



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Rozenblat Townhomes

LOCATION OF PROPOSAL: 1453 156th Avenue NE

DESCRIPTION OF PROPOSAL: Construct 16-townhomes in four buildings on a 1.15 acre site zoned R-20, and rezone the site to modify a zoning requirement for affordable housing with the construction of ten or more residential units.

FILE NUMBERS: 06-102865-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 Department of Planning & Community Development. 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 February 1, 2007.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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 V. Heller
 Environmental Coordinator

1.19.07
 Date

OTHERS TO RECEIVE THIS DOCUMENT:
 State Department of Fish and Wildlife
 State Department of Ecology,
 Army Corps of Engineers
 Attorney General
 Muckleshoot Indian Tribe



City of Bellevue
Department of Planning and Community Development
Land Use Division Staff Report

PROPOSAL NAME: **Rozenblat Townhomes**

PROPOSAL ADDRESS: 1453 156TH Avenue

PROPOSAL DESCRIPTION: Design review to construct 16-townhomes in four buildings on a 1.15 acre site zoned R-20, and a rezone to modify the zoning requirement for affordable housing with the construction of ten or more residential units.

FILE NUMBERS: **06-102865-LD and 06-102863-LQ**

APPLICANT: 2RD Development Group LLC

DECISIONS INCLUDED: Design Review (Process II, LUC 20.35.200) and Rezone, (Process III, LUC20.35.3000)

PLANNER: Kenneth A. Thiem
Senior Planner

STATE ENVIRONMENTAL POLICY ACT THRESHOLD DETERMINATION: **Determination of Non-Significance (DNS)**

Carol V. Helland

 Carol V. Helland
 Environmental Coordinator

DIRECTORS DECISION/
 RECOMENATION: **Approval with Conditions**

Carol V. Helland for

 Matthew A. Terry
 Director, Department of Planning & Community Development

Application Dates (LQ, DR):	6-27-2006
Notice of Application Dates (LQ, DR):	8-03-2006
Public Meeting Date (LQ, LD):	8-17-2006
Bulletin Publication Date:	1-18-2007
SEPA Appeal Deadline:	2-01-2007
Public Hearing Date	2-06-2007

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864. 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.

I. REQUEST / REVIEW PROCESS

A. Request

The applicant is requesting Design Review approval for 16 townhomes in four buildings on a 1.5 acre site zoned R-20, and a rezone to eliminate the zoning requirement for affordable housing to be provided with the construction of ten or more residential units.

B. Review Process

The design Review and SEPA determination are both Process II, administrative decisions. The rezone is a Process III, quasi-judicial decision by the City Council, based on a recommendation by the Hearing Examiner. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of Planning and Community Development issues the Design Review decision. A Process III decision is heard by the Hearing Examiner, who provides a recommended decision to the City Council. An appeal of a the Hearing Examiner's recommendation is to the City Council.

II. SITE DESCRIPTION, ZONING HISTORY AND LAND USE CONTEXT (See Attachment A)

A. Site Description (See Attachment A)

The site is located within District F of the Crossroads Subarea, approximately 1000 feet west of 156th Avenue NE. It slopes from east to west at approximately 6%, from elevation 356 to elevation 338 beginning at the eastern boundary and ending at the western boundary. There are several easements: a 15-foot utility easement along the site's western boundary, and a 30-foot access and utility easement along the site's northern boundary.

B. Zoning History

On July 9, 1991, the City Council adopted Resolution No. 5288, which added Section 21.G.125 to the Housing Element of the Comprehensive Plan relating to affordable housing policies. Based on Resolution No. 5258, the City Council passed Ordinance 4269 on July 8, 1991. This ordinance amended Chapter 20.20 of the Bellevue Land Use Code, adding a section on affordable housing (20.20.128). In part, the new section required the City to consider the housing needs of all economic segments of the community, and assure an adequate supply of affordable housing in the City. The requirement for affordable housing applied to all new residential development; new subdivisions and new rezone applications. All rezone proposals for an increase in residential zoning density were required to provide affordable units. The new section also included a provision that allowed bonus market rate units equal to a percentage of the affordable units.

Based on Ordinance 4448, passed on November 23, 1992, the proposal site was rezoned from R-3.5 to R-20 (REZ-92-3981) with one condition:

"In the event that the property is developed with ten housing units or greater, at least ten (10) percent of the units buildable under the original maximum density must be affordable units and at least twenty (20) percent of the units buildable as a result of the increase in density from the original maximum density to the total number of approved units must be affordable units."

In April, 1996, the City Council reviewed the effectiveness of Section 20.20.128 of the Bellevue Land Use Code in producing affordable and low-income housing. The City Council ultimately determined that the requirements of that section did not meet the intended objectives. Consequently, the City Council passed Ordinance 4855 to amend Section 20.20.128 of the Land Use Code to redefine its purpose: to offer dimensional flexibility and density bonuses to encourage construction of housing affordable to low and moderate income households, and to make the provisions of this section available, at the sole discretion of the property owner, as an incentive to encourage the construction of affordable housing in new multi-family residential development. This amendment did not remove the rezone condition applicable to the subject property. Following the adoption of Ordinance 4855,

the City Council gave staff direction on how to proceed when a project is affected by a rezone condition that requires affordable housing: Project applicants who receive additional development potential through a rezone are obligated to provide affordable housing based upon a project's development stage as of April 1, 1996, or to buy out of the requirement by paying a fee equal to fifty percent (50%) of the difference between the market price of the unit and the affordable price of the unit. For the projects which were not underway as of April, 1996, the Council required the applicant to provide affordable housing equal to 10% of the density gained with the rezone if they chose not to pursue the buy out option.

The number of affordable units required for the proposed project is calculated as follows: the maximum permitted density under the original R-3.5 zoning is 6.5-units. The proposed density after rezone, 16-units, is an increase of 10 units. Therefore, the requirement is one affordable unit. The applicant must agree to provide one affordable unit or to buy out of the requirement.

C. Land Use Context

The proposal site is surrounded on three sides by multi-family residential development, and by single-family residential zoning and development to the west. A four unit townhome project by the same developer is proposed for the adjacent site to the east. The site is accessed by a 30-foot wide access and utility easement, which intersects 156th Avenue NE immediately south of Ivar's restaurant, 1505 156th Avenue NE.

III. PROPOSED PROJECT DESIGN (See Attachment B)

A. Site Design

A central roadway will provide on-site circulation. Two buildings are proposed on each side of the road. A minimum of 20-feet of separation is proposed between the structures. The proposed building setbacks from the property line are: 30-feet for the rear yard (west side), 25-feet for the two side yards (north and south), and 25-feet for the front yard (east side). A hammer-head turn-a-round is proposed at the front of the cul-de-sac in order to provide access to the adjacent townhome project and provide a turn-a-round for fire trucks. The proposed site perimeter landscaping varies from a minimum width of 8-feet, along the north and south boundaries, to 30-feet along the west boundary. All of the site perimeter landscaped areas include trees, shrubs and groundcover.

B. Building Design

Each proposed building is 3-stories, and 4-townhome units. The proposed façade materials include Lapp siding, stucco panels with 1x2 battens, wood trimmed windows, imitation stone and windowless, 8-panel garage doors. The proposed exterior materials for the rear of each building include Lapp siding and untrimmed windows.

IV. CONSISTENCY WITH THE COMPREHENSIVE PLAN AND ZONING:

A. Comprehensive Plan:

The site is located in the Crossroads Subarea, District F, and designated Multi-family-Medium (MF-M) per the Comprehensive Plan. The proposed development supports the following Subarea Policies.

Subarea Policies

Policy S-CR-1: by having a multi-family land use at this site;

Policy S-CR-4: by providing a 30-foot landscape buffer along the site's western boundary will provide positive separation between this project and the adjacent single-family neighborhood;

Policy S-CR-9: by limiting multi-family development to those locations designated as such on the Land Use Plan, like the subject property;

Policy S-CR-12: by protecting significant trees along the site's eastern boundary, and providing a 30-foot landscape buffer between this project and the adjacent single-family neighborhood to the west;

Policy S-CR-22: by including a public trail within the non-motorized easement along the site's western boundary;

Policy S-CR-39: by protecting trees and providing new landscaping to screen the development from the single family neighborhood to the west, and

Policy S-CR-73: by providing multi-family residential development, which is the predominate use in District F.

Housing Policies

Policy HO-6: by the townhome concept vs. residential flats, which are typical for this neighborhood;

Policy HO-11: by achieving a substantial portion of the maximum density allowed on the net buildable acreage;

Policy HO-12: by providing in-fill development on an under-utilized site with adequate urban services, and in a way that is compatible with the context, and

Policy HO-17: by encouraging infill development of vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.

Affordable Housing Policies

Discussion: Affordable housing is encouraged, but no longer required by the City of Bellevue Land Use Code. However, where the affordable housing requirement has been imposed through a rezone, such as in this case, the applicant is required to provide affordable housing equal to 10% of the density gained, or buy out of the requirement. The funds received are provided to A Regional Coalition for Housing (ARCH), and used to create affordable housing. Therefore, the proposed project would indirectly support the creation of affordable housing even if the affordable housing element is modified with this rezone.

Secondly, the proposed project offers an alternative to the high cost and upkeep of a traditional single family home. And in that sense the project would provide housing that compares favorably to the cost of new homes in a traditional single family neighborhood.

Land Use Policies:

Policy LU-5: by providing open space and preserving existing trees and vegetation, which is in keeping with the nearby single family development, and the park-like setting of Bellevue.

Policy LU-18: by increasing the range of housing choices to meet the changing needs of the community.

Policy LU-19: by using the easement to provide a pedestrian connection through the site to maintain a link from the neighborhood to the north to the transit facilities along 156th Avenue NE.

B. Zoning

1. Dimensional Requirements: The site's R-20 zoning allows multi-family residential development

outright. The design requirements for the proposal are discussed in Section VIII of this report. The proposal meets all of dimensional and parking requirements as illustrated in the following table.

LUC DIMENSIONAL REQUIREMENTS FOR THE R-20 ZONE

CATEGORY	REQUIREMENT(S)	PROPOSAL	COMMENTS
Land Use Zone	R-20 with affordable housing requirement.	R-20 w/o affordable housing	See Rezone application 06-102863-LQ for more information
Transition Area Overlay District	30' bldg. setback 20' buffer 20' between bldgs.	30' bldg. setback 20' buffer 20' between bldgs.	Proposal Meets LUC requirements
Site Area	Minimum 34,848 SF, or 1.0 acre	50,157 SF, or 1.15 acres (w/BLA)	Meets LUC requirement
Density	20 units per acre	14 units per acre	Meets LUC requirement
Required Parking (maximum 50% compact stalls)	29 stalls (1.8/unit)	32 stalls (2.0/unit)	Driveway depth is sufficient for two guest stalls per unit.
Lot Coverage	35 percent	29 percent	Meets LUC requirement
Impervious Surface Area	80 percent	Approximately 67%	Bldg. Permits were filed and deemed complete before adoption of the requirements.
Bldg. Setbacks Front (East) Rear (West) Side (North) Side (south)	30-ft. from PL 30-ft. from PL 10-ft. 10-ft.	30-feet, minimum	Meets LUC requirement
Site Landscaping: Parking Area Site Perimeter North East South West Tree preservation Site Perimeter Site Interior	NA 10-ft. 10 ft. min., 25 ft. max. 10-feet 30-feet 100% of signif. trees 15% of dia. inches	NA Protect all signif. trees Remove all signif. trees	Meets LUC requirements Request for ALO
Max. bldg. height from Avg. Exist'g Grade (AEG)	35-feet (with pitched roof in transition)	34' - 5"	Meets Transition Area requirement

2. Landscaping

a) **Significant Trees:** The site has 114 significant trees with a total of 1,215 caliper inches, including 33-trees with 572-diameter inches located within the site perimeter landscape area, 81-trees with 643-diameter inches located within the site interior. Protection is required for all healthy significant trees within 15-feet of the site's west boundary, and 8-feet of the north and south boundaries. In addition, 15% of the significant tree diameter inches within the site interior are required to be protected (LUC 20.20.520F and LUC 20.25B). The proposal includes protection of all existing significant trees within the site perimeter, and includes a request for approval of Alternative Landscape Option (LUC 20.20.900) to reduce to zero the number of protected diameter inches within the site interior. See item c, below, for specific information on the request.

b) **Site Perimeter Landscaping:** The proposal includes 20-feet of Type III landscaping along the site's western boundary, next to the single-family neighborhood, and 8-feet Type III landscaping along site's north and south boundary. Most of the sites eastern boundary is to be devoted to circulation for this and the adjacent development. The proposed site perimeter landscaping meets the LUC requirements.

c) **Alternative Landscape Option (ALO):** Of the 643 significant tree caliper inches within the site interior, 15%, or 97 caliper inches, are required to be protected (20.20.520F and 20.25B). The proposal is to remove all significant trees within the site interior, a request that is due to several factors: 1) twenty-foot side yard setbacks exceed the required minimums and concentrate the development toward the center of the site; 2) many interior tree locations conflict with building footprints and hardscape areas, and 3) the grading plan conflicts with many of the dripline areas of the existing trees. The relatively small size of the site and permitted density make it difficult to avoid conflicts between existing trees and the building footprint or hardscape areas. However, subtle changes in the grading plan, and the addition of low retaining walls to the site plan, shall be used to protect and avoid more dripline area and increase the number of protected interior trees. The Director may approve ALO if:

1) The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements.

