 feet from any shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
No.

i. Approximately how many people would reside or work in the completed project? [help]
The proposed building is a replacement. The approximate net effect in employment is expected to minimal.

j. Approximately how many people would the completed project displace? [help]

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The project team has been working closely with City staff to ensure compatibility.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
None.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
None.

c. Proposed measures to reduce or control housing impacts, if any: [help]
None.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
The height of the building after future vertical expansion would be up to 155', inclusive of rooftop mechanical equipment and screens. Preliminarily, the primary exterior material is thought to be glass, with a mixture of clear and spandrel panels, and a mixture of ceramic frit patterns and translucencies.

b. What views in the immediate vicinity would be altered or obstructed? [help]
The view impacts are considered to be consistent with, or less impactful, than what was considered in the previous EIS.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
The new building will be fresh and modern. Surfaces exposed to the general public will be finished. The ground level will be landscaped and provide some measure of pedestrian amenity.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

Maximum candlepower from interior sources will not be pointed at windows, helping to reduce brightness as viewed from the exterior; Interior public space lighting will remain on 24/7. Interior private spaces will be on only when occupied. Exterior site fixed pole mounted fixtures will have full cut-off light distribution to mitigate glare. Low level lighting along pedestrian paths will be shielded to mitigate glare. Exterior lighting will remain on dusk to dawn for code and safety purposes.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
Proposed lighting solutions for this project are not anticipated to create a safety hazard or interfere with views. Reflectance off the new building is not anticipated to be a nuisance or safety hazard to motorists or neighboring properties.

c. What existing off-site sources of light or glare may affect your proposal? [help]
Existing bright city street lights may be observed as glary, but provide appropriate illuminance levels at the adjacent city sidewalks and road intersections.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Lighting control panel with photosensor and astronomic timeclock will turn off lighting not required by code or that is used to address safety or wayfinding during late night hours. Light fixtures with glare shields and quality optics will provide illumination with limited glare potential.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
New public recreational opportunities are not offered as part other than the plaza being offered for public/staff use at the ''gateway'' on the corner of 10th/116th. The nearest public open space appears to be Ashwood Playfield next to the Bellevue Library, which is a 10 minute walk from the hospital.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
A ''gateway'', including a plaza with seating and informational displays will be provided at the corner of NE 10th St and 116th Ave NE.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

The East Tower was originally constructed in the 1960's. An addition and modifications were made in about 1975. The building does not appear on the preservation registery website available through the link provided.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
GIS data

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
None.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
Site access will be maintained at the existing access locations on 116th Ave NE and NE 10th Street. The project also includes revisions to the internal hospital campus vehicle and pedestrian circulation.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
The nearest transit stops are located on 116th Ave NE and NE 10th Street and are served by King County Metro Transit.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
The net parking change will probably be nil. Design is underway but there won't likely be any significant reductions or additions.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
The west leg of the signalized access onto 116th Ave NE will be modified to serve a more centralized access road through the campus.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
The proposed project would generate approximately 104 net trips per day with 11 trips occurring during the AM peak hour (highest hour between 7-9 AM) and 11 trips during the PM peak hour (highest hour between 4-6 PM).

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
No.

h. Proposed measures to reduce or control transportation impacts, if any: [help]
Road improvements as described above.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
No.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
None.

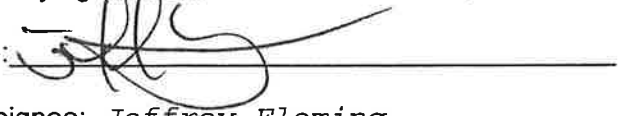
16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Electricity, Natural Gas, Water, Refuse Service, Telephone, Sanitary Sewer

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
Electric Service: Puget Sound Energy
Gas Service: Puget Sound Energy
Communication Services via City of Bellevue and other communication agencies.
Water/Sewer Service: City of Bellevue

C. Signature [help]

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: 

Name of signee: *Jeffrey Fleming*
Position and Agency/Organization: *Director of Facilities, Overlake Medical*

