



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

DETERMINATION OF NON-SIGNIFICANCE

PROPOSER: Holly Smith, Polygon Homes

LOCATION OF PROPOSAL: 148 102nd Ave SE

NAME & DESCRIPTION OF PROPOSAL: Bellewood Apartments

Construction of a 40 unit condominium development and demolition of three existing buildings totaling 24,620 gross square feet. The proposed building will include 68,400 gross square feet of residential area in four stories and 26,384 gross square feet of underground parking.

FILE NUMBER: 06-108864 LB

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 11/16/06.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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. Hillend
Environmental Coordinator

November 2, 2006
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
Development Services Staff Report**

Proposal Name: **Bellewood Apartments**

Proposal Address: 148 102nd Ave SE

Proposal Description: Request for Conditional Use Permit approval to exceed 50% residential use in the Office zoning district in order to construct a new four story 40 unit condominium development. Approximately 12,049 square feet (23%) of the 63,227 square foot site is located in the Office zoning district. The remaining 51,178 square feet (77%) are located in the R-30 zoning district.

File Number: **06-108864 LB**

Applicant: Holly Smith, Polygon Homes

Decisions Included: Conditional Use Permit (Process I, LUC 20.35.100)

Planner: Matthews Jackson
Senior Planner

State Environmental Policy Act
Threshold Determination: **Determination of Non-significance**

Carol V. Helland
Carol V. Helland
Environmental Coordinator

Director's Recommendation/
Decision: **Approval of Design Review and Recommendation of
Approval of Conditional Use Permit with Conditions**

Carol V. Helland for

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

| | |
|---|------------------------|
| Notice of Application Date: | May 25, 2006 |
| Recommendation/Decision Publication Date: | November 2, 2006 |
| Public Hearing Date: | November 16, 2006, 7pm |
| SEPA Appeal Deadline: | November 16, 2006, 5pm |

Appeal of the SEPA Decision must be filed with the City Clerk no later than 5 PM on the date noted for appeal of the decision.

I. REQUEST AND REVIEW PROCESS

A. Request

The applicant is requesting Conditional Use Permit approval to construct a 100% residential development in the Office (O) zoning district. Land Use Code Section 20.10.440, footnote 1, states that no more than 50 percent of the gross floor area of a structure shall be devoted to residential use in O Districts, unless Conditional Use Permit approval is obtained and the applicable Comprehensive Plan policies do not discourage multifamily uses. Approximately 12,049 square feet (23%) of the 63,227 square foot site is located in the Office zoning district. The remaining 51,178 square feet (77%) are located in the R-30 zoning district. Approval of the Conditional Use Permit request will facilitate the construction of a 40 unit condominium development. The proposed building will include 68,400 gross square feet of residential area in four stories and 26,384 gross square feet of underground parking.

B. Approvals Requested

The applicant has requested that the decision include the following approvals as permitted by Land Use Code (LUC) sections:

- LUC 20.30B Conditional Use Permit approval to exceed 50% maximum residential use in the Office zoning district

C. Review Process

The Conditional Use Permit is a Process I Decision. Process I decisions are made by the Hearing Examiner following a public hearing. The decision is based on city and state regulations, a written recommendation by the Director of Planning and Community Development and the file record established before and during the public hearing. The Hearing Examiner's decision may be appealed to the City Council. The SEPA Determination is a Process II decision. The Environmental Coordinator issues the SEPA Threshold Determination. An appeal of a Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner. In the case of an appeal of a Process II decision, the appeal hearing is held concurrently with the public hearing on the Process I decision.

II. EXISTING SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

A. Site

The project site is located at 148-102nd Ave SE in the Southwest Bellevue subarea. It is currently developed with 32 multifamily apartments in three buildings. The buildings were constructed in 1957 and include approximately 24,620 square feet of gross area. The existing buildings occupy the entire site and are nonconforming to the 50% maximum residential use restriction for the portion located in the Office zone. A small residential structure is located on the portion of the site abutting SE 3rd Street, however, it has been used for construction offices for the last two years. The existing structures will be demolished to allow construction of the new condominiums. Surface parking is currently located along the length of the southern portion of the property, excluding the dogleg.