As conditioned, the proposed landscaping represents an equal or better result than could be achieved through strict compliance with the general requirements of the LUC. This decision requires the applicant to revise the grading plan and site plan to save six to eight more significant trees with a total of at least 97 caliper inches within the site interior.

2) The proposed landscaping complies with the stated purpose of subsection A and with the purpose and intent of paragraphs F.1 and G of this section.

As conditioned, the site landscaping will comply with the stated purpose and intent of paragraphs F.1 and G of this section. The landscape plan includes protection for 100% of the significant trees within the site perimeter landscape area, and this decision requires protection of the required caliper inches within the site interior (See page 7). The result will provide an effective visual screen and help integrate the project with the context.

3) If a modification of any paragraph excluding subsection E of this section is requested, the proposed landscaping either:

- a) **Incorporates the increased retention of significant trees and naturally occurring undergrowth, or**
- b) **Better accommodates or improves the existing physical conditions of the subject property, or**
- c) **Incorporates elements to provide for wind protection or to maintain**

- solar access, or**
d) **Incorporates elements to protect or improve water quality.**

The proposal includes protection of all significant trees and augmentation of the naturally occurring undergrowth within the site perimeter. The applicant must also protect more caliper inches than required within the site interior, and or combine protection with the planting of new trees. Lastly, the proposal includes landscaping around each unit and "street trees" along the project cul-de-sac.

C. Transition Area Design District

The site is in transition to the single-family residential neighborhood immediately west of the proposal site, and the proposal must comply with all requirements for Transition Area development (LUC 20.25B).

1) **Development Standards**

a) **Building Height**

For sites in transition, the 30-foot building height of the R-20 zone may be increased through bonus incentives to a maximum of 40-feet. The maximum proposed height is approximately 34.5-feet, measured from average existing grade. The 4.5 feet of additional height is allowed because pitched roofs are proposed, and worth 5-feet of additional height as a Transition Area bonus item.

b) **Building Setback and Separation**

The proposal includes minimum setbacks of 30-feet from the single family zone and 20-feet of separation between structures, which complies with the transition Area requirements.

c) **Landscaping, Open Space and Buffers**

This was discussed above under Alternative Landscape Option.

d) **Site Design Standards**

Fences, walls, refuse enclosures etc. are required to be integrated through design. The screening requirement for surface parking does not apply because all required parking will occur inside the two-stall garages with each home. Guest parking will occur on driveways in a temporary basis. Parking along the internal roadway is prohibited because the width is not sufficient to meet the fire vehicle access requirements with vehicles are parked along it. Design integration of the site features is an integral part of the project design. Lastly, refuse containers will be stored inside the garages and moved to the cul-de-sac for the weekly pickup.

e) **Rooftop Mechanical Equipment**

Rooftop mechanical equipment is not proposed.

2) **Site Design Guidelines**

a) **Vehicular Access**

The internal cul-de-sac will provide vehicular access to all units, and not direct the project traffic through an abutting residential district.

b) **Refuse Loading/Collection**

Refuse containers will be stored inside the individual garages. As with a traditional single family neighborhood, each homeowner will be responsible for moving the refuse and recycling containers to and from the internal roadway for the hauler.

c) Significant Trees

The proposal includes the protection of all existing significant trees within the required site perimeter landscape area, and removal of all significant trees from the site interior. This decision is conditioned to require the grading plan and site plan to be revised to include low retaining walls, where necessary, to protect the root system of 15% of the caliper inches of all significant trees within the site interior.

d) Contextual Compatibility

Multi-family zoning and development exists on three sides of the site. The property on the fourth side, to the west, is zoned and developed single-family. As conditioned, the proposed project is compatible with the context. Compatibility is achieved in part by the townhome concept, which has a scale and appearance similar to single family, and a density similar to multi-family. Compatibility is also achieved by the lack of surface parking areas, 20-feet of separation between structures, a minimum 30-foot structure setback from the single-family zone, by the protection of all existing significant trees within the site perimeter area and by having sidewalks on both sides of the cul-de-sac. Compatibility will be enhanced by requiring protection of more significant trees within the site interior, and by requiring more diversity in the exterior materials used on back-sides and the ends of the buildings.

3) Building Design Guidelines

a) Exterior Surfaces

The proposed façade materials include lap siding, stucco panels, trim and cultured stone. This variation will create visual interest and help break down the scale of the building. But the surrounding neighborhood will not receive any benefit because Lapp siding and windows (without trim) are the only exterior materials proposed for the rest of each building. To achieve a visually cohesive project and provided some benefits to the surrounding neighborhood this decision requires design changes to achieve variation in the exterior materials on the backside of each building.

b) Building Façade

The façade is residential in character due to a modulated building exterior, variation in the exterior materials, trim work, decks, porches and other projections that help break down the scale of each building, particularly from the site interior.

c) Roof Form

The pitched roofs and composition shingles will help define the individual units, reinforce the residential character and strengthen the project's relationship to the residential context.

d) Exterior Materials and Colors

As noted, the proposed façade materials and colors are compatible with the residential context, but the lack of exterior material diversity on the back of each building is addressed by condition of approval.

e) Monument Sign

The proposal includes a monument sign, which requires a separate permit and must meet the requirements of LUC 20.75B.040.

IV. STATE ENVIRONMENTAL POLICY ACT

The environmental checklist is in the project file. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. 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 2006-

2017 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS) published November, 2006. This document is available in the Department of Planning and community Development Records Room, Bellevue City Hall, 450 110th Avenue NE. Transportation-related impacts associated with the Rozenblat proposal are consistent with the potential projected impacts analyzed in the 2004-2015 TFP EIS.

Earth

The site is dry, and slopes down evenly at approximately 6% from east to west. There are no geotechnical issues.

Water

The site does not have any surface water features and no indication of groundwater impacts.

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2017 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2017 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. (Project name) lies within MMA # 82, which has a 2017 total growth projection of 16 multifamily units. This development proposes 16 Multi-family Units. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

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. Fee payment is required at the time of building permit issuance.

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 p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

Eight trips are expected to be generated by the development. However, a credit of one trip is given toward the demolition of the existing single family home. Therefore, seven net new trips are expected to be generated. Concurrency requirements are not triggered.

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. With seven net new trips generated during the p.m. peak hour, (the equivalent of 1 additional vehicles every 9 minutes), no traffic impacts are expected to be generated as a result of this development.

Noise

Construction Noise: The Bellevue Noise Control Ordinance BCC 9.18 limits noise levels at the

property line to 55 dBA. The ordinance exempts construction noise during the hours from 7:00 a.m. to 6:00 p.m. on weekdays and from 9:00 a.m. to 6:00 p.m. on Saturdays that are not legal holidays. Expanded hours may be approved by the Director of Planning and Community Development under two conditions: to accommodate traffic mitigation and/or for construction of essential public facilities. The purpose of restricted construction hours is to reduce construction noise impacts to neighboring properties. The site is surrounded by other residential uses. The expansion of construction hours late into the evening or to early morning hours would be disruptive to the surrounding residents

V. SUMMARY OF TECHNICAL REVIEW

A. Utility Code

The City's water system has approximately 2400 gpm available to the site. The water pressure is within adequate guild lines for serving the proposed development.

The City's sanitary sewer system has adequate capacity for this proposal.

The project must drain to the Kelsey Creek Drainage Basin. The City's storm drainage system has adequate capacity for this proposal.

The water, sewer and storm drainage systems have been reviewed on a conceptual basis only. There are no implied approvals of the engineering specifications for the water, sewer, and storm water quality and/or runoff control components of the proposal. Engineering review will be performed through the Utility Developer Extension Agreement and may coincide with the Clearing & Grading application review. Final civil engineering may require changes to the site layout to accommodate the utilities. The Utility Codes and Engineering Standards contain adequate standards and requirements to mitigate for expected water, sewer and storm drainage impacts. See Section X of this decision for related conditions of approval.

B. Clearing and Grading Code

The Clearing & Grading Section has reviewed this proposal. The materials submitted sufficiently meet the requirements of the Clearing & Grading Code for approval of the preliminary application as submitted. The Clearing & Grading Reviewer has conditionally approved the clearing & grading portion of this application only.

C. Transportation Department

Site Access and Improvements

Site access is currently provided through an easement leading from the site to a signalized intersection at 156th Avenue NE. This access road will be reconstructed to provide a paved width of 20 feet with curbs, gutters, and sidewalk on the north side. Access to adjacent developments along this private road shall be reconstructed as directed by City Staff. The northwest intersection corner of NE 15th Street (Ivar's restaurant frontage) shall also be reconstructed per Transportation Department requirements, which may include traffic signal revisions, and will require a Right-of-way Use Permit.

Internal to the site, road widths shall also be 20 feet with curbs, gutters, and sidewalks as shown on the preliminary site plan.

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 road access 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 and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Easements

Internal to the site, a private access road or tract must be provided as necessary to accommodate the proposed private road, curbs, and sidewalks. Before occupancy is allowed for the project (or the neighboring townhome project) the access is required to be improved with two 10-foot travel lanes, a 5-foot wide concrete sidewalk and utility connections.

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, which is issued directly by the Transportation Department.

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.

156th Avenue NE Street was recently overlaid and a five year no-street cut moratorium is currently in effect. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

D. Fire Department

The site development plans for this decision generally conform to Fire Code requirements. However, there are a number of conditions that must be met prior to issuance of building permits. See Section X for the conditions of approval related to the Fire Code requirements.

VI. PUBLIC NOTICE AND COMMENT

Application Date: 6-27-2006
Notice of Application Date: 8-03-2006
Bulletin Publication Date: 1-18-2007
SEPA Appeal Deadline: 2-1-2007

Two written comments were received regarding this proposal. The first was to establish whether or not the site is located inside or outside of District E of the Crossroads Subarea. The site is located *outside* of District E, in District F of the Crossroads Subarea.

The second comment was by a neighbor, who expressed concerns through his attorney about the use of the access easement for a multi-family project. The applicant's attorney provided City staff with the history behind the easement and the legal description. The history and legal description were reviewed by the Property Services/Survey Division, and no barrier to the applicant's right to use the easement for the proposed project was identified.

VII. CHANGES TO PROPOSAL

Changes to the proposal design as a result of staff review were:

A. Building Exterior

- 1) In lieu of complying with the Planned Unit Development (PUD) decision criteria, the applicant withdrew a PUD application and revised the proposal, which went from eight duplexes to four 4-plexes to comply with the Transition Area requirement for 20-feet of separation between structures.
- 2) To visually soften the development from off-site views, this decision requires an increase in the kinds of exterior materials on the backside of each structure.

B. Site Design

- 1) Alternative Landscape Option approval, included in this decision, is conditioned on the applicant revising the site and grading plans to protect the required number of existing significant tree caliper inches within the site interior, or proposing for City review and approval, a combination of protected trees and new trees equal to the required number of existing tree caliper inches to be protected within the site interior.
- 2) Sidewalks with vertical curbs were added to both sides of the cul-de-sac.
- 3) An access easement was recorded in order to provide regular and emergency vehicle access access to the adjacent property to the east.
- 4) Landscaping was added to the site interior.
- 5) The proposed number of protected trees within the site perimeter area increased.

VIII. DECISION CRITERIA

Design Review

The Design Review Decision Criteria of LUC 20.30F.145 are met as follows:

A. The proposal is consistent with the Comprehensive Plan.

The project is consistent with the Comprehensive Plan Urban Design element and Subarea Pan. The site is designated Multifamily-Medium on the Crossroads Land Use Plan. The specific policies supported by this application are listed in Section IV.A.

B. The proposal complies with the applicable requirements of this Code.

The table in Section IV identifies the requirements and standards that apply to the proposal, and provides a summary of how the proposal meets them. As conditioned in Section X, the proposal complies with applicable requirements of the Land Use Code.

C. 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 the design guidelines and standards for multi-family development in a Transition Area (LUC 20.25B). Section IV.C of this report describes how the proposal complies or is conditioned to comply with the applicable guidelines and standards.

D. 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.

As conditioned, the proposal is sensitive to and compatible with the site context. Compatibility is achieved with pitched roofs, offsets in the exterior walls, which will increase modulation and help reduce the overall scale of each building, by requiring more diversity in the exterior materials on the backside of each building and a building exterior lighting plan that will ensure no adverse impacts to the surrounding home owners.

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

The site has access to water, electrical and sewer utilities. Storm drainage controls and the site access will be constructed as part of this project and the adjacent project by the same developer. The present street system is adequate to support the proposal.

Rezone

The Director may recommend approval or approval with modifications an application for a zoning reclassification, per Land Use Code Section 20.30A.140, if:

A. The rezone is consistent with the Comprehensive Plan

The site's MF-M designation is consistent with the Comprehensive Plan and would remain unchanged with the proposed rezone. The rezone is consistent with the Comprehensive Plan Policies listed in Section IV, and the proposed project is compatible with existing development in the single family zone to the west and the surrounding multi-family sites. Where the affordable housing requirement has been imposed through a rezone, such as in this case, the applicant is required to provide affordable housing equal to 10% of the density gained, or buy out of the requirement. Therefore, the proposed project would indirectly support the creation of affordable housing even if the affordable housing element is modified with this rezone.

B. The rezone bears a substantial relation to the public health, safety or welfare

The proposed rezone bears a substantial relationship to the public health, safety and welfare. The public will benefit by having a residential project that is consistent with the residential density intended by the Comprehensive Plan, and by a project design that is compatible with the surrounding development. The rezone will allow the site to be developed in a manner that is consistent with residential development surrounding the site, and provide a logical transition from the traditional single family development to the west to the multi-family development to the east, north and south.