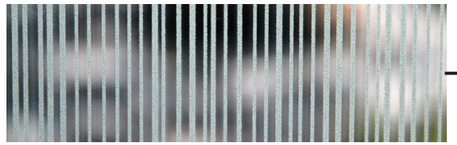
Center
Date Submitted: *April 17, 2017*

ARCHITECTURAL ELEMENTS

FORMED METAL PANEL

INSULATED GLASS

CERAMIC FRIT ON GLASS

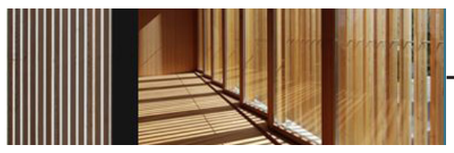


SPANDREL GLASS

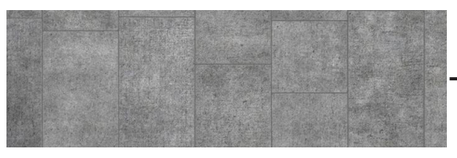
ALUMINUM FINS

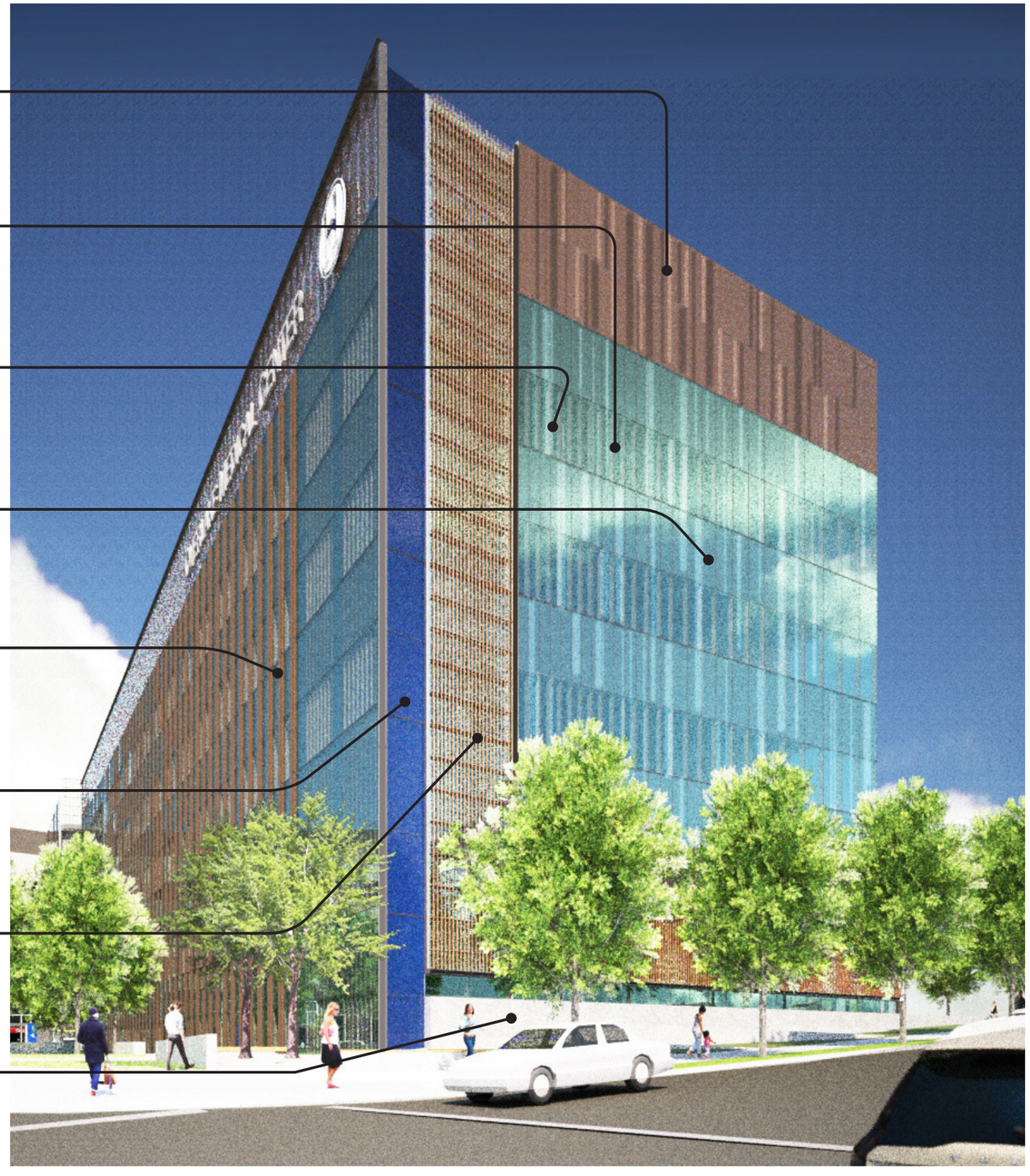
BLUE GLASS

ALUMINUM SCREENING



ARCHITECTURAL CONCRETE





Proposed Conditions Area Calculations

PARCEL No.	TOTAL AREA	IMPERVIOUS AREA
6448110060	6.05 AC	5.56 AC (92%)
6448110080	0.09 AC	0.09 AC (100%
6448110020	0.20 AC	0.14 AC (70%)
6448110010	0.37 AC	0.25 AC (90%)
TOTAL	6.71 AC	6.04 AC (90%)