The majority of the site is rectangular in shape, 134 feet x 399 feet. With a recently executed boundary line adjustment, additional area forming a dog leg extends this site along the eastern boundary of the adjacent development to the south, out to SE 3rd Street. The adjacent

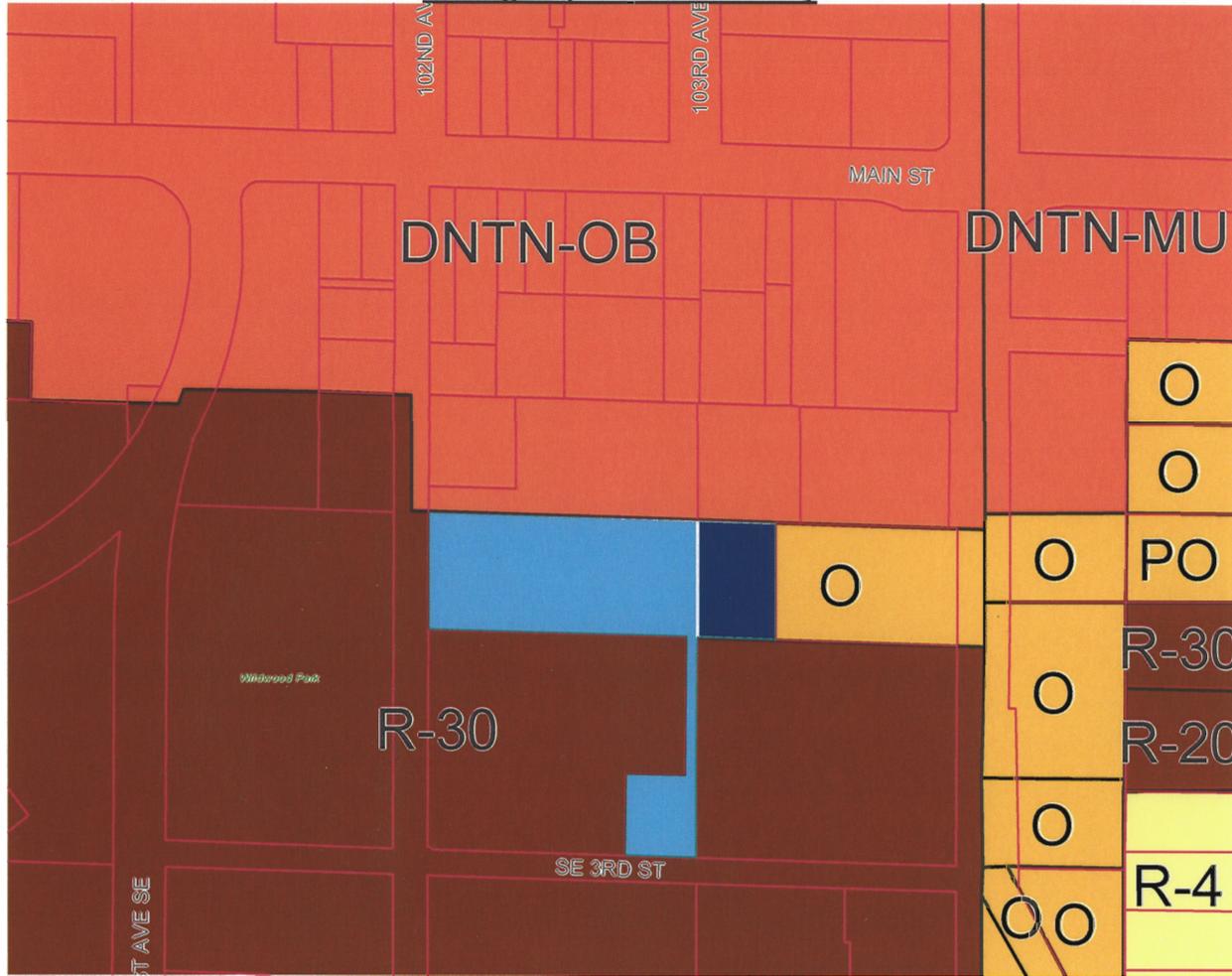
development (Bellevue City View), which is currently under construction, is a residential project owned by the applicant of this proposal. The additional area will allow the applicant to satisfy density requirements as well as design a consolidated open space and amenity plan that can serve both developments.

Meydenbauer Creek is located south and east of the proposed project. Areas of slope exceeding 40% are located near the boundary of the development leading to the creek. A portion of the top of slope critical area buffer is located on the subject property. Although proposed site improvements are located within the top of slope critical area buffer, the area has already been disturbed by the existing development and the proposed structures and site improvements will not encroach closer to the top of slope. The applicant is requesting a protected area modification to reduce the required setback pursuant to Land Use Code Section 20.25H.070.B.3.

B. Zoning (See Site Zoning Map below)

The area was zoned R-30, Multifamily Residential and Office with Ordinance 389 prior to 1982. The Southwest Bellevue subarea plan map designates the project site Multifamily – Medium Density (MF-M) and Office. The Office zoned portion of the site is in the Transition Area Overlay District to the R-30 zoning to the west which includes the majority of this site. Since the proposed development is a multifamily residential structure in compliance with code requirements for the R-30 zone, administrative Design Review and site and building design requirements in the Transition Area Overlay District are waived. In addition, the applicant is currently pursuing a Comprehensive Plan Amendment and Rezone to change the portion of the site currently zoned Office to R-30. When construction plans are released, the development must adhere to zoning requirements in place at the time of approval.