C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and

As conditioned, the rezone is warranted in order to achieve consistency with the Comprehensive Plan, which only "encourages" affordable housing, and the recommendation is consistent with Council's direction where an affordable housing requirement was imposed through a rezone, as in this case. The rezone would help spread the cost of improving the access from 156th Avenue NE over all of the proposed housing units, which will allow for appropriate and reasonable development of the site.

D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

As conditioned, the rezone will not be materially detrimental to other uses or properties in the immediate vicinity of the proposal site. The townhome use is compatible with the surrounding development, and consistent with the Subarea Plan's land use designation for the site. Urban services are located close to the site, and the neighborhood would not be negatively impacted by eliminating the requirement for affordable housing.

E. The rezone has merit and value for the community as a whole.

The rezone has merit and value for the community as a whole because it affirms the correctness and consistency of development realized through the visioning process represented by the City's Comprehensive Plan and the public participation inherent in that process. The elimination of the rezone condition demonstrates the flexibility necessary to achieve the City's goals of creating housing opportunities, in this case by opening the way for the development of sixteen townhome units with access to urban services.

IX. CONCLUSION, DECISION and RECOMMENDATION

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **APPROVE** the Design Review application **with CONDITIONS**, and **RECOMMENDS APPROVAL** of the rezone to the Hearing Examiner.

X. CONDITIONS OF APPROVAL

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

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, 425-452-6032
Land Use Code – BCC Title 20	Ken Thiem, 425-452-2728
Environmental Procedures Code – BCC Title 22.02	Ken Thiem, 425-452-2728
Noise Control – BCC 9.18	Ken Thiem, 425-452-2728
Sign Code – BCC Title 22	Ken Thiem, 425-452-2728
Transportation Code – BCC 14.60	Jeff Herb, 425-452-4394
Right of Way Use Code – BCC 14.30	Jon Regalia, 425-452-4599
Design Manual, Transportation Dept.	Jeff Herb, 425-452-4394
Utility Code – BCC Title 24	Don Rust, 425-452-4856

GENERAL CONDITIONS

1. CONSTRUCTION HOURS

Construction-related noise is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Construction noise is prohibited outside these hours and on Sundays and legal holidays. However, the City MAY grant an exception on a limited basis pursuant to 9.18.020C.1. If expanded construction hours are necessary for a specific component of the construction, a written request for an exemption from the Noise Control Code must be submitted **two weeks** prior to the scheduled onset of extended hour construction activity. All work outside of the normal construction

hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure that appropriate noise mitigation will be used to minimize adverse impacts to the occupants of the surrounding properties.

AUTHORITY: Bellevue City Code 9.18.040

2. 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

PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE, OR DEMOLITION PERMITS

3. SIGNIFICANT TREES

The applicant shall revise the Grading Plan and Site Plan as necessary to avoid grading within the dripline areas of significant trees within the site interior, and to protect 15% of the caliper inches of all significant trees within the site interior. If the applicant cannot meet the 15% threshold by revising the site and grading plans, then the landscape plan must be revised to include more site interior trees within the 3" to 5" caliper range to achieve a total caliper inches that is equal to the 15% threshold.

AUTHORITY: LUC 20.20.900

4. SIGNAGE

Prior to issuance of the building permit the applicant shall submit a complete sign package for PCD review and approval. The sign package plans, elevations, and other sketches shall include but are not limited to: location, lighting, color palate, material, and the overall design. The project signage shall be the minimum necessary to convey information and shall be architecturally compatible and integrated with the overall design of the project.

AUTHORITY: Land Use Code 20.30F, Bellevue City Code 22B.10

5. 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.

The applicant will secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: BCC 11.70 & 14.30

6. 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. Specific requirements for the engineering plans

may include, but are not limited to:

- a) Traffic signs and markings.
- b) Curb, gutter, sidewalk, and driveway approach design. (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.)
- c) Handicapped ramps
- d) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)
- e) Location of fixed objects in the sidewalk or near the driveway approach.
- f) Trench restoration within any right of way or access easement.

AUTHORITY: BCC 14.60; Transportation Department Design Manual

PRIOR TO ISSUANCE OF ANY BUILDING PERMITS

7. ACCESS ROAD

The applicant shall provide a paved access road with a minimum unobstructed width of 20 feet from the proposal site to 156th Ave NE. The minimum inside turning radius shall be 28 feet.

AUTHORITY: International Fire Code (IFC) 503, Bellevue City Code (BCC) 5657

8. NO PARKING

Parking is prohibited on both sides of the 20-foot wide access road. The site plan shall be revised to include "No Parking" signs on both sides of the access road.

AUTHORITY: BCC 5675

9. DETENTION VAULTS

The vaults and pipes in the access road 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.

AUTHORITY: Bellevue Development Assistance Handout 11/90

10. FIRE HYDRANTS

The civil plans shall include one fire hydrant at approved location (near project entrance) and within 300 feet of the back side of the most remote home.

AUTHORITY: IFC 508 and BCC 5675

11. AUTOMATIC SPRINKLERS

To mitigate the lack of a Fire Department turnaround within 150 of the end of the access road, all of the buildings shall include automatic fire sprinklers designed per NFPA 13D.

AUTHORITY: IFC 903 and 508

13. DEMOLITION & CONSTRUCTION: The demolition & construction shall conform to the requirements of International Fire Code Chapter 14. An all weather access road and the fire hydrant shall be in place and operational prior to the commencement of any building construction.

AUTHORITY: IFC, Chapter 14

14. ADDRESS SIGN

The site plan shall be revised to include an address sign at 156th Ave NE which shows all of the addresses for the residential units on this site, as well as the related site to the east.

AUTHORITY: IFC 505

15. EXTERIOR MATERIALS

The applicant shall revise the building elevation design to provide some variation in the exterior materials on the backside of each building.

AUTHORITY: LUC 20.25b.020.B

16. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.
AUTHORITY: BCC 22.16

PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY

17. LANDSCAPE INSTALLATION ASSURANCE DEVICE

If a Temporary Certificate of Occupancy is requested prior to completion of the landscape installation, the applicant shall file with PCD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.
AUTHORITY: Land Use Code 20.40.490

18. ACCESS EASEMENT

The access easement from 156th Avenue NE shall be improved with travel lanes, as required by the Transportation Department, a 5-foot wide concrete sidewalk, pedestrian-scale lighting and the required utility connections.
AUTHORITY: 20.30f.145.e

19. AFFORDABLE HOUSING

The applicant shall provide affordable housing equal to 10% of the density gained through the rezone to R-20, or buy out of the requirement by paying a fee in-lieu of the requirement which equals fifty percent (50%) of the difference between the market price of the unit and the affordable price of the unit. To provide the affordable unit or complete the buy out the applicant shall work with Arthur Sullivan, Program Manager of ARCH, 425-861-3677.

If the applicant chooses to provide any affordable unit it must be designated on the PUD Site Plan prior to approval of any construction permit, and the City-approved Site Plan shall be recorded with King County. Lastly, the applicant shall record with King County an agreement, in a form approved by the City, which requires the affordable unit to remain affordable for the life of the project, and the agreement shall be a covenant to run with the land.
AUTHORITY: Ordinance. 4448, LUC 20.20.128B.2

E. PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

20. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

The applicant shall file with the Department of Planning & Community Development a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site. The City shall have access to the funds for a minimum period of one-year. The City shall release the device after year provided that the site landscaping has been inspected by City staff, conforms to the approved plan, and all of the plants are healthy. Any dead or dying plants shall be replaced by the applicant prior to releasing the maintenance device.
AUTHORITY: Land Use Code 20.40.490

21. UTILITIES DESIGN

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 sewer and storm drainage system design review, approvals and inspection will occur through the Utility Developer Extension process. Utility Developer Extension Agreements are required for the installation of the water and storm drainage improvements.
AUTHORITY: BCC 24.02, 24.04 & 24.06

22. ACCESS IMPROVEMENTS

All access improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not be accepted in lieu of construction. Specific requirements are detailed below.

- The access road leading to the site shall be 20 feet paved width with curb, gutters and sidewalk on the north side. Internal to the site, the access road shall be 24 feet wide with curb, gutters and sidewalks as per the preliminary site plan.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. 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.

AUTHORITY: BCC 14.60.110, 181, 200, 210, 240, 241; and Transportation Department Design Manual Standard Drawings TE1, TE3.

23. PAVEMENT RESTORATION

156th Avenue NE Street was recently overlaid and a five year no-street cut moratorium is currently in effect. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #21

24. MONUMENT SIGN

The proposal includes a monument sign, which requires a separate permit and must meet the applicable requirements.

AUTHORITY: City Code 22B.10.040

LIST OF ATTACHMENTS

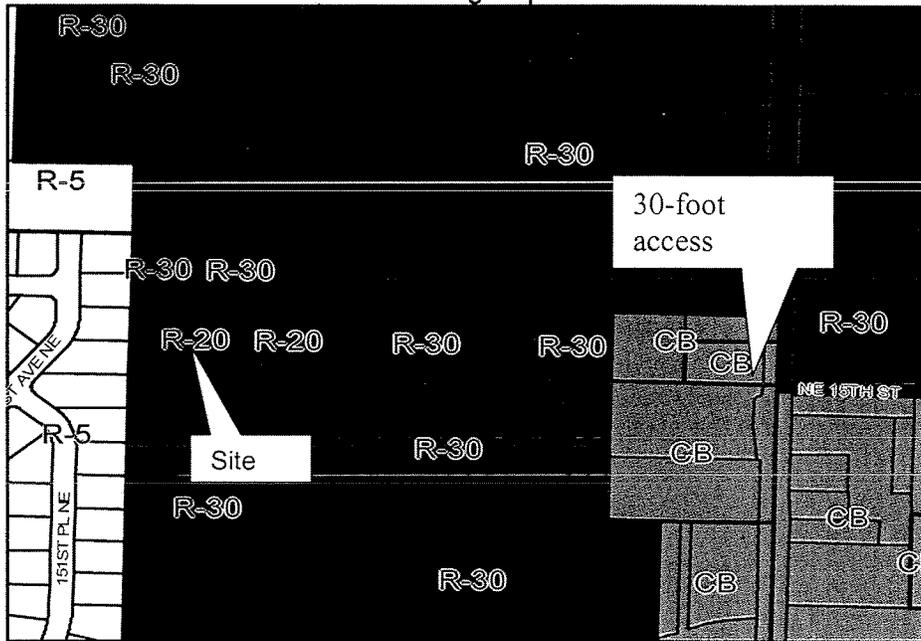
- A. Aerial Photograph and Zoning Map
- B. Plans and Drawings
- C. Emergency Vehicle Turn-a-round Easement (on subject parcel A for Parcel B)
- D. Sidewalk Easement (on Parcel B for subject parcel A)
- E. Six foot sidewalk easement

Attachment A

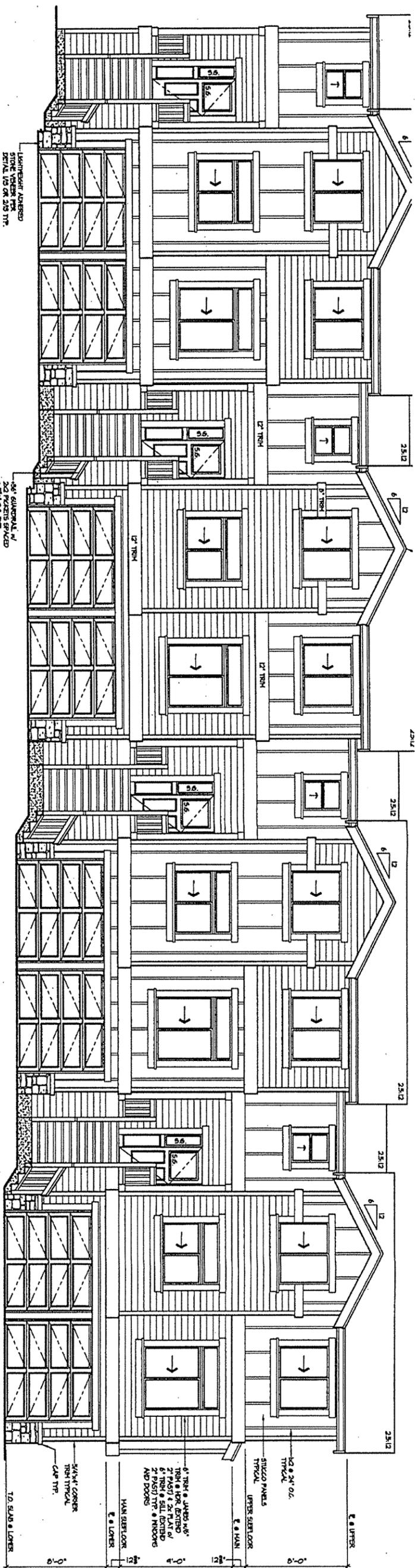
Aerial Photograph



Zoning Map



Attachment B
Plans & Drawings



UNIT A

ELEVATION NOTES:

1. VERIFY SEPAR WALL BUILDING & HOLDINGS PER PLAN & CHECK LOCAL BUILDING CODES.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CALC. ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.5 PER I.R.C. R603.2 & R603.21.
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
7. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE.
8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R309.9.
9. SEE SHEET 1 FOR ADDITIONAL NOTES.