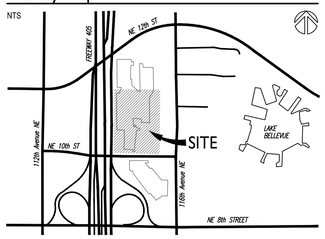
Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 20 40 80

SCALE 1"=40'

Vicinity Map

NTS



Basis of Bearings

THE EAST LINE OF THE SE 1/4 OF SEC 29, TWP 25 N, RNG 5 E. W.M. FROM THE EAST 1/4 CORNER (COB #0071) TO THE SE CORNER (COB #0079) BEING THE CENTERLINE OF 116TH AVE NE.
- S 00° 54' 18" W -

Horizontal Datum

WASHINGTON STATE PLANE COORDINATES NORTH ZONE (NAD 83/91) AS ESTABLISHED AND EXTENDED BY THE CITY OF BELLEVUE.

Vertical Datum

N.A.V.D 1988

Benchmarks

ORIGINAL BENCHMARKS:

2" DIA BRASS CAP STAMPED "CITY OF BELLEVUE" W/ "BM 531 SET IN CONCRETE SIDEWALK ON EASTSIDE 116TH AVE NE - 85 FEET+- SOUTH OF DRIVEWAYS TO OVERLAKE HOSPITAL & DESIGN MARKET PLAZA. CITY OF BELLEVUE #531 ELEV 161.06

2" CHISELED SQUARE IN SOUTHWEST CORNER OF THE CONCRETE BASE OF THE RAILROAD CROSSING BARRIER ON THE NORTH SIDE OF NE 8TH STREET EAST OF 116TH AVE. NE, CITY OF BELLEVUE NO. 23 = 147.045 (NOT SHOWN HEREON)

TBM "A"
CHISELED SQUARE AT BACK OF CONC WALK AT SEAM NORTH SIDE OF DRIVEWAY AT NORTH ENTRANCE TO HOSPITAL AT ON 116TH AVE NE ELEV 187.59

TBM "B"
CHISELED SQUARE AT SOUTH END RETAINING WALL EAST SIDE BUILDING 1135 AT ENTRANCE TO STAIRS ALONG FELIX TERRY SWISTAK DRIVE ELEV 154.28

Legal Description

PORTIONS OF TRACTS D, E, AND F. OVERLAKE HOSPITAL MEDICAL CENTER BINDING SITE PLAN II, AMENDMENT NO. 1, RECORDED UNDER KING COUNTY RECORDING NUMBER 20081104000556, RECORDS OF KING COUNTY, WASHINGTON AND ALSO LOTS 1 & 2 CITY OF BELLEVUE SHORT PLAT NO. 78-41, RECORDED UNDER KING COUNTY RECORDING NUMBER NUMBER 7806190928, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20110429000219, RECORDS OF KING COUNTY, WASHINGTON.

GD#__-_____
City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE#__-_____

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604-736-5168

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206-770-7779

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

STATE OF WASHINGTON — NEIL PETERSON — 22000 — REGISTERED PROFESSIONAL ENGINEER — FOR REFERENCE ONLY

Revisions

project futureCARE OVERLAKE MEDICAL CENTER

New East Tower

Bellevue, Washington

Drawing Title

Site Plan 'B'

Keymap

Date:	03/23/2017
Job No:	C150025-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By:	K. SMITH
Approved By:	J. PETERSON
Scale:	Horiz: n/a Vert: n/a

Drawing No.

C0-204

ADR

project futureCARE OVERLAKE MEDICAL CENTER

ADR

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ISSUE REVISIONS

MARK	DATE	DESCRIPTION

DRAWN BY:	PROJ. ENG.:
LPL	KBS

CPL PROJ. NO.: C150025-03

DATE: 03/23/2017

DWG.

Site Plan 'B'

DWG.