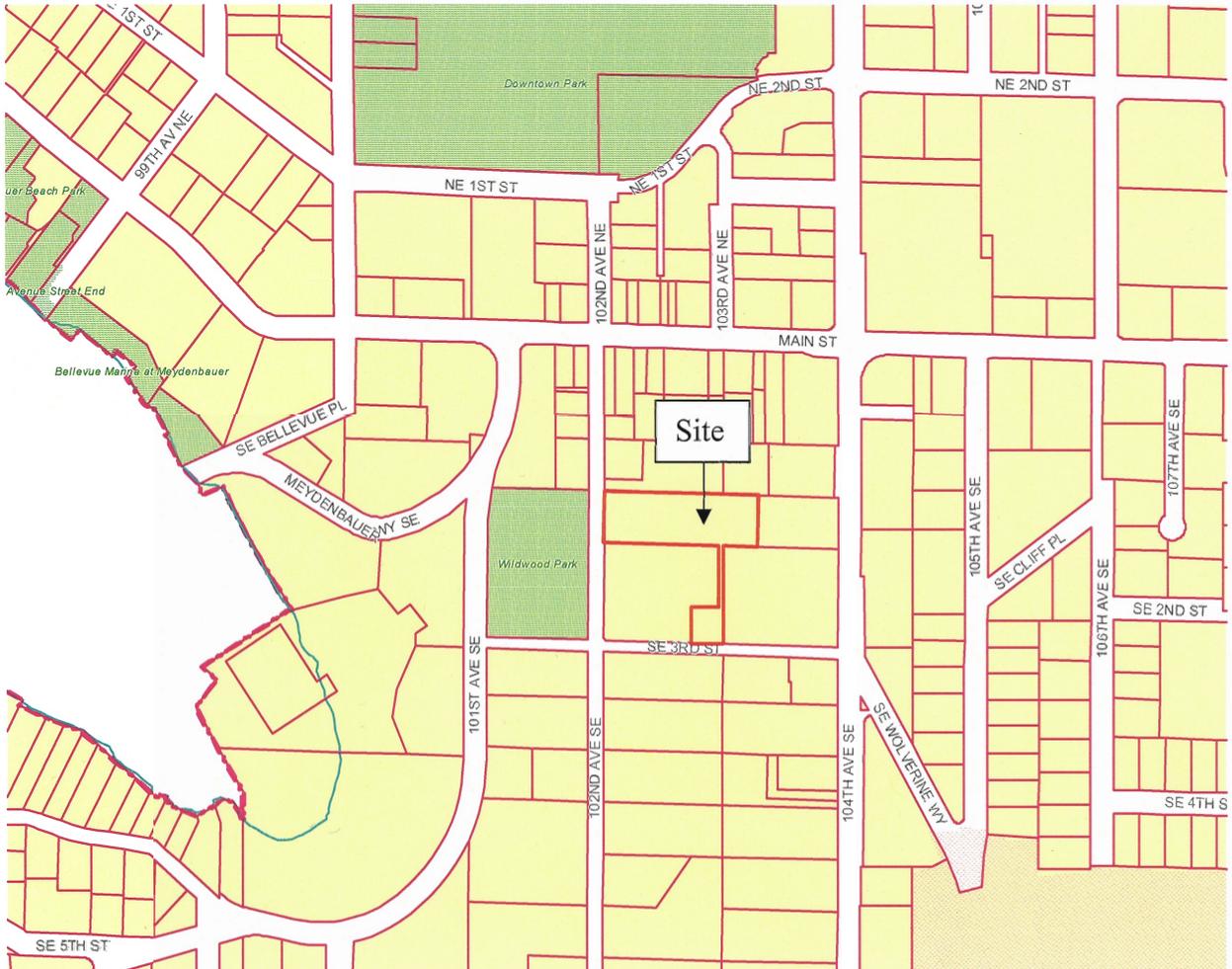
Zoning Map of Site & Vicinity



C. Land Use Context (See Vicinity Map and Aerial Photograph below.)

The site is located in an area of redevelopment, just south of the boundary of Old Bellevue. To the north is The Courtyard Off Main Apartments with 110 units constructed in 1998. Also to the north is surface parking serving an office development. The Courtyard Off Main and the surface parking are located in the DNTN-Old Bellevue zoning district. The Bellevue City View Condominiums under construction to the south are near completion and will include 47 condos. Across SE 3rd Street to the south is the Willowbrook Apartments that includes 26 units constructed in 1958. To the west is the 2.34 acre Wildwood Park owned by the City of Bellevue. To the east is an office development constructed in 1985, and the Bellevue Manor Apartments developed in 1978 with 66 units. Except for the office development to the east, the projects listed are located in the R-30 zoning district.