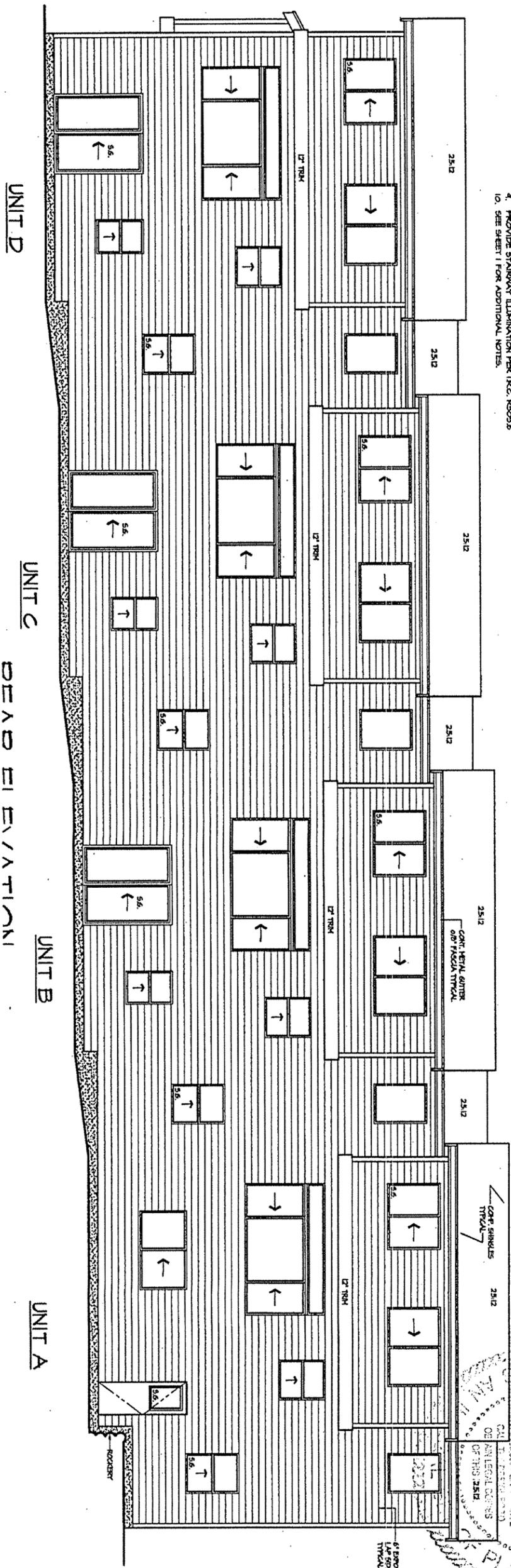
UNIT B

UNIT C

UNIT D

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



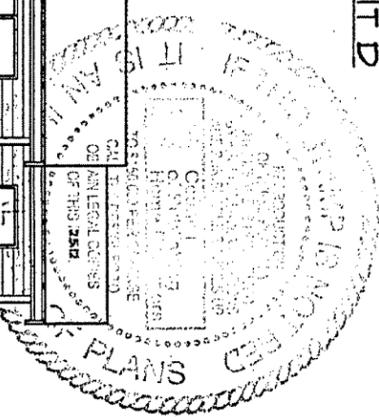
UNIT D

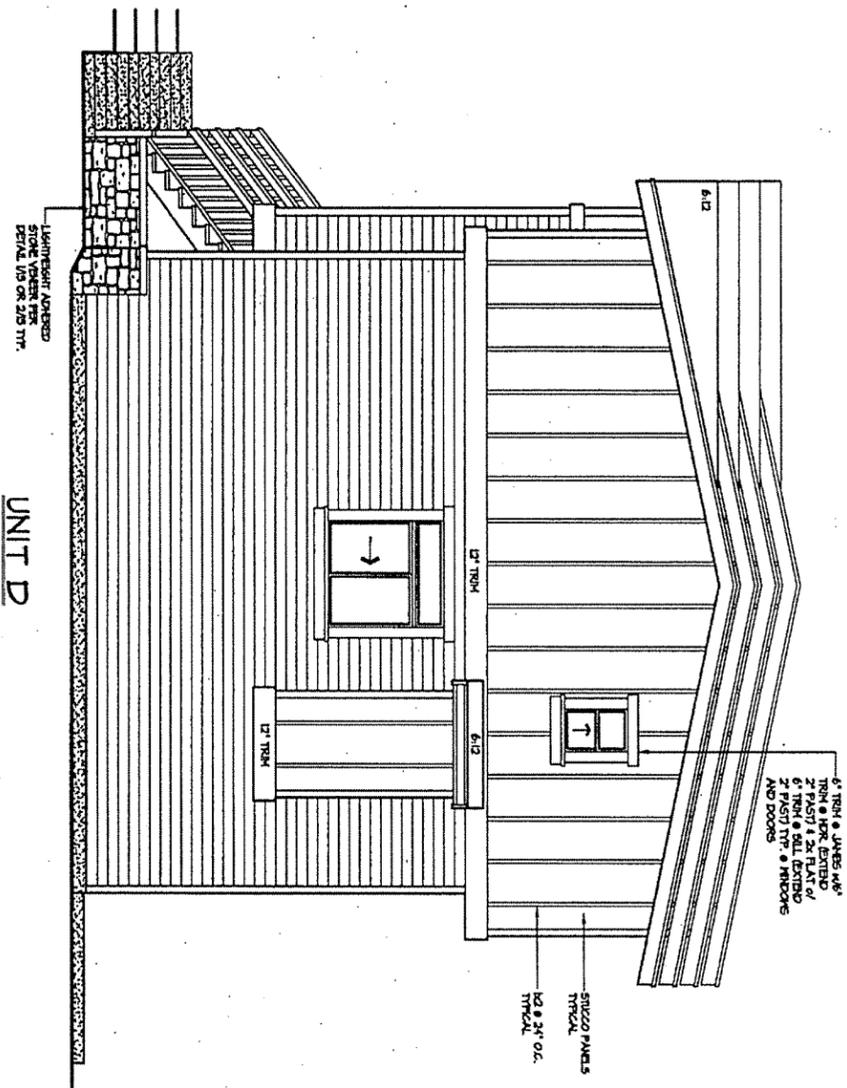
UNIT C

UNIT B

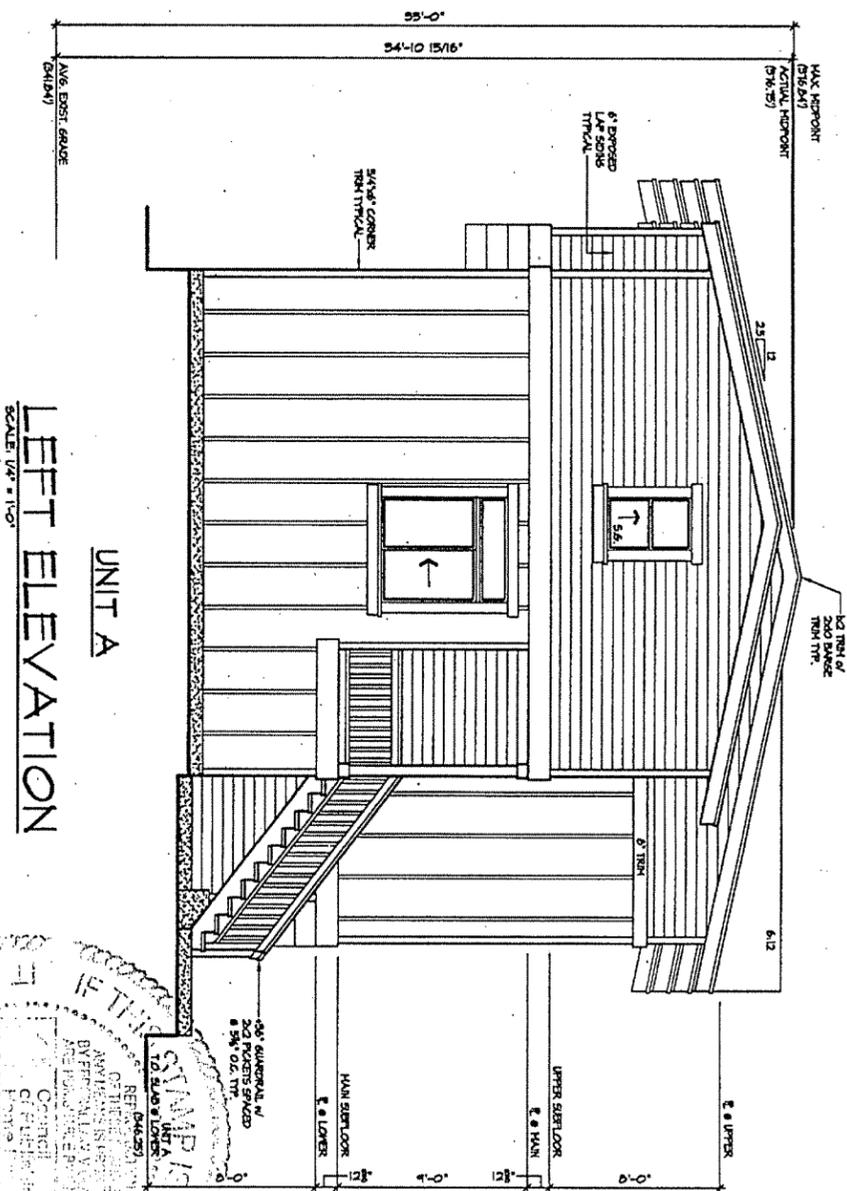
UNIT A

REAR ELEVATION





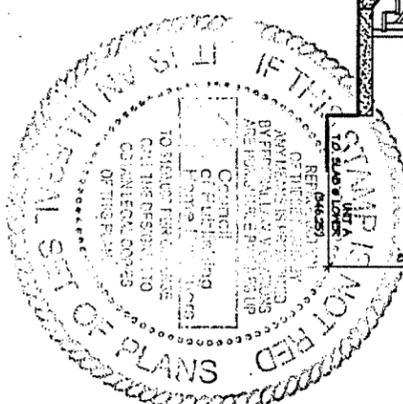
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

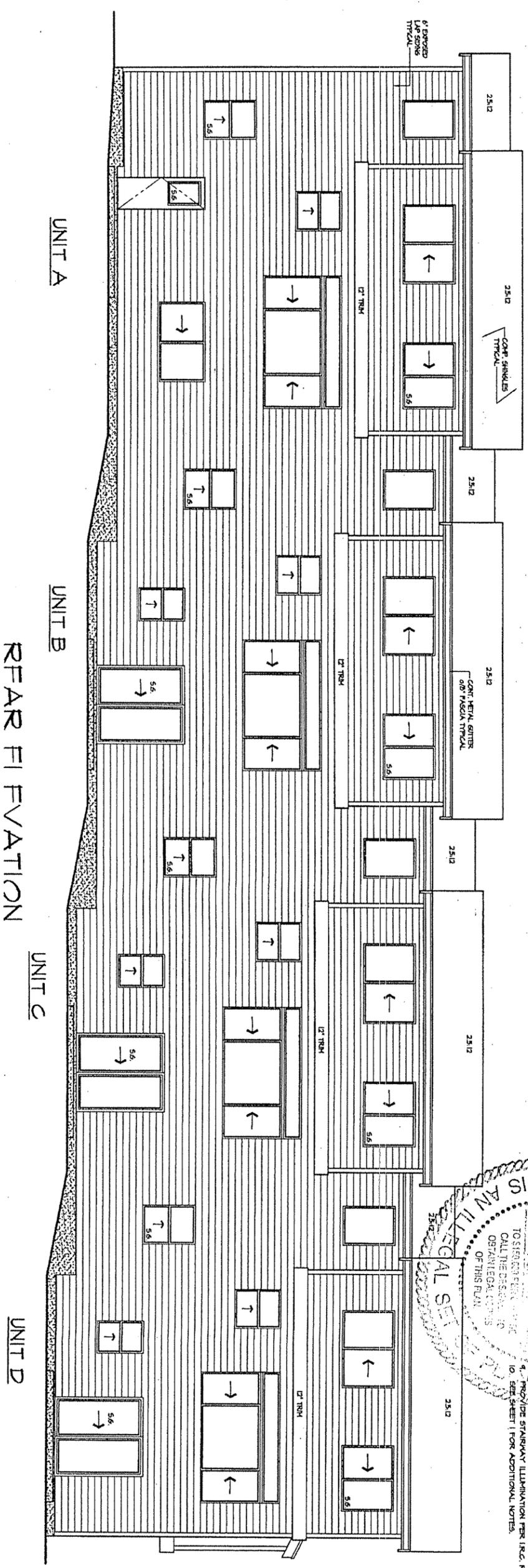
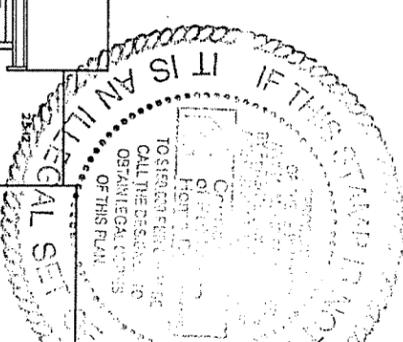
1. VERIFY SEAS WALL BUILDING & HOLDINGS PER PLAN & SCHEDULE PRIOR TO INSTALLING SHIMS.
2. WAGONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CALL OUT ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R109.5.
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R109.2 & R109.21.
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE.
9. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R309.6.
10. SEE SHEET I FOR ADDITIONAL NOTES.