C0-204

23 March 2017
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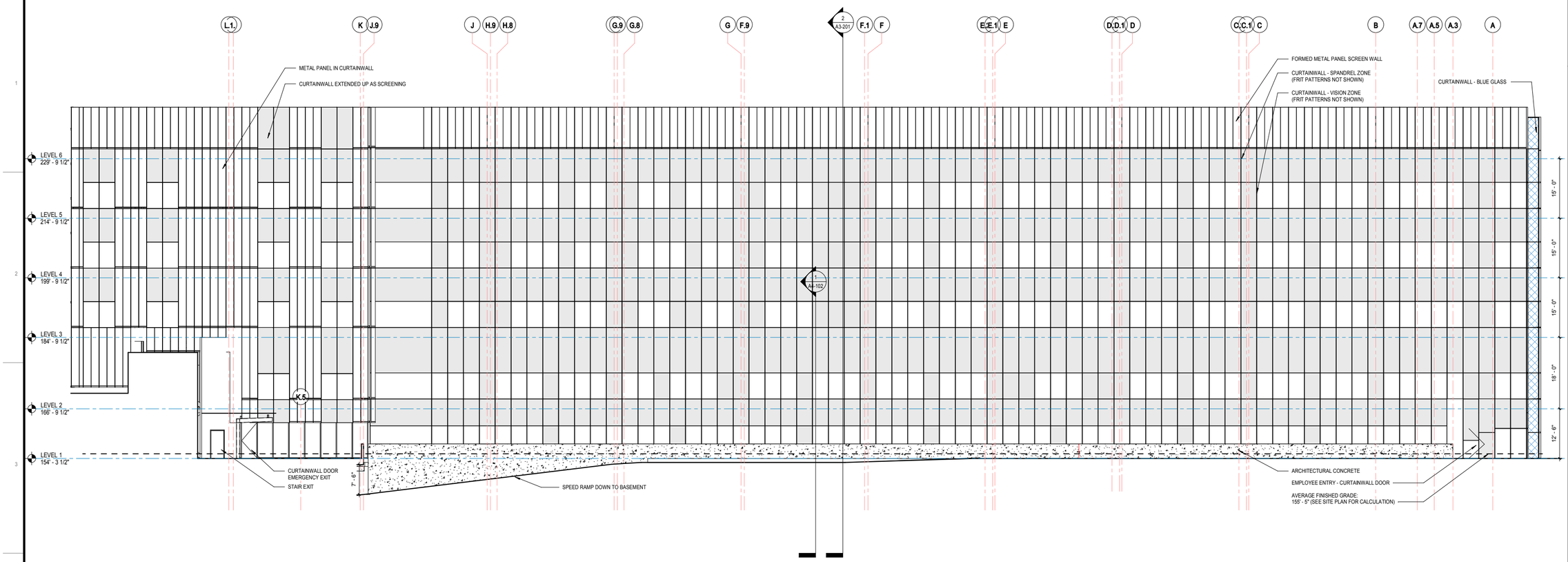
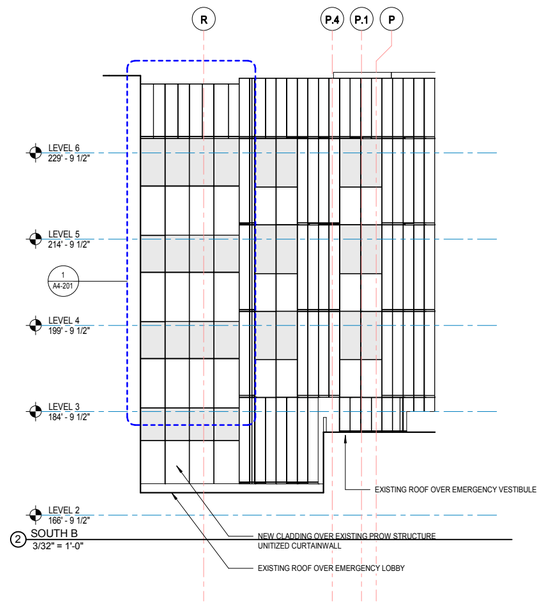


1 SOUTH A
3/32" = 1'-0"



2 SOUTH B
3/32" = 1'-0"

NOTES

1. UNITIZED CURTAINWALL EXTENDS 2'-6" ABOVE ROOF SLAB
2. 9" TALL SCREEN WALL; ROOFTOP ELEMENTS MAY BE TALLER
3. CANOPY DESIGN ASSUMES SOME OPEN FRAMING AT TAPERED SECTION
4. CURTAIN WALL IS BASED ON 2-WAY SSG
5. METAL PANEL SYSTEM ON STUDS ASSUMES VERTICALLY ORIENTED 2'-0" WIDE, INSULATED PANELS
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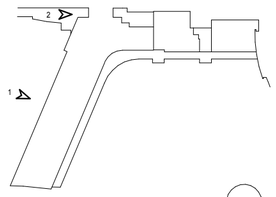
10. TYPICAL VERTICAL FIN IS 6" DEEP ALUMINUM EXTRUSION
11. FINISH ON MULLIONS AND METAL PANEL IS 2-COAT F/P
12. ROOFING IS SLOPED 1/4" PER 1'-0" MINIMUM WITH EPDM MEMBRANE