Vicinity Map



Aerial Photograph of the Vicinity



III. PROPOSED DEVELOPMENT DESIGN (See Attachment A for proposed plans)

A. Site and Building Design

The site design and building architecture is intended to reflect the high quality construction happening in and near the downtown area. The building will be forty feet tall in four stories with under building parking. Exterior materials will be brick, hardipanel, and aluminum. Conditional Use Permit approval will allow the project to be constructed in a more cohesive manner with the Bellevue City View condominiums with proposed shared use of a trail, tot lot, BBQ area and open lawn play space. Access to Bellewood will come from 102nd Ave SE with a driveway near the northern property boundary and from the south via a shared driveway on the Bellevue City View site. An open lawn area will be located along the eastern boundary in a large portion of the project located in the Office zoning district. The residential amenities will be located along the

dog leg portion of the site. A bench area with special lighting will be located along the street frontage that mimics the existing lighting in Wildwood Park directly to the west. A brick paver accent will be incorporated into the sidewalk design along 102nd Ave SE to complement the sidewalk treatment to the north in the downtown design district as well as the treatment along the Wildwood Park street frontage.

IV. STATE ENVIRONMENTAL POLICY ACT (See Attachment B)

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 "2004-2015 Transportation Facilities Plan Final Environmental Impact Statement" (TFP EIS) published June 10, 2004. This document is available in the Department of Planning and Community Development Records Room, Bellevue City Hall, 11511 Main St, Lobby Floor. Transportation-related impacts associated with the Bellewood proposal are consistent with the potential projected impacts analyzed in the 2004-2015 TFP EIS.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A. Earth and Water

A document titled Geotechnical Engineering Study dated February 21, 2006 was prepared for this proposal by Earth Solutions NW LLC. This study indicates that a majority of the site is primarily underlain by native soils consisting of medium dense to very dense silty sand with gravel glacial till deposits. Loose silty sand fill and alluvial sand deposits were encountered in the eastern portions of the site. Excavation up to 16 feet will be required to provide for one level of underground parking. The environmental checklist indicates approximately 13,000 cubic yards of excavation and 50 cubic yards will be required for site preparation, utilities, and proposed building construction. The geotechnical study indicates that construction of the proposed residential building is feasible from a geotechnical standpoint and that the building can be supported on conventional foundation systems bearing on competent, undisturbed soil or crushed rock.

The applicant is requesting modification of protected area status in order to reduce the required primary and structure setbacks for the top of a slope exceeding 40%. A primary setback of 10 feet and an additional structure setback of 15 feet is proposed. Approval of modifications are approved with the underlying construction permits. However, it appears that based on information included in the geotechnical engineering study and existing site disturbance, a modification is supportable. An update to the geotechnical study that addresses existing site disturbance and recommendations based on your proposed construction will be required. See related Condition of Approval in Section X.

Meydenbauer Creek is located approximately 60 feet south east of the subject property where it goes into a pipe. Meydenbauer Creek is designated as a Type A riparian corridor under the

applicable critical areas regulations. Work will occur within 200 feet of the creek, but no impacts are anticipated.

B. Transportation

1. Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2015 have been addressed in the City's Transportation Facilities Plan EIS 2004-2015, June 10, 2004, by the City. In that report, impacts of growth projected to occur by 2015 are evaluated on the roadway network assuming that all transportation improvement projects proposed in the City's current Transportation Facilities Plan 2004-2015 are in place. The TFP divides the City into Transportation Analysis Zones (TAZs) for analysis purposes. This project lies within TAZ #138 and anticipates 16 additional multifamily dwellings. The current EIS reflects the presence of the existing 32-unit apartment buildings that will be removed. The proposal will add a net 9 multifamily units in the TAZ #138. The TFP is updated every two years, which gives the City opportunities to refine land use projections and transportation infrastructure to better reflect current growth trends. With this considered the long-term transportation impacts of the proposal will be fully mitigated by payment of the traffic impact fee and frontage improvements of 102nd SE.

2. 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 must undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. For the purpose of the concurrency analysis, the City has been divided into 14 Mobility Management Areas.

With the demolition of the existing 32-unit apartment buildings, the proposed 40-unit condominiums will generate approximately 4 new p.m. peak hour trips based on the City of Bellevue trip generation rates; therefore, a traffic impact analysis will not be required under the TSC.

3. Short Term Operational Impacts and Mitigation

City staff has analyzed the short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hours. Specific issues addressed were the site's access and circulation, pedestrian facilities adjacent the property and accident history analysis for the past three years.