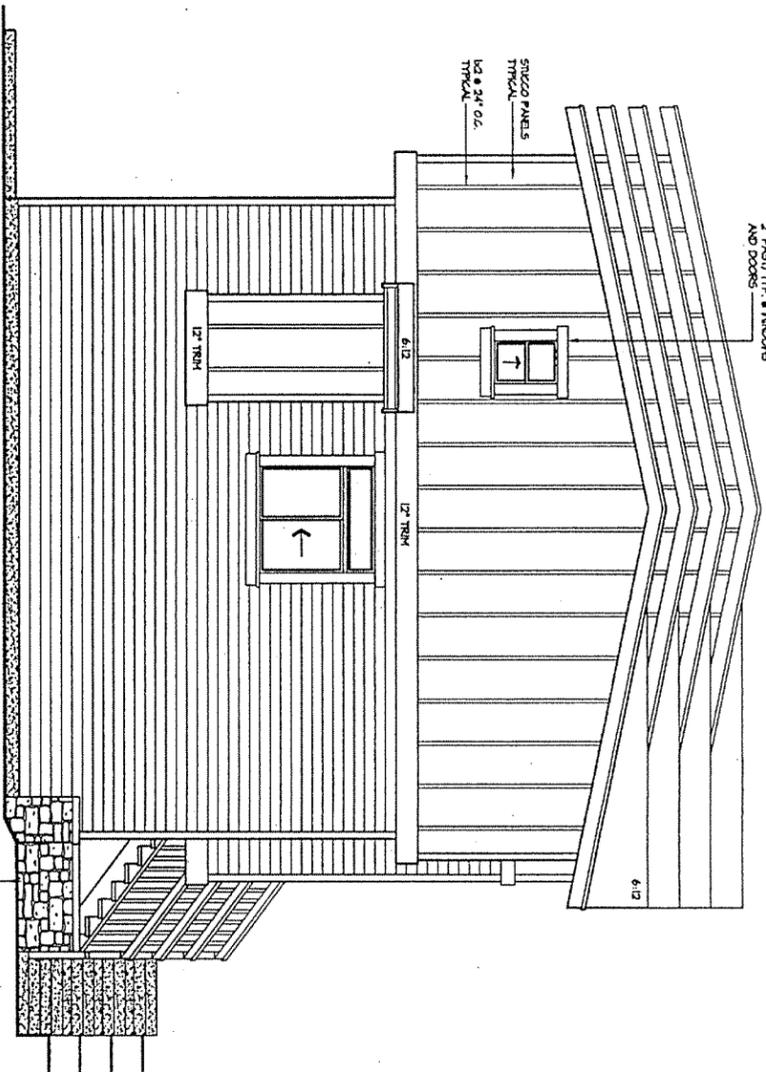


UNIT D
UNIT C
UNIT B
UNIT A
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:**
1. VERIFY SILLER WALL FINISHING & JOISTING PER PLAN I SCHEDULE PRIOR TO INSTALLING SIDING
 2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10
 3. CALC. ALL EXTERIOR JOINTS & PENETRATIONS
 4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.5
 5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R903.2 & R903.21
 6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR GARAGE-INTERIOR DOORS
 7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS • ALL ENDS, TYP. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE
 8. PROVIDE STRAINWALL ILLUMINATION PER I.R.C. R309.6
 9. SEE SHEET 11 FOR ADDITIONAL NOTES

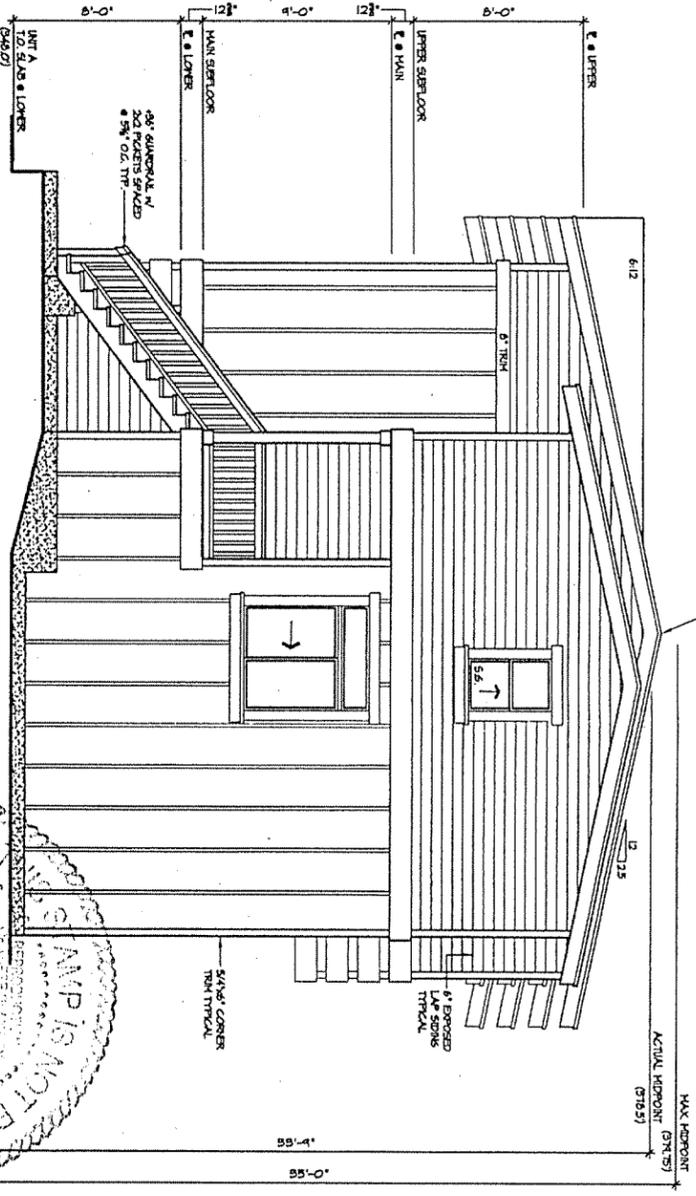


UNIT D
UNIT C
UNIT B
UNIT A
REAR ELEVATION



UNIT D
LEFT ELEVATION

SCALE: 1/4" = 1'-0"

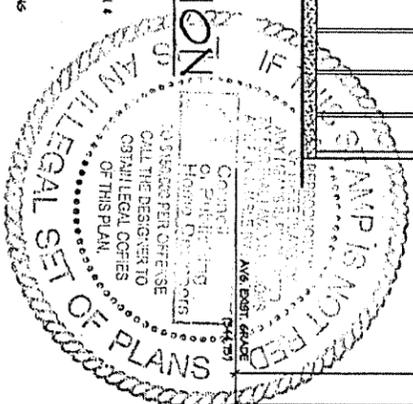


UNIT A
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDINGS PER PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10.
3. CALLK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R202.2 PER I.R.C. R202.1 & R202.1.
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS & ALL DAVES, TYP. ADDRESS OR HOSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE.
7. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R202.6.
8. SEE SHEET 1 FOR ADDITIONAL NOTES.

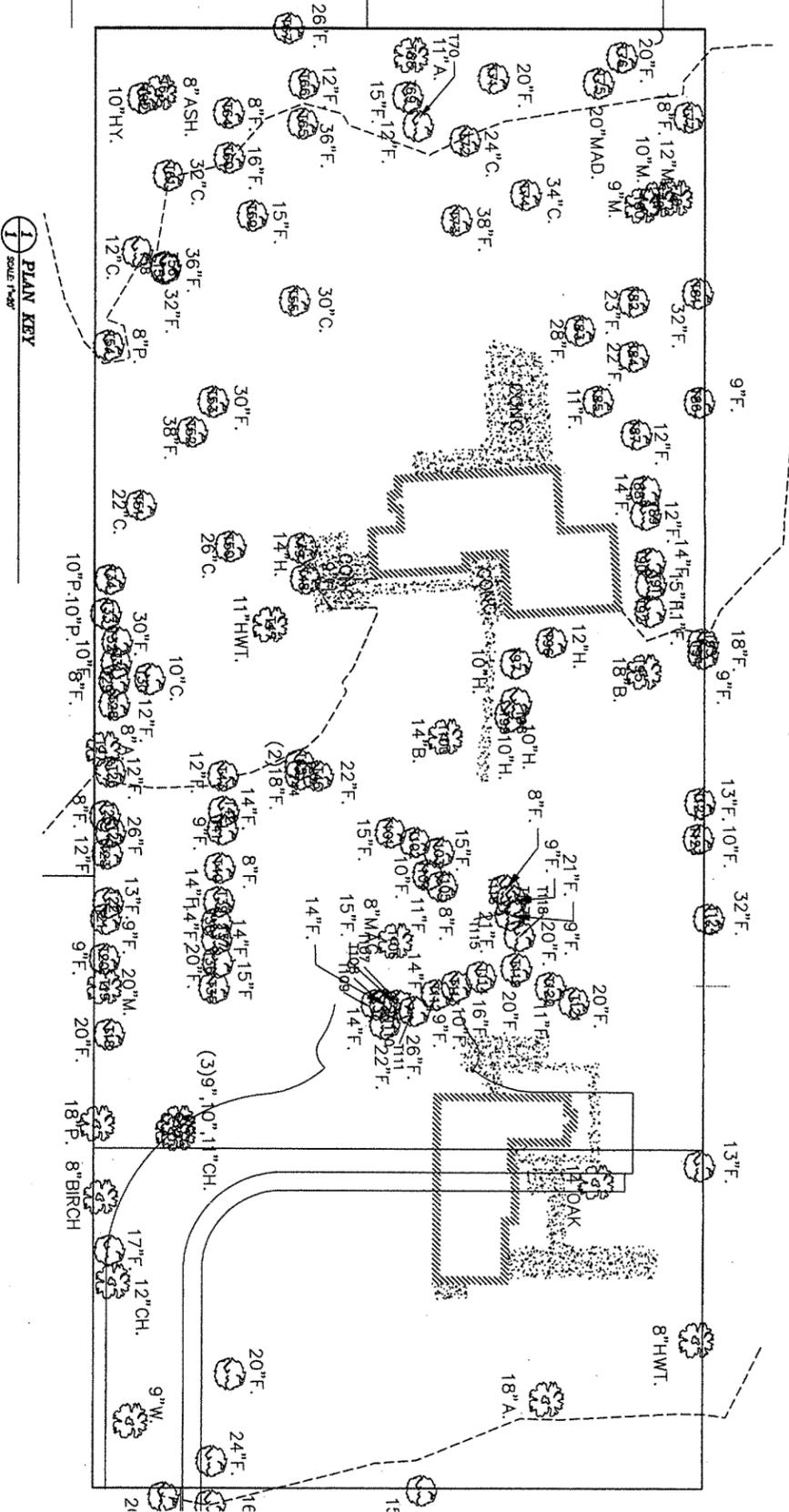


GENERAL NOTES

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS 1 FOOT.
ALL ROUGH GRADING SHALL BE POSITIVE. DRAINING AWAY FROM ALL STRUCTURES.
ALL STONES LARGER THAN 1.5' DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.
TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.
TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.
TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.
ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK. COMPOSITION MULCHED ARE NOT AN ACCEPTABLE ALTERNATIVE.
TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.
BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.
ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.
SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.
IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.
THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.
DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.
PROVIDE IRRIGATION AS NECESSARY TO ENSURE PLANT SURVIVAL.

LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE	CONDITION
④	4	Acer dieckmannii 'VINE MAPLE	6" MIN. HT.	B&B, 10" O.C.
⑥	6	Carpinus betulus 'Fastigiata' / COLUMNAR HORSEBAM	1 1/2" CAL.	B&B, 30" O.C. BRANCHED @ 6' HT.
①		EXISTING TREE TO REMAIN		
⑪	11	Magnolia sieboldii / OYAMA MAGNOLIA	11/2" CAL.	B&B, 30" O.C. BRANCHED @ 6' HT.
④	4	Pyrus calleryana 'Chanticleer' / BLOWING PEAR	1 3/4" CAL.	B&B, 30" O.C. BRANCHED @ 6' HT.
⑥	6	Picea omarika / SERBIAN SPRUCE	4-5" MIN. HT.	B&B, 10" O.C.
⑨②	92	Thuja occ. 'Smurgol' / EMERALD GREEN ARBORVITAE	4-5" MIN. HT.	B&B, 10" O.C.
⑤	5	Thuja plicata 'Excelsa' / EXCELSA CEDAR	6" MIN. HT.	B&B, 10" O.C.



SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE	CONDITION
⑤⑦	57	Abutilon unedo / STRAWBERRY TREE	24" MIN. HT.	CON. GRWN, 5" O.C.
⑤⑪①	111	Escallonia frutescens / FRUDE'S ESCALLONIA	24-30" MIN. HT.	CON. GRWN, 5" O.C.
⑤④⑥	46	Hydranga macrophylla 'Nantesii' / LACECAP HYDRANGA	21" MIN. HT.	CON. GRWN, 5" O.C.
⑤⑤⑦	150	Leucosticte oxifolia / COAST LEUCOTHOE	1 CAL.	CON. GRWN, 5" O.C.
⑤⑤⑦	57	Lavandula angustifolia 'Hidcote' / HIDCOTE LAVENDER	1 CAL.	CON. GRWN, 5" O.C.
⑤⑤⑧	56	Lyncha californica / PACIFIC WAX MYRTLE	42" MIN. HT.	CON. GRWN, 5" O.C.
⑤⑤⑨	78	Nandina domestica 'Fire Power' / FIRE POWER HEAVENLY BAMBOO	18" MIN. HT.	CON. GRWN, 5" O.C.
⑤⑤⑩	25	Prunus laurocerasus 'Otto Luyken' / OTTO LUYKEN LAUREL	24" MIN. HT.	CON. GRWN, 5" O.C.
⑤⑤⑪	54	Rhododendron 'Hino Crimson' / HINO CRIMSON EV. AZALEA	2 CAL.	CON. GRWN, 5" O.C.
⑤⑤⑫	30	Rhododendron 'Baw Baw' / KCH	21" MIN. HT.	CON. GRWN, 5" O.C.