KEYPLAN



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SEATTLE, WA 98104

LANDSCAPE ARCHITECT:
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STRUCTURAL ENGINEER:
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SEATTLE, WA 98101

MECHANICAL
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19203 36TH AVE W #200,
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ELECTRICAL \ TECHNOLOGY:
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project futureCARE
OVERLAKE MEDICAL CENTER

SCHEMATIC DESIGN

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ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY:	PROJ. ARCH.:
TA	JB

PROJ. NO.: 101550.00

DATE: 03/13/2017

DWG.

BUILDING ELEVATION - SOUTH

DWG.

A3-110

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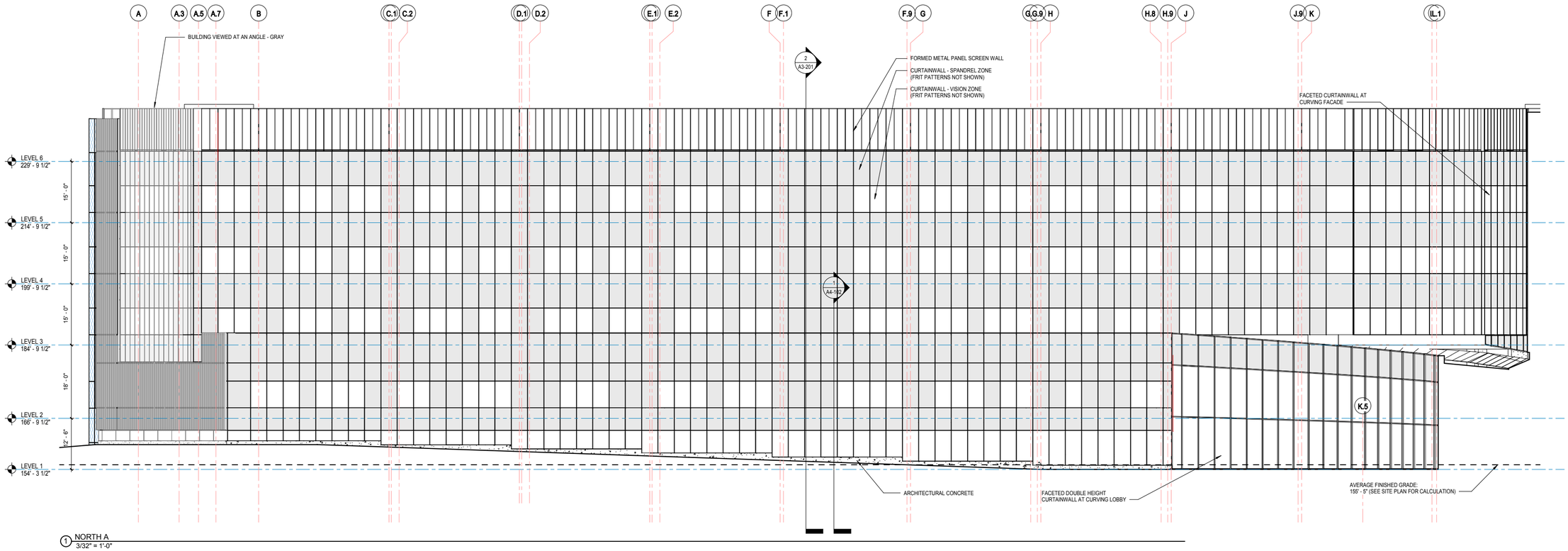
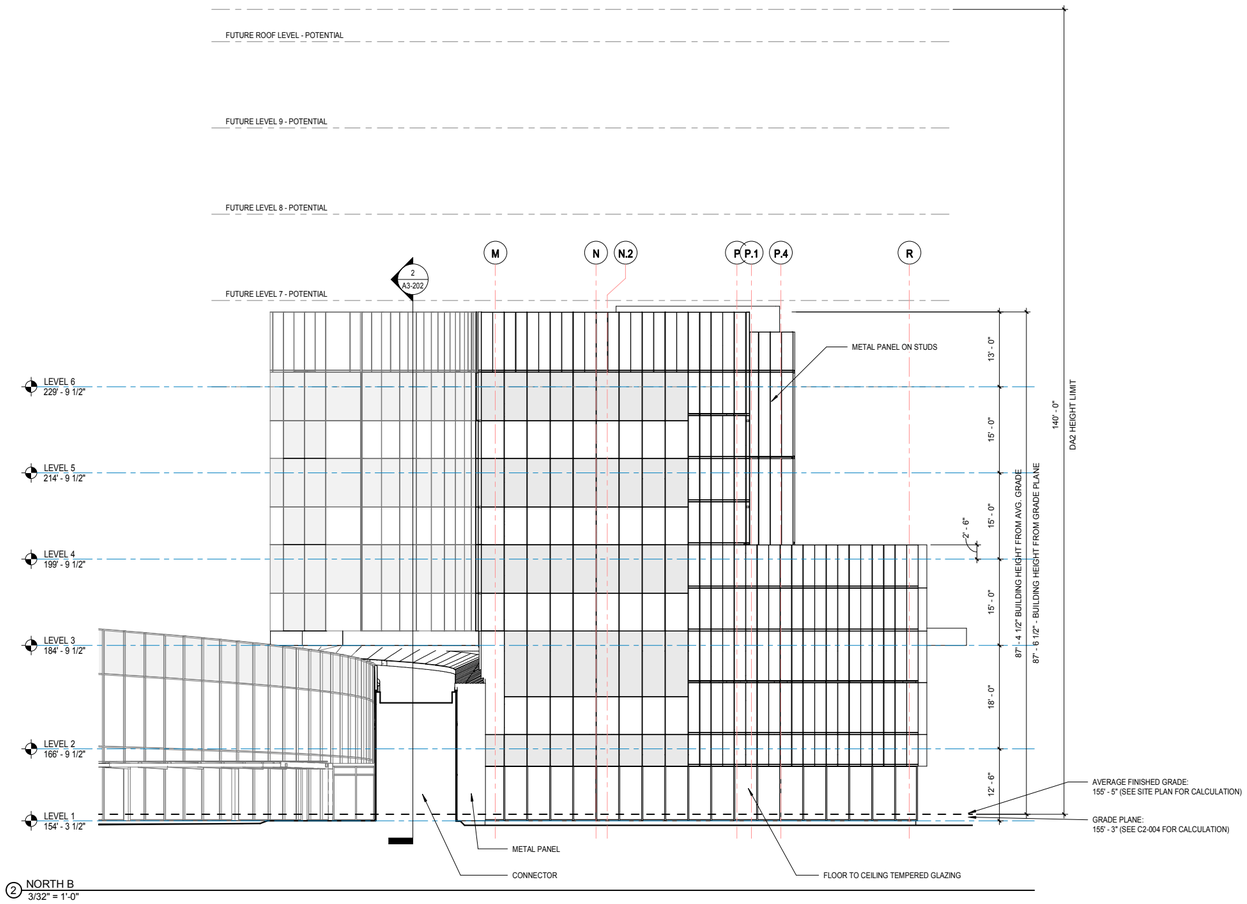