C. Noise

Noise will be generated from the construction related to this proposal. The City of Bellevue Noise Ordinance, BCC 9.18 regulates hours of noise generation related to construction of essential utility services and the conditions under which they may be expanded. The ordinance exempts noise generation related to construction of essential utility services during the hours 7:00 a.m. to 10:00 p.m. weekdays and 9:00 a.m. to 10:00 p.m. Saturdays. Expanded hours may

be approved by the Director of Planning and Community Development to accommodate traffic mitigation and/or unique construction requirements related to the proposal. The purpose of restricted construction times is to reduce construction noise impacts to neighboring properties. Residential properties are located in close proximity to the proposed condominium project.

See Section X for a related Condition of Approval regarding construction noise.

V. SUMMARY OF TECHNICAL REVIEWS

A. Utility Code

The Utilities approval of the conditional use permit is based on the conceptual utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes. See Section X for a condition of approval that will require that the water, storm drainage, and sewer systems be designed per the Utility codes BCC 24.02, 24.04, 24.06, and the Utilities Engineering Standards.

B. Transportation Code

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform with 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.

Site Access

Access to the proposed project will be provided via a 26-foot wide driveway on 102nd SE.

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. The City plans to resurface 102nd SE in 2006 after which 5-year no-street-cut moratorium will be in effect.

To mitigate this proposal's anticipated impacts to the transportation network, the Transportation

Department recommends the Conditions of Approval located in Section X of this report.

C. Fire Code

The Fire Department has reviewed the plans. The Fire Department will require sufficient access to hydrants during construction activities and will require prior notification of any out of service hydrants. The Fire Department will also require exiting and demolition to meet International Fire Code requirements. Refer to Section X for related Conditions of Approval.

VI. COMPLIANCE WITH APPLICABLE LAND USE CODE REQUIREMENTS

A. Land Use Code Dimensional Requirements

The proposal complies with the requirements of the Land Use Code and dimensional requirements of the R-30 and Office Districts.

Table 1
 LAND USE CODE DIMENSIONAL REQUIREMENTS

| Category | LUC Requirement | | Proposal | Notes/ <u>Conditions</u> |
|--------------------------------|--|---------------------------------------|----------------------|---|
| Zoning District | R-30 | Office | No change | Conditional Use Permit |
| Lot Coverage Maximum | 35 percent maximum | 35 percent maximum | 31 percent | Complies |
| Building Height Maximum | 40 feet maximum | 30 feet maximum, 40 feet w/bonus | 40 feet | Complies-Underbuilding parking allows up to 40 feet in the Office zone |
| Building Setbacks | | | | |
| Front Yards | 20 feet minimum West SE 3 rd Street | 30 feet minimum | 41 feet >250 feet | Complies |
| Rear Yard | 25 feet minimum East | 25 feet minimum | 37.86 feet | Complies |
| Side Yards | 5 feet minimum to 20 feet – see note South North | 20 feet minimum South North | 35 feet 22 feet | R-30 side yard increases from 5 feet to 20 feet for portion of building exceeding 30 foot height. |
| Dwelling Units Per Acre | 30 units maximum | 20 units maximum | 40 units | Complies with allowed density per amount of land in each zone |

B. Landscaping and Preservation of Significant Trees

Perimeter Landscaping. The requirements for site interior, perimeter and street frontage landscaping that apply to the R-30 and Office zoning districts are contained in LUC 20.20.520F. The landscape requirements include 10 feet of Type III landscaping along the street frontage of the R-30 zone and all property lines in the Office zone. Eight feet of Type III landscaping is required along interior property lines of the R-30 zone.

Tree Preservation. All existing significant trees within the landscape perimeter of the site that do not constitute a safety hazard must be retained, except such trees may be removed for roadway, sidewalk and utility construction (LUC 20.20.900 and 20.25B.040.C). Per LUC 20.20.900D., fifteen (15) percent of the diameter inches of all significant trees within the site interior (outside the perimeter landscape area) are required to be protected. The diameter inches of perimeter trees totals 454 inches and the diameter inches of the interior significant trees totals 136 inches. Fifteen percent of 136 diameter inches is 20.4 diameter inches. The applicant proposes to save 384 of the 454 perimeter diameter inches and all of the 136 interior diameter inches. This proposal does not meet the 100% requirement for perimeter tree retention, however, the tree retention requirements may be modified through 20.20.900F Alternative Tree Retention Option.

Table 2
 LANDSCAPING AND TREE PRESERVATION

| Category | LUC Requirement | | Proposal | Notes |
|---|-----------------------------|------------------|-----------------------------|--------------------------|
| Landscaping of Site Perimeter | R-30 | Office | | |
| North | 8 feet Type III | 10 feet Type III | | Complies |
| East | 8 feet Type III | 10 feet Type III | | Complies |
| South | 8 feet Type III | 10 feet Type III | | Complies |
| West | 10 feet Type III | 10 feet Type III | | Complies |
| Tree Preservation in Perimeter | 100% 454 diameter inches | | 85% 384 diameter inches | See ALO discussion below |
| Tree Preservation in Site Interior | 15% 20.4 diameter inches | | 100% 136 diameter inches | See ALO discussion below |

Alternative Tree Retention Option.