SYMBOL	QTY	BOTANICAL/COMMON NAME	SIZE	CONDITION
⑤⑤⑬	150	Acrostaphylos uva-ursi / KINWICKINWICK	1 CAL.	CON. GRWN, 24" O.C.
⑤⑤⑭	120	Polygonatum multiflorum / SWORD FERN	1 CAL.	CON. GRWN, 36" O.C.
⑤⑤⑮	200	Vilco minor / FERNWINKLE	4" POTS	CON. GRWN, 18" O.C.

THE JAY GROUP INC.
LAND USE CONSULTANTS
P. 206.825.2115
F. 206.825.2116
1407 5TH STREET
WASHINGTON, WA 98101
WWW.JAYGROUP.COM

State of Washington
Registered
Landscape Architect
ROZENBLAT
Paul J. Rozenblat, AIA
Certificate No. 566

ROZENBLAT
4-UNIT

APPLICANT/CONTACT
2 F. B. ROZENBLAT GROUP/JOSE ROZENBLAT
RELATIVE, W. 2000

CITY OF BELLEVUE
Name: _____
Title: _____
Address: _____
Phone: _____
E-mail: _____

SCALE: 1"=20'
DATE: 01-18-06
DATE: 01-18-06
SCALE: 1/8"=1'-0"

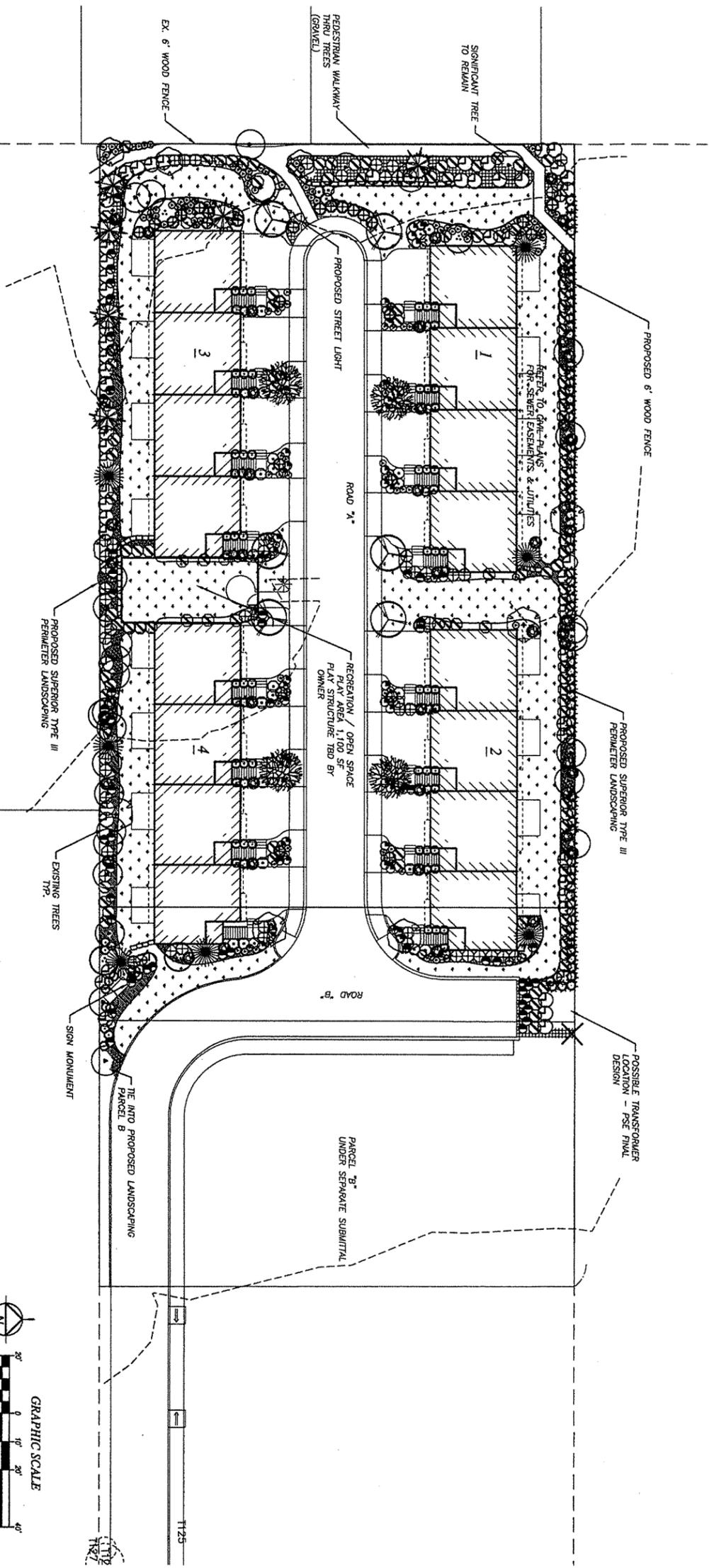
NO. REVISIONS: 5 (0000) Landscape
SOP-04/ROZENBLAT/PAULJ (20-04)

REVISIONS
REV. DESCRIPTION BY DATE
1 Site change - City Comm. OK 5-18-06

SITE PLAN
TITLE SHEET

SHEET
L-1
OF 5

NW 1/4 OF SEC. 26, TWP. 25, RGE. 5E., W.M.
KING COUNTY, WASHINGTON



LANDSCAPE PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
④	4	Acer circinatum 'VINE MAPLE'	6' MIN. HT.	B&B 10' O.C.
⑥	6	Cornus baccata 'Fragilata' / COLUMNAR HORNBELM	1 1/2" CAL.	B&B 30' O.C. BRANCHED @ 6' HT.
		EXISTING TREE TO REMAIN		
⑪	11	Magnolia sieboldii / OYAMA MAGNOLIA	11/2" CAL.	B&B 30' O.C. BRANCHED @ 6' HT.
④	4	Pyrus calleryana 'Ornateleser' / FLOWERING PEAR	1 3/4" CAL.	B&B 30' O.C. BRANCHED @ 6' HT.
⑥	6	Picea omorika / SERBAN SPRUCE	4-5' MIN. HT.	B&B 10' O.C.
92		Thuja occ. 'Smaragd' / EMERALD GREEN ARBORVITAE	4-5' MIN. HT.	B&B 10' O.C.
5		Thuja plicata 'Excelsa' / EXCELSA CEDAR	6' MIN. HT.	B&B 10' O.C.

SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
⑤	57	Abutilon urens / STRAWBERRY TREE	24" MIN. HT.	CON. GRNW. 5' O.C.
⑪	111	Escallonia frutescens / FROE'S ESOLLONIA	24-30" MIN. HT.	CON. GRNW. 5' O.C.
④	46	Hydrangea macrophylla 'Mariesii' / LAZARDE HYDRANGEA	21" MIN. HT.	CON. GRNW. 5' O.C.
⑤	150	Leucodae axillaris / COAST LEUCODAE	1 CAL.	CON. GRNW. 5' O.C.
⑤	57	Leucodae angustifolia 'Hidcote' / HIDCOTE LAMENDER	1 CAL.	CON. GRNW. 5' O.C.
⑤	58	Myrica californica / PACIFIC WAX MYRTLE	42" MIN. HT.	CON. GRNW. 5' O.C.
⑤	78	Nandina domestica 'Fire Power' / FIRE POWER HEAVENLY BAMBOO	18" MIN. HT.	CON. GRNW. 5' O.C.
⑤	25	Prunus laurocerasus 'Otto Luyken' / OTTO LUYKEN LAUREL	24" MIN. HT.	CON. GRNW. 5' O.C.
⑤	54	Rhododendron 'Tino Grimson' / TINO GRIMSON EX AZALEA	2 CAL.	CON. GRNW. 5' O.C.
⑤	30	Rhododendron 'Bow Bells' / NCN	21" MIN. HT.	CON. GRNW. 5' O.C.

GROUNDCOVER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
⑤	150	Actinotaphos sax-uni / KIMMICKONICK	1 CAL.	CON. GRNW. 24" O.C.
⑤	120	Polystichum munium / SWORD FERN	1 CAL.	CON. GRNW. 36" O.C.
⑤	200	Vinca minor / PERIWINKLE	4" POTS	CON. GRNW. 18" O.C.



THE JAY GROUP INC.
LAND USE CONSULTANTS
P. 206.624.1152
F. 206.624.1154
1827 5TH STREET
WAPATAWA, WA 98270
WWW.JAYGROUP.COM

State of Washington
Registered
Landscape Architect
Paul J. J...
Certificate No. 566

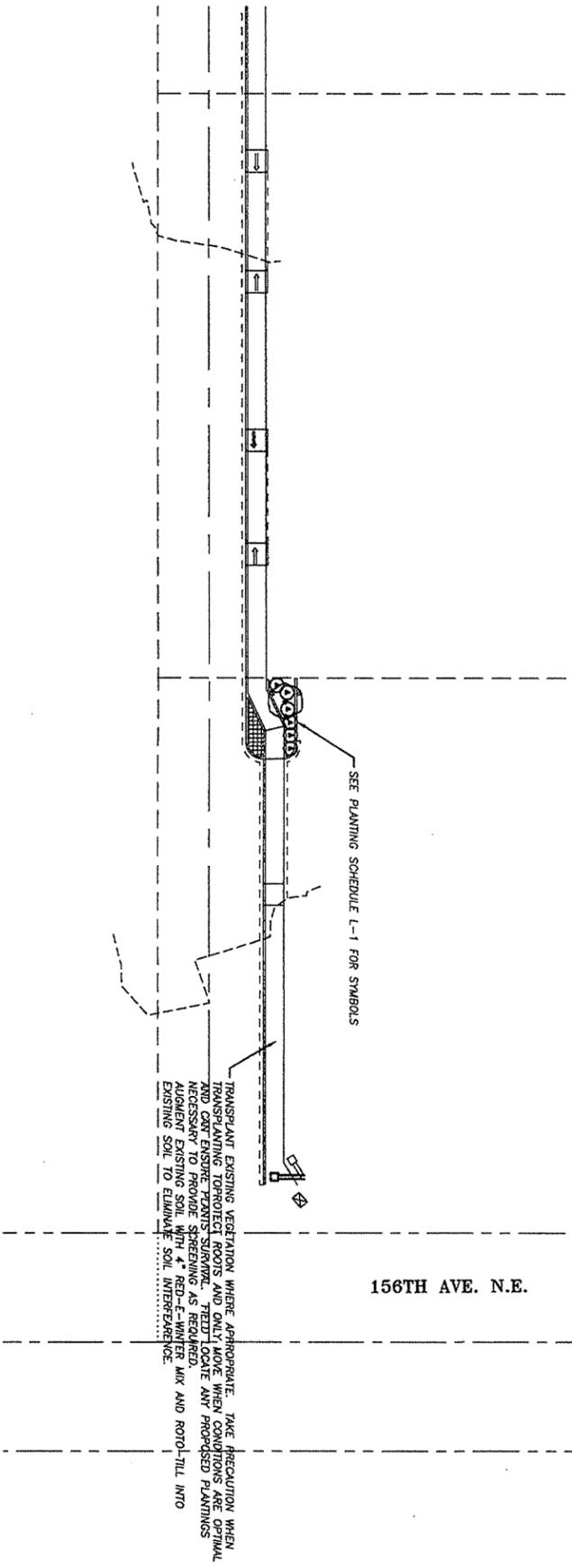
**ROZENBLAT
4 UNIT**

APPLICANT/CONTACT
2 R. ROZENBLAT GROUP/4050' ROZENBLAT
BELLINGHAM, WA 98205

CITY OF BELLINGHAM	DATE	BY	DATE
REVISIONS	1	See changes - City Council	05-18-06

SCALE: 1"=20'
DATE: 01-18-06
SHEET: 1 OF 5
L-3

NW 1/4 OF SEC. 26, TWP. 26, RGE. 5E., W.M.
KING COUNTY, WASHINGTON



THE JAY GROUP, INC.
LAND USE CONSULTANTS
P. 360.658.8119
F. 360.651.7252
WWW.JAYGROUP.COM

State of Washington
Registered Landscape Architect
Paul J. Jay
Paul J. Jay
certificate no. 566

ROZENBLAT PUD

APPLICANT/CONTACT
2 R. ROZENBLAT GROUP/ROSE ROZENBLAT
BILTMORE, WA 98009

CITY OF BELLEVUE	
Staff Engineer	Approved Date
Staff Engineer	Approved Date
Development Director	Approved Date
Commissioner	Approved Date