1 NORTH A
3/32" = 1'-0"



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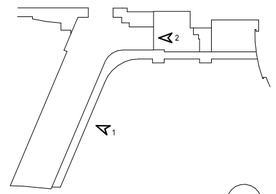
KEYPLAN



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ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY:	PROJ. ARCH.:
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PROJ. NO.: 101550.00

DATE: 03/13/2017

DWG.

BUILDING ELEVATION - NORTH

DWG.

A3-111

4/14/2017 9:42:26 AM
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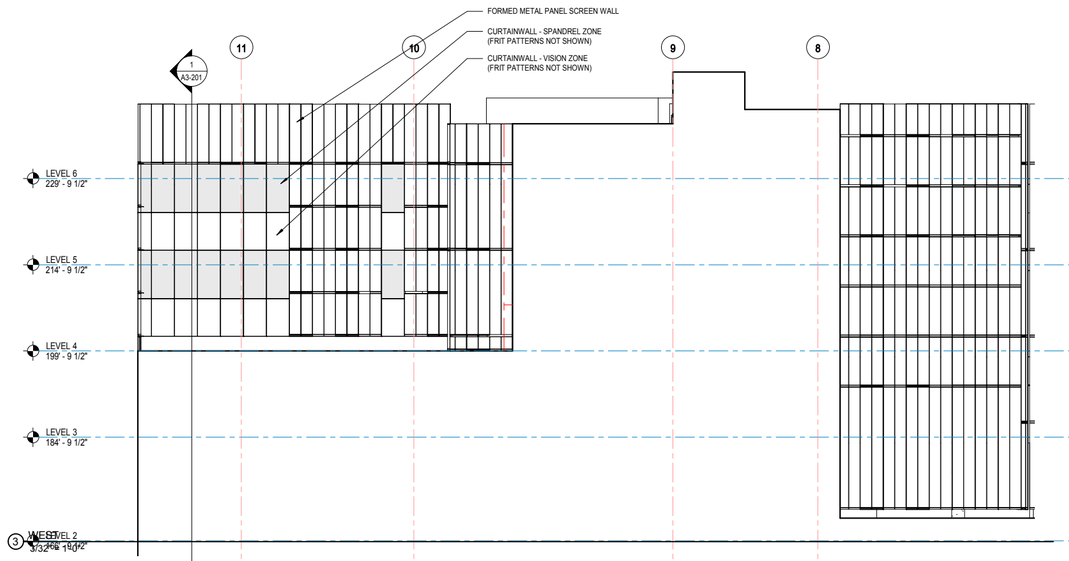
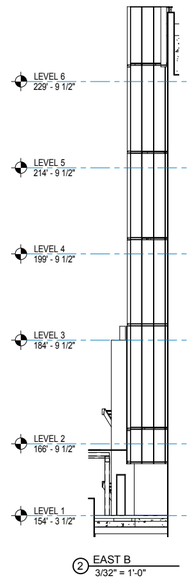