LUC 20.20.900 F. approval of modification of tree retention requirements. The applicant requests approval to remove seven cedar trees totaling 70 diameter inches along the south

boundary within the site perimeter that otherwise would be required for retention.

LUC 20.20.900 Decision Criteria for Alternative Tree Retention Option

The Director may administratively approve a modification of the perimeter or interior tree retention requirements, if:

- a. The modification proposal is consistent with the stated purpose of 20.20.900: and either:
- b. The modification proposal either:
 - i. Incorporates the retention of significant trees equal in equivalent diameter inches or incorporates the increased retention of significant trees or naturally occurring undergrowth, to what would otherwise be required, or
 - ii. Incorporates the retention of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site and neighborhood including use as pasture land or for agricultural purposes.

Where a modification proposal includes supplemental or replacement trees in lieu of retention, the applicant shall utilize plant materials which complement the natural character of the Pacific Northwest, and which are adaptable to the climatic, topographic, and hydrologic characteristics of the site.

Finding: The proposal meets the criteria by retaining all the significant trees within the site interior. The applicant proposes to save 115 diameter inches in the site interior beyond the minimum retention requirement. This adequately mitigates the loss of 70 diameter inches within the site perimeter. In addition, numerous new trees beyond the minimum Type III landscape requirements will be planted with this development.

VII. PUBLIC NOTICE AND COMMENT

Notice of Application was published in the City of Bellevue's *Land Use Bulletin* and the *King County Journal* on May 25, 2006, 2006. It was mailed to property owners within 500 feet of the project site and a Public Information Sign was installed on the property on the same day. At the time of writing this staff report, no comments have been received from the public.

VIII. CHANGES TO PROPOSAL DUE TO STAFF REVIEW

1. The number of proposed units was reduced from 43 to 40 to satisfy maximum density requirements.
2. Plans were revised to accurately illustrate the new property boundaries after execution of the boundary line adjustment.
3. A brick paver strip was added to the sidewalk (at the back of curb, parallel to the road) for the length of the Bellewood property adjacent to 102nd Ave SE, ending at the property lines. This paver strip is to match the paver strip that currently exists in the sidewalk on the property directly adjacent to, and just north of the site.
4. An entry wide brick paver band was added at the walkways joining the sidewalk on 102nd Ave SE.

5. Two benches were added just behind the sidewalk on 102nd Ave SE opposite Wildwood Park.
6. An additional light pole matching the poles in Wildwood Park was added in the vicinity of the two added benches behind the sidewalk on 102nd Ave SE.
7. The building location was modified to satisfy 20 foot side yard setback requirements for a building exceeding 30 feet in the R-30 zoning district.

IX. CONDITIONAL USE PERMIT DECISION CRITERIA

LUC 20.30B.140 Conditional Use Permit Decision Criteria

The City may approve or approve with modifications a Conditional Use Permit if:

A. The conditional use is consistent with the Comprehensive Plan; and

Land Use Element Policies:

Policy LU-4. Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.

Policy LU-9. Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

Finding: The proposal is consistent with the Land Use Element Policies. This project will maximize residential density in an area with a high demand for housing. The design responds to the surrounding built environment and changes to the proposal as a result of staff review will help integrate the project into an already developed area.

Housing Element Policies:

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

Finding: The proposal will increase the number of dwelling units on the site from 32 to 40 with a development that has been designed to augment and share amenities with the adjacent Bellevue City View condominiums. The small structure developed as a single family residence on 102nd Ave SE has been used for construction office for the last two years.

Southwest Bellevue Subarea Policies:

General Land Use: See Land Use Map below

S-SW-1. Support the existing land use patterns and densities as shown on the Land Use Plan Map (Figure S-SW.1 with the maintenance of capital facilities and services.