SCALE 1"=20' 1/8"=20'
DATE 01-18-08 DRAWN BY OK

TITLE REVISION
S:\2008\Landmarks\SOE-0420\ROZENBLAT\PLANS\420-LP

REVISIONS

REV.	DESCRIPTION	BY	DATE
1	See engineer city comm	OK	5-19-08

REVEGETATION PLAN IVAR'S

L-4
OF 5

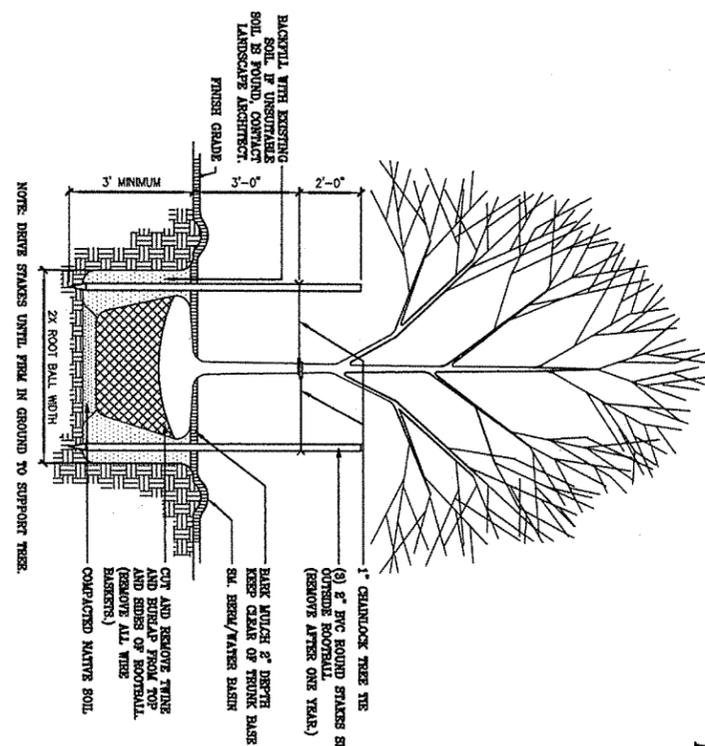
CITY OF BELLEVUE	
Plan Engineer	Signature Date
Site Engineer	Signature Date
Professional Designer	Signature Date

SCALE: 1"=20'
DATE: 01-18-06
TIC REFERENCE: 172.429' 06-0410
PROJECT BY: OK

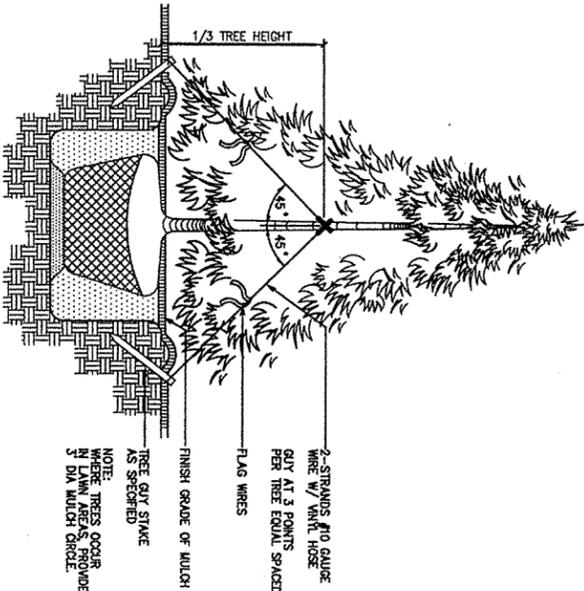
REV. DATE
1. 02/28/2010 BY: DATE
Site change - City Council. 01-19-06

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	Site change - City Council.	OK	01-19-06

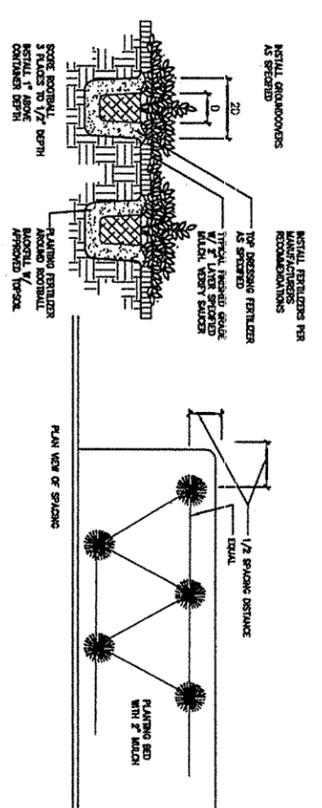
DETAIL SHEET



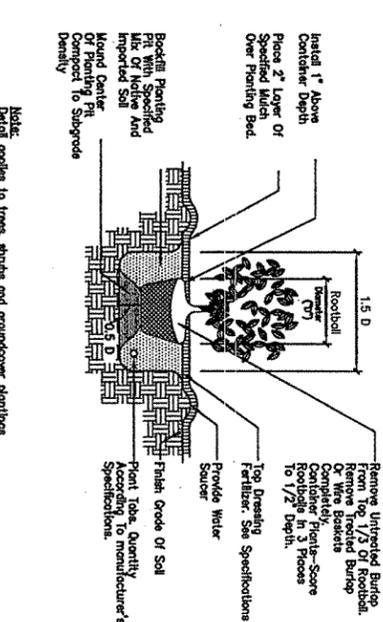
1 TREE STAKING
SCALE: NTS



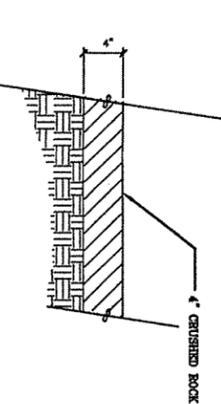
3 TREE GUYING
SCALE: NTS



2 GROUNDCOVER PLANTING
SCALE: NTS



4 SHRUB PLANTING
SCALE: NTS



5 CRUSHED ROCK TRAIL
SCALE: NTS

Attachment C

Emergency Vehicle Turn-a-round Easement (on subject parcel A for Parcel B)

NAME IOSSIF ROZENBLAT
ADDRESS 5415 NE 2 COURT
CITY RENTON WA 98059
STATE ZIP



20061208001351

2 R DEVELOPMEN EAS
PAGE 001 OF 005
12/08/2008 10:37
KING COUNTY, WA

36.00

EXCISE TAX NOT REQUIRED

King Co. Records

By [Signature], Deputy

Sunshine New

Filed for Record at Request of:

Document Title: Ingress/Egress/Utility & Emergency Turnaround Easement
(Notary Acknowledgment)
Reference Number of Related Document:
Grantors: 1455 Bellevue, LLC
Grantees: 1456 – 156th AVE NE, LLC and the City of Bellevue
Abbreviated Legal Description: 262505 173 SW 1/4 OF N 1/4 OF NE 1/4
LESS E 264 FT LESS WEST 264 FT
Assessor's Parcel Numbers: 2625059173

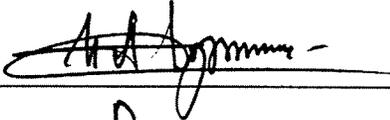
INGRESS/EGRESS/UTILITY & EMERGENCY TURNAROUND EASEMENT

1455 Bellevue, LLC (the Grantor), for and in consideration of \$1.00 and other good and valuable consideration, hereby dedicates, conveys and grants to 1456 – 156th AVE NE, LLC and the City of Bellevue (the Grantees) and its successors and assigns a permanent easement for Ingress/Egress/Utility & Emergency Turnaround and appurtenances thereto upon the following described property situated in King County Washington, legally described as follows:

262505 173 SW 1/4 OF N 1/4 OF NE 1/4 LESS E 264 FT LESS WEST 264 FT

1. Nature and Location of Easement. The easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under the real property legally described above. Such easement as legally described in Exhibit A and as depicted in Exhibit B, attached hereto and incorporated herein by this reference, for the purpose of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing and operating streets, roads and utilities, together with all facilities, connections and appurtenances (streets and utilities), including the right of ingress and egress for said purpose.
2. Right of Entry. Grantee shall have the right, without notice and without prior institution of any suit or proceeding at law, at times as may be necessary, enter upon said property and adjoining property owned by the Grantor and/or his assigns and successors to install, lay, construct, maintain, inspect, repair, remove, replace, renew, and operate and maintain streets, roads and necessary facilities and other equipment for the purpose of serving the property and other properties with streets and utilities. Grantee agrees to restore the property to its condition prior to any disturbance from construction, operation, maintenance, repair or replacement of the streets or roads.
3. Encroachment / Construction Activity. Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling or other forms of construction activity on or near the easement which might in any fashion unearth, undermine or damage the streets or utilities or endanger the lateral or other support of the streets or utilities without Grantee's prior written approval. Grantor further agrees that no structure or obstruction including, without limitation, buildings, fences and rockeries shall be erected over, upon or within the easement, and no trees brushes or other shrubbery shall be planted or maintained within the easement, provided Grantor shall have full use of the surface of the Real Property within the easement, so long as such use does not interfere with the easement of Ingress/Egress/Utilities and Emergency turnaround.
4. Binding Effect / Warranty of Title. The easement and the covenants, terms and conditions contained herein are intended to and shall run with the real property and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns. Grantor warrants that Grantor has good title to the real property and warrants the Grantee title to and quiet enjoyment of the easement.
5. Recording. Upon its execution, the easement shall be recorded with the Department of Records and Elections, King County, Washington.

DATED this 8 Day of December, 2006.



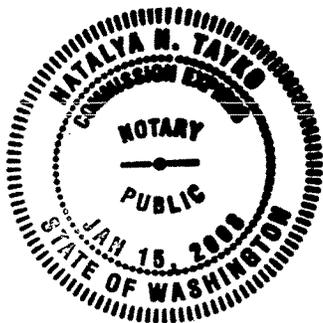
Tossif ROZENBLAT (Print)

As MEMBER of 1455 Bellevue, LLC

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

I, the undersigned Notary Public in and for the state of Washington, hereby certify that personally appeared before me Tossif ROZENBLAT, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this the 8TH day of DECEMBER, 2006.




NATALYA TAYLOR, NOTARY PUBLIC
in and for the state of Washington;
residing at KING COUNTY
My commission expires: 01/15/2008

Exhibit A

TURNAROUND EASEMENT

PARCEL 'B'

PROCEEDING FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF BELLEVUE, KING COUNTY, WASHINGTON STATE,

THENCE NORTH 01°11'55" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26 A DISTANCE OF 2295.02 FEET,

THENCE NORTH 88°43'20" WEST ALONG THE SOUTH LINE OF THE NORTH 330 FEET OF THE EAST 1320 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 924.27 FEET

THENCE NORTH 01°11'43" EAST A DISTANCE OF 4.00 FEET TO THE TRUE POINT OF BEGINNING,

THENCE NORTH 88°43'20" WEST A DISTANCE OF 88.16 FEET,

THENCE NORTH 26°20'15" WEST A DISTANCE OF 9.35 FEET,

THENCE NORTH 01°16'40" EAST A DISTANCE OF 132.71 FEET,

THENCE SOUTH 88°43'20" EAST A DISTANCE OF 5.39 FEET,

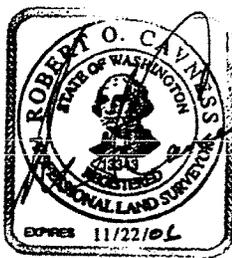
THENCE SOUTH 01°16'40" WEST A DISTANCE OF 93.00 FEET,

THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00" ALONG AN ARC LENGTH OF 43.98 FEET,

THENCE SOUTH 88°43'20" EAST A DISTANCE OF 59.08 FEET,

THENCE SOUTH 01°11'43" WEST A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

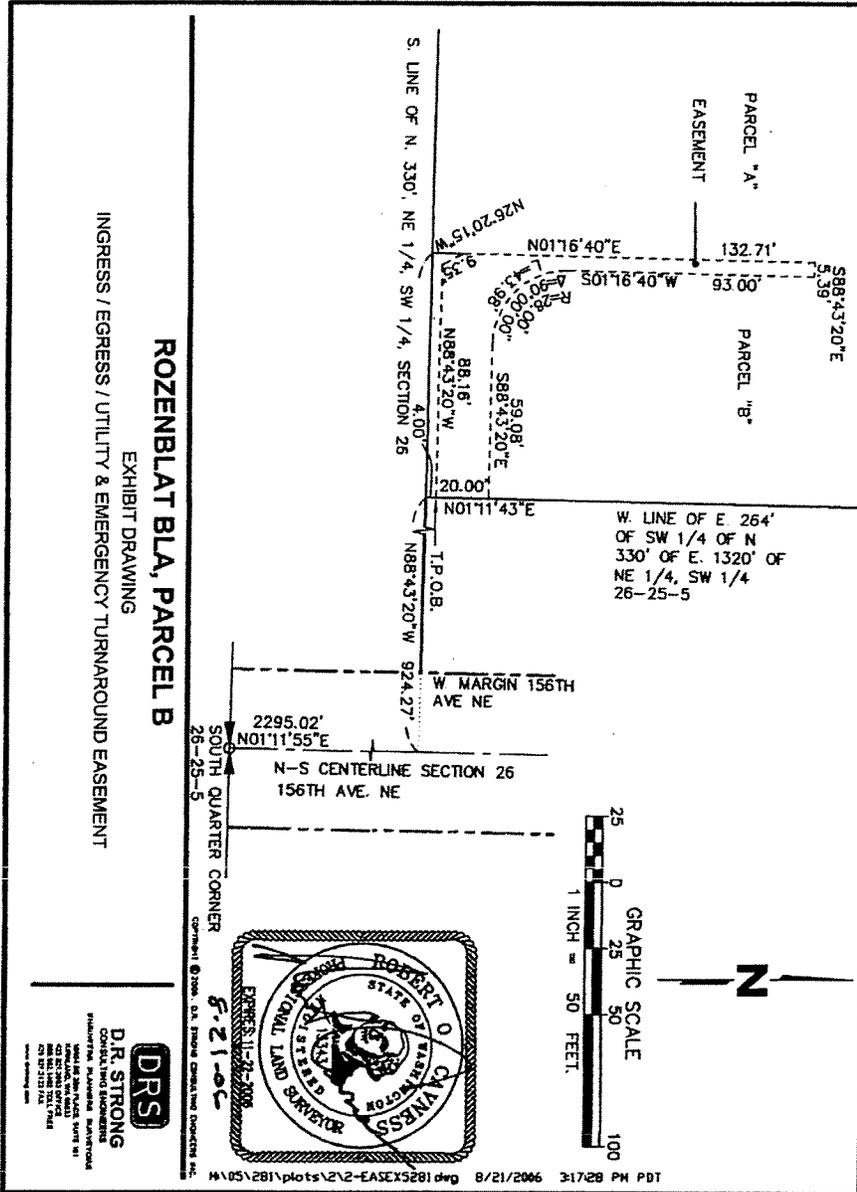
ALL SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF BELLEVUE, KING COUNTY, STATE OF WASHINGTON.