3 WEST
3/32" = 1'-0"



2 EAST B
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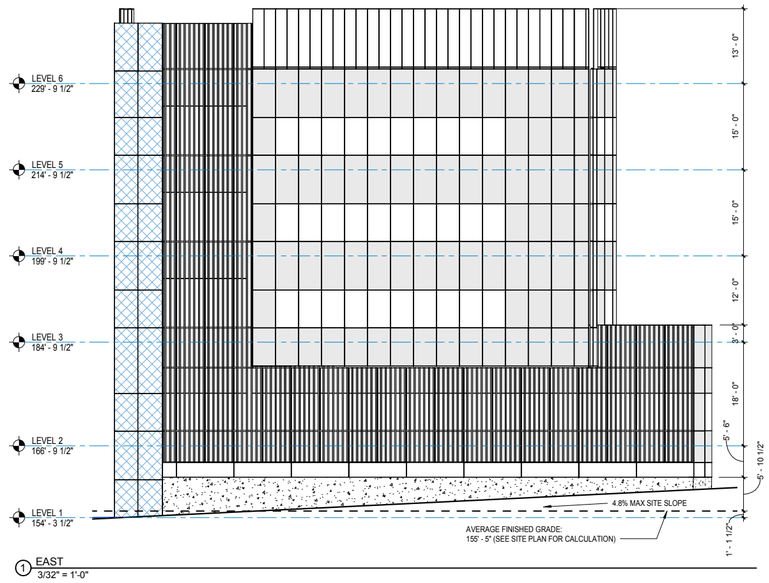

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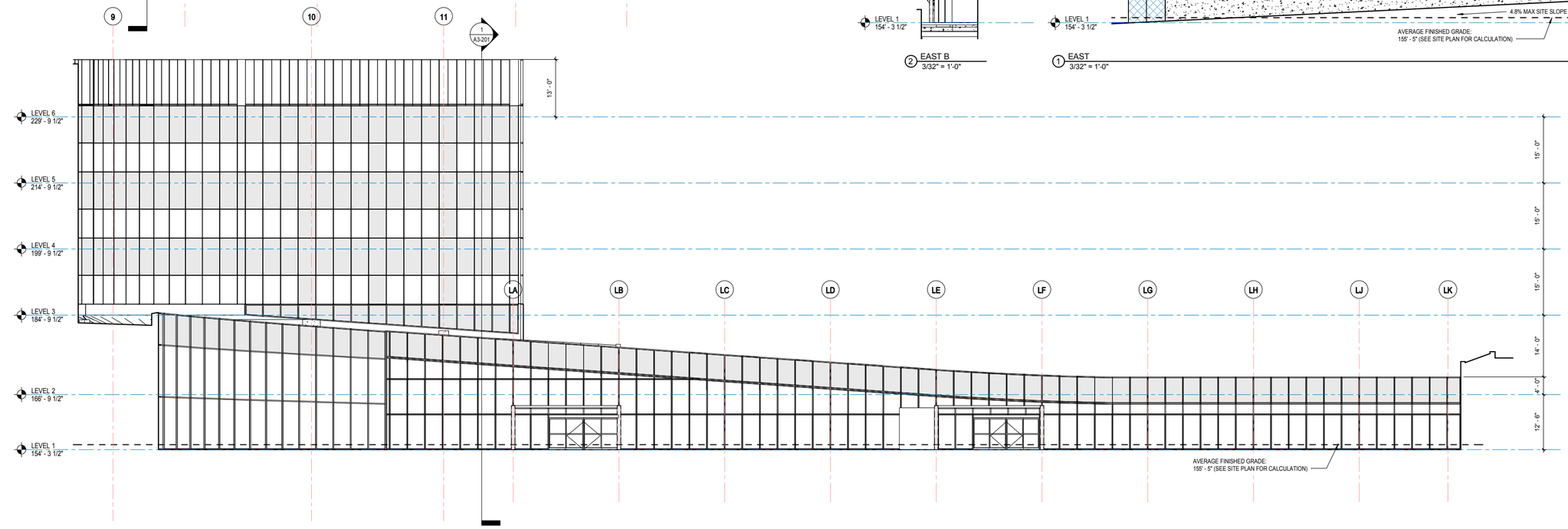
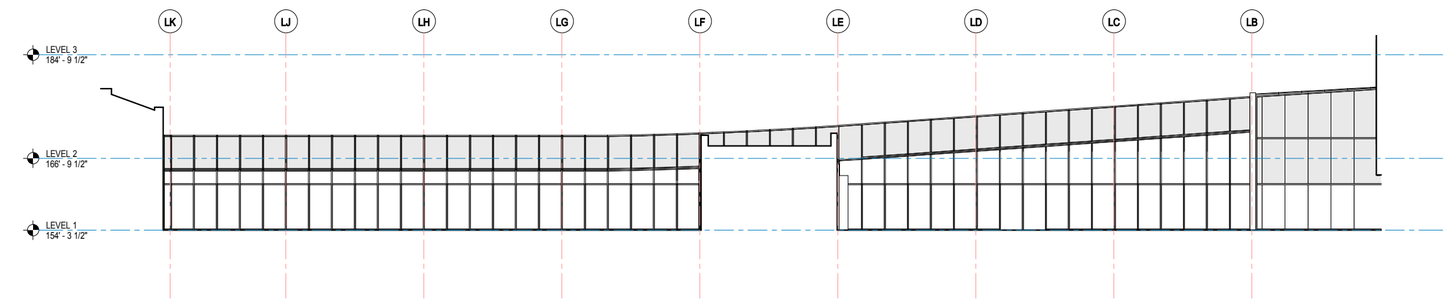


4 CONNECTOR EAST
3/32" = 1'-0"



5 CONNECTOR WEST
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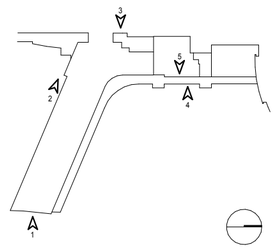
KEYPLAN



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project futureCARE
OVERLAKE MEDICAL CENTER

SCHEMATIC DESIGN

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ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY:	PROJ. ARCH.:
TA	JB

PROJ. NO.: 101550.00

DATE: 03/13/2017

DWG.

BUILDING ELEVATION - EAST & WEST

DWG.

A3-112

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TOTAL LINEAL FT OF BENCHES - 252'

LANDSCAPE LEGEND

- PROPERTY LINE