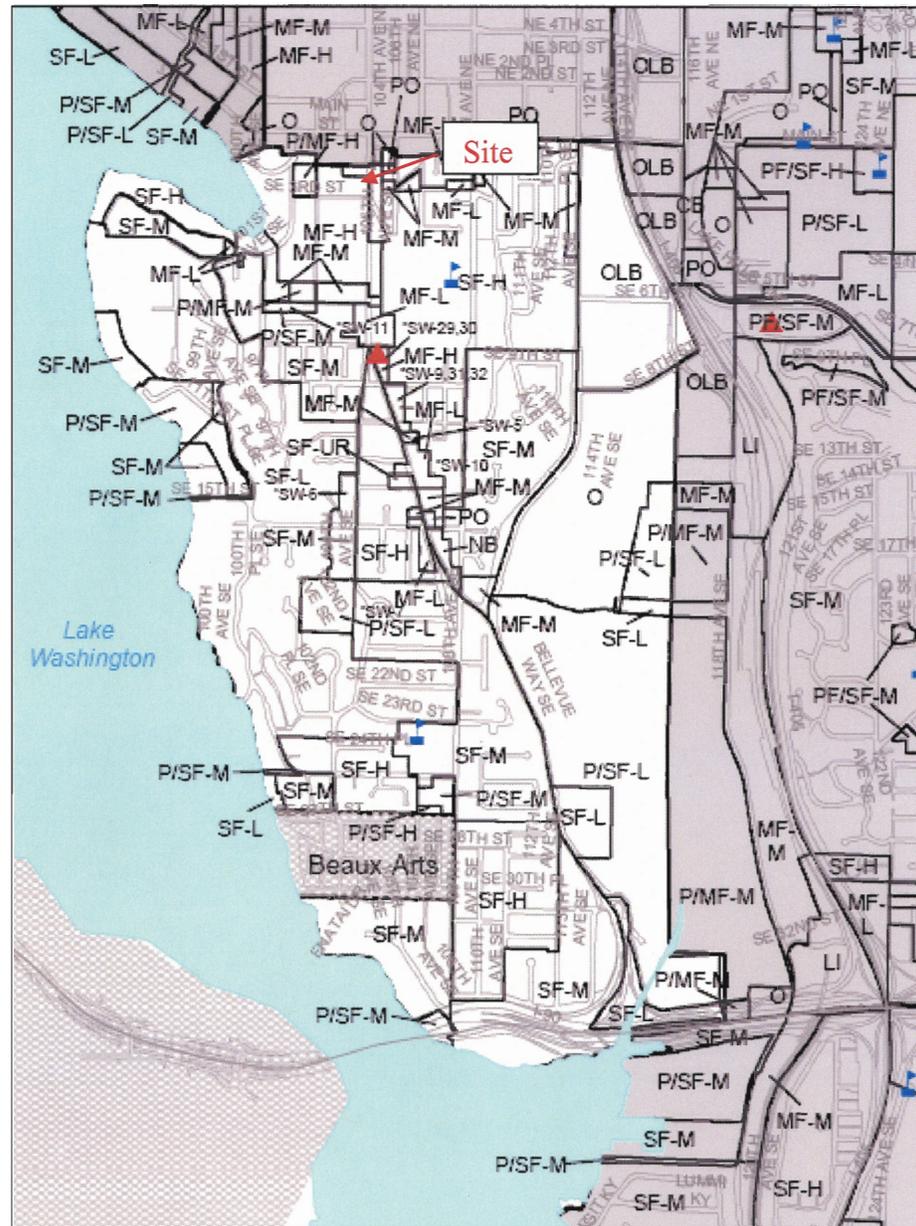


FIGURE S-SW.1
Southwest Bellevue Land Use Plan

- | | | | |
|--|--|--|---|
| <p>* See Ord 5457</p> <ul style="list-style-type: none"> SF Single Family MF Multi Family L Low Density M Medium Density H High Density UR Urban Residential | <ul style="list-style-type: none"> PO Professional Office O Office OLB Office, Limited Business OLB-OS Office, Open Space NE Neighborhood Business CB Community Business | <ul style="list-style-type: none"> GC General Commercial LI Light Industrial PF Public Facility P Park | <ul style="list-style-type: none"> ▲ Fire Stations ■ Public Schools ▨ Planning Districts ▭ Bellevue City Limits (5720) ■ Lakes |
|--|--|--|---|

Finding: As conditioned, the proposal is consistent with the Southwest Bellevue Subarea Plan which designates the site P/MF-H and Office on the land use map.

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

Finding: The site design and building architecture is intended to reflect the high quality construction happening in and near the downtown area. The building will be forty feet tall in four stories with under building parking. Exterior materials will be brick, hardipanel, and aluminum. Conditional Use Permit approval will allow the project to be constructed in a more cohesive manner with the Bellevue City View condominiums with proposed shared use of a trail, tot lot, BBQ area and open lawn play space. Benches and ornamental lighting proposed along 102nd Ave SE responds to the pedestrian activity and lighting in Wildwood park to the west.

C. The conditional use will be served by adequate public facilities including streets, fire protection, and utilities; and

Finding: All necessary public facilities are available to this site. See Section X for related Conditions of Approval for Utilities review, street frontage improvements, and fire hydrant access and maintenance.

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

Finding: The proposed project will not be materially detrimental to uses or property in the immediate vicinity. Improvements planned with this development will be an asset to residents in both the new Bellewood Condominiums and Bellevue City View Condominiums. Environmental impacts and mitigation discussed in Section IV of this report will help anticipated impacts associated with this development.

E. The conditional use complies with the applicable requirements of this Code.

Finding: A discussion of compliance with the Land Use Code is included in Section VI of this report. As conditioned, this application meets applicable Land Use Code.