T:\0512\05281\06060821-TURNAROUNDREYB-ROC.doc

P-21-06

Exhibit B



Attachment D

Sidewalk Easement (on Parcel B for subject parcel A)

NAME IOSSIF ROZENBLAT
ADDRESS 5415 NE 2 COURT
CITY RENTON WA 98059
STATE ZIP



20061208001351

2 R DEVELOPMEN EAS
PAGE001 OF 005
12/08/2006 10:37
KING COUNTY, WA

36.00

EXCISE TAX NOT REQUIRED

King Co. Records

By [Signature] Deputy

Sunshine T. [Signature]

Filed for Record at Request of:

Document Title: Ingress/Egress/Utility & Emergency Turnaround Easement
(Notary Acknowledgment)
Reference Number of Related Document:
Grantors: 1455 Bellevue, LLC
Grantees: 1456 – 156th AVE NE, LLC and the City of Bellevue
Abbreviated Legal Description: 262505 173 SW 1/4 OF N 1/4 OF NE 1/4
LESS E 264 FT LESS WEST 264 FT
Assessor's Parcel Numbers: 2625059173

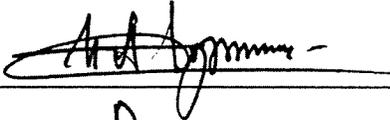
INGRESS/EGRESS/UTILITY & EMERGENCY TURNAROUND EASEMENT

1455 Bellevue, LLC (the Grantor), for and in consideration of \$1.00 and other good and valuable consideration, hereby dedicates, conveys and grants to 1456 – 156th AVE NE, LLC and the City of Bellevue (the Grantees) and its successors and assigns a permanent easement for Ingress/Egress/Utility & Emergency Turnaround and appurtenances thereto upon the following described property situated in King County Washington, legally described as follows:

262505 173 SW 1/4 OF N 1/4 OF NE 1/4 LESS E 264 FT LESS WEST 264 FT

1. Nature and Location of Easement. The easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under the real property legally described above. Such easement as legally described in Exhibit A and as depicted in Exhibit B, attached hereto and incorporated herein by this reference, for the purpose of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing and operating streets, roads and utilities, together with all facilities, connections and appurtenances (streets and utilities), including the right of ingress and egress for said purpose.
2. Right of Entry. Grantee shall have the right, without notice and without prior institution of any suit or proceeding at law, at times as may be necessary, enter upon said property and adjoining property owned by the Grantor and/or his assigns and successors to install, lay, construct, maintain, inspect, repair, remove, replace, renew, and operate and maintain streets, roads and necessary facilities and other equipment for the purpose of serving the property and other properties with streets and utilities. Grantee agrees to restore the property to its condition prior to any disturbance from construction, operation, maintenance, repair or replacement of the streets or roads.
3. Encroachment / Construction Activity. Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling or other forms of construction activity on or near the easement which might in any fashion unearth, undermine or damage the streets or utilities or endanger the lateral or other support of the streets or utilities without Grantee's prior written approval. Grantor further agrees that no structure or obstruction including, without limitation, buildings, fences and rockeries shall be erected over, upon or within the easement, and no trees brushes or other shrubbery shall be planted or maintained within the easement, provided Grantor shall have full use of the surface of the Real Property within the easement, so long as such use does not interfere with the easement of Ingress/Egress/Utilities and Emergency turnaround.
4. Binding Effect / Warranty of Title. The easement and the covenants, terms and conditions contained herein are intended to and shall run with the real property and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns. Grantor warrants that Grantor has good title to the real property and warrants the Grantee title to and quite enjoyment of the easement.
5. Recording. Upon its execution, the easement shall be recorded with the Department of Records and Elections, King County, Washington.

DATED this 8 Day of December, 2006.



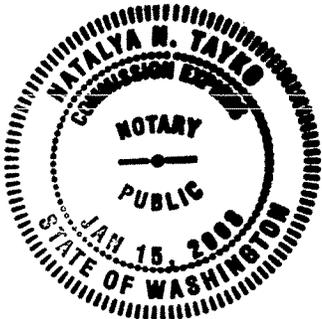
Tossif ROZENBLAT (Print)

As MEMBER of 1455 Bellevue, LLC

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

I, the undersigned Notary Public in and for the state of Washington, hereby certify that personally appeared before me Tossif ROZENBLAT, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this the 8TH day of DECEMBER, 2006.



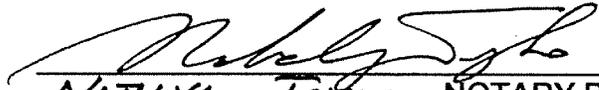

NATALYA TAYRO, NOTARY PUBLIC
in and for the state of Washington;
residing at KING COUNTY
My commission expires: 01/15/2008

Exhibit A

TURNAROUND EASEMENT

PARCEL 'B'

PROCEEDING FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF BELLEVUE, KING COUNTY, WASHINGTON STATE,

THENCE NORTH 01°11'55" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26 A DISTANCE OF 2295.02 FEET,

THENCE NORTH 88°43'20" WEST ALONG THE SOUTH LINE OF THE NORTH 330 FEET OF THE EAST 1320 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 924.27 FEET

THENCE NORTH 01°11'43" EAST A DISTANCE OF 4.00 FEET TO THE TRUE POINT OF BEGINNING,

THENCE NORTH 88°43'20" WEST A DISTANCE OF 88.16 FEET,

THENCE NORTH 26°20'15" WEST A DISTANCE OF 9.35 FEET,

THENCE NORTH 01°16'40" EAST A DISTANCE OF 132.71 FEET,

THENCE SOUTH 88°43'20" EAST A DISTANCE OF 5.39 FEET,

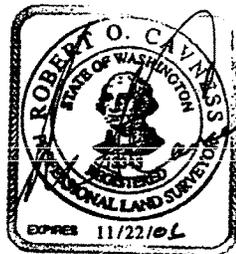
THENCE SOUTH 01°16'40" WEST A DISTANCE OF 93.00 FEET,

THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 90°00'00" ALONG AN ARC LENGTH OF 43.98 FEET,

THENCE SOUTH 88°43'20" EAST A DISTANCE OF 59.08 FEET,

THENCE SOUTH 01°11'43" WEST A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

ALL SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF BELLEVUE, KING COUNTY, STATE OF WASHINGTON.



T:\0312\05281\060821-TURNAROUNDREYB-ROC.doc

8-21-06

Attachment E

Six foot Sidewalk Easement

NAME TOSSIF ROZENBLAT
ADDRESS 5415 NE 2 COURT
CITY RENTON STATE WA ZIP 98059



20061208001350

2 R DEVELOPMEN EAS 36.00
PAGE 001 OF 005
12/08/2006 10:37
KING COUNTY, WA

EXCISE TAX NOT REQUIRED

King Co Records

By [Signature], Deputy
Sunshine Toland

Document Title: 6 Foot Wide Easement For Sidewalk and Utilities
(Notary Acknowledgment)
Reference Number of Related Document:
Grantors: 1455 Bellevue, LLC
Grantees: 1456 – 156th AVE NE, LLC and the City of Bellevue
Abbreviated Legal Description: 262505 173 SW 1/4 OF N 1/4 OF NE 1/4
LESS E 264 FT LESS WEST 264 FT
Assessor's Parcel Numbers: 2625059173

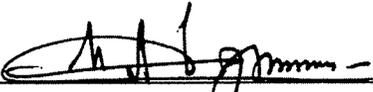
6 FOOT WIDE EASEMENT FOR SIDEWALK AND UTILITIES

1455 Bellevue, LLC (the Grantor), for and in consideration of \$1.00 and other good and valuable consideration, hereby dedicates, conveys and grants to 1456 – 156th AVE NE, LLC and the City of Bellevue (the Grantees) and its successors and assigns a permanent easement for a six foot wide sidewalk and utilities and appurtenances thereto upon the following described property situated in King County Washington, legally described as follows:

262505 173 SW 1/4 OF N 1/4 OF NE 1/4 LESS E 264 FT LESS WEST 264 FT

1. Nature and Location of Easement. The easement granted by Grantor herein shall be a permanent easement for the benefit of Grantee over, upon, across, through and under the real property legally described above. Such easement as legally described in Exhibit A and as depicted in Exhibit B, attached hereto and incorporated herein by this reference, for the purpose of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing and operating sidewalk and utilities, together with all facilities, connections and appurtenances (sidewalk and utilities), including the right of ingress and egress for said purpose.
2. Right of Entry. Grantee shall have the right, without notice and without prior institution of any suit or proceeding at law, at times as may be necessary, enter upon said property and adjoining property owned by the Grantor and/or his assigns and successors to install, lay, construct, maintain, inspect, repair, remove, replace, renew, and operate and maintain lines and necessary facilities and other equipment for the purpose of serving the property and other properties with sidewalks and utilities. Grantee agrees to restore the property to its condition prior to any disturbance from construction, operation, maintenance, repair or replacement of the sidewalks and utilities.
3. Encroachment / Construction Activity. Grantor shall not undertake, authorize, permit or consent to any construction or excavation including, without limitation, digging, tunneling or other forms of construction activity on or near the easement which might in any fashion unearth, undermine or damage the sidewalks or utilities or endanger the lateral or other support of the sidewalks or utilities without Grantee's prior written approval. Grantor further agrees that no structure or obstruction including, without limitation, buildings, fences and rockeries shall be erected over, upon or within the easement, and no trees bushes or other shrubbery shall be planted or maintained within the easement, provided Grantor shall have full use of the surface of the Real Property within the easement, so long as such use does not interfere with the easement of sidewalks and utilities.
4. Binding Effect / Warranty of Title. The easement and the covenants, terms and conditions contained herein are intended to and shall run with the real property and shall be binding upon Grantee and Grantor and their respective successors, heirs and assigns. Grantor warrants that Grantor has good title to the real property and warrants the Grantee title to and quiet enjoyment of the easement.
5. Recording. Upon its execution, the easement shall be recorded with the Department of Records and Elections, King County, Washington.

DATED this 8 Day of deember, 2006.


Tossif ROZENBLAT (Print)

As Member of 1455 Bellevue, LLC

STATE OF WASHINGTON)
) ss:
COUNTY OF KING)

I, the undersigned Notary Public in and for the state of Washington, hereby certify that personally appeared before me Tossif ROZENBLAT, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this the 8TH day of DECEMBER, 2006.



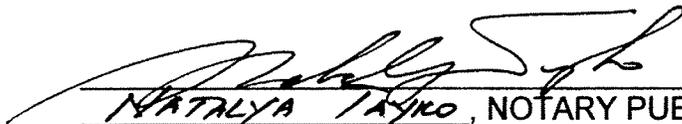

NATALYA TAYKO, NOTARY PUBLIC
in and for the state of Washington;
residing at KING COUNTY
My commission expires: 01/15/2008

Exhibit A

v

SIDEWALK EASEMENT

PARCEL 'B'

PROCEEDING FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF BELLEVUE, KING COUNTY, WASHINGTON STATE,

THENCE NORTH 01°11'55" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 26 A DISTANCE OF 2295.02 FEET,

THENCE NORTH 88°43'20" WEST ALONG THE SOUTH LINE OF THE NORTH 330 FEET OF THE EAST 1320 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 924.27 FEET TO THE WEST LINE OF THE EAST 264 FEET OF THE SOUTHWEST QUARTER OF THE NORTH 330 FEET OF THE EAST 1320 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26,

THENCE NORTH 01°11'43" EAST ALONG SAID WEST LINE A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF BEGINNING,

THENCE NORTH 01°11'43" EAST A DISTANCE OF 6.00 FEET,

THENCE NORTH 88°43'20" WEST A DISTANCE OF 59.07 FEET,

THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 21.50 FEET, A

CENTRAL ANGLE OF 90°00'00", ALONG AN ARC LENGTH OF 33.77 FEET,

THENCE NORTH 01°16'40" EAST A DISTANCE OF 92.92 FEET,

THENCE NORTH 88°43'20" WEST A DISTANCE OF 6.50 FEET,

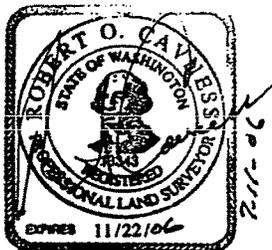
THENCE SOUTH 01°16'40" WEST A DISTANCE OF 92.42 FEET,

THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 28.00 FEET, A

CENTRAL ANGLE OF 90°00'00" ALONG AN ARC LENGTH OF 43.98 FEET,

THENCE SOUTH 88°43'20" EAST A DISTANCE OF 59.08 FEET TO THE TRUE POINT OF BEGINNING.

ALL SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., CITY OF BELLEVUE, KING COUNTY, STATE OF WASHINGTON.



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