- TRAFFIC SIGNALS
- TABLES & CHAIRS
- PROPOSED BOLLARDS
- CUSTOM BENCHES

PLANTING

- EXISTING TREE
- PROPOSED TREE (LARGE)
- PROPOSED TREE (MEDIUM)
- PROPOSED TREE (SMALL)
- PROPOSED PLANTING

MATERIALS

- ORNAMENTAL AGGREGATE
- UNIT PAVERS

- 2 / L5.01 — UNIT PAVER BAND, TYP.
- 3 / L5.01 — CONCRETE BENCH WITH WOOD TOP, TYP.
- 8 / L5.01 — TREE PLANTING ON GRADE, TYP.
- STANDARD PEDESTRIAN GRADE CONCRETE PAVING, REFER TO CIVIL
- 1 / L5.01 — UNIT PAVING, TYP.
- 4 / L5.01 — TREE PLANTING IN PAVEMENT, TYP.
- 5 / L5.01 — ORNAMENTAL AGGREGATE BAND, TYP.

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PLANNING + URBAN DESIGN
LANDSCAPE ARCHITECTURE

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DRAWN BY: JC/SW
PROJ. ARCH.:
PROJ. NO.: 101550.00
DATE: 03/13/2017

DWG.
AMENITY PLAN

DWG.
L1.0A

12/6/2016 1:54:06 PM
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