X. RECOMMENDATION AND DECISION OF DIRECTOR WITH CONDITIONS

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency and City Code and Standard compliance reviews, the Director of Planning and Community Development does hereby **Recommend Approval of the Conditional Use Permit** subject to the following CONDITIONS.

The following conditions are imposed under authority referenced:

A. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

| Applicable Codes, Standards and Ordinances | Contact Person |
|---|---------------------------------------|
| Clearing & Grading Code – BCC 23.76 | Janney Gwo, 425-452-6190 |
| Construction Codes – BCC Title 23 | Building Review Desk, 425-452-4121 |
| Fire Code – BCC 23.11 | Adrian Jones, 425-452-4122 |
| Land Use Code – BCC Title 20 | Matthews Jackson 425-452-2729 |
| Noise Control Code – BCC 9.18 | |
| Sign Code – BCC Title 22 | |
| Transportation Code – BCC 14.60 | Abdy Farid, 425-452-7698 |
| Right of Way Use Code – BCC 14.30 | Jon Regalia, 425-452-4599 |
| Utility Code – BCC Title 24 | Robert Hutchinson, 425-452-7903 |

B. GENERAL CONDITIONS

1. CONSTRUCTION NOISE: To minimize adverse construction noise impacts to the residents of the neighborhood, the City’s requirements for controlling construction noise shall be listed on the plans submitted for the clearing and grading permit and the building permit, as follows:

Construction Noise Control

- a. The contractor shall not operate any diesel, pneumatic or gasoline powered equipment that is not properly muffled or silenced.
- b. Noise generated by construction activity is limited to the hours between 7:00 a.m. and 10:00 p.m. on weekdays, and 9:00 a.m. and 10:00 p.m. on Saturdays and prohibited on Sundays and legal holidays.
- c. Expanded hours may be approved by the Director of Planning and Community Development to accommodate traffic mitigation and/or unique construction requirements related to the proposal. Requests for expanded hours must be made a minimum of two weeks in advance.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Matthews Jackson, Planning and Community Development Department

2. EXITING: Contractor materials and activities shall not block or impair exiting from occupied buildings.

AUTHORITY: International Fire Code 503 & Bellevue City Ordinance 5529

REVIEWER: Adrian Jones, Fire Department

3. DEMOLITION: Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.

AUTHORITY: International Fire Code Chapter 14

REVIEWER: Adrian Jones, Fire Department

4. OUT OF SERVICE FIRE HYDRANTS: Cover out of service fire hydrants with a black plastic bag. Notify 9-1-1 when taking a hydrant out of service. Whenever possible have the replacement in service before the existing hydrant is disabled. In no case should the distance between in service hydrants exceed 600 ft.

AUTHORITY: International Fire Code Chapter 508 & Appendix C
REVIEWER: Adrian Jones, Fire Department

C. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT:

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

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

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

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: Bellevue City Code 11.70 & 14.30
REVIEWER: Jon Regalia, Transportation Right of Way

2. TREE PROTECTION: To mitigate adverse impacts on trees to be retained during construction:

a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits prior to initiation of clearing and grading.

b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the city.

AUTHORITY: Land Use Code 20.20.900.D, Bellevue City Code 23.76.060
REVIEWER: Matthews Jackson, Planning and Community Development Department

3. UTILITIES REVIEW: 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 Utilities design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06
REVIEWER: Robert Hutchinson, Utilities Department

4. GEOTECHNICAL REPORT UPDATE: An update to the geotechnical study that addresses existing site disturbance and recommendations based on your proposed construction will be required in order to receive a modification of protected area status

AUTHORITY: Land Use Code 20.25H.070.B.3
REVIEWER: Matthews Jackson, Planning and Community Development Department

D. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. 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 current fee schedule in effect at the time of building permit issuance will apply. The applicant will receive a credit for the existing use to be removed.

AUTHORITY: Bellevue City Code 22.16
REVIEWER: Abdy Farid, Transportation Department

2. SITE (CIVIL ENGINEERING) PLANS: A site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to building permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act and the Transportation Development Code, and the provisions of the Transportation Department Design Manual.

AUTHORITY: Bellevue City Code BCC 14.60; Transportation Department Design Manual
REVIEWER: Abdy Farid, Transportation Department

3. EXISTING EASEMENTS: Any negative impact that this development may have on the existing utility easements contained on the site, must be mitigated or easements relinquished.

AUTHORITY: Bellevue City Code 14.60.100
REVIEWER: Jon Regalia, Transportation Right of Way

E. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. STREET FRONTAGE IMPROVEMENTS: All street frontage improvements and other required transportation elements, including installation of special brick pavers for the sidewalks, light fixture and benches on 102nd SE per plans submitted on October 11, 2006, under permit number LB 06-108864, must be constructed by the applicant and

accepted by the City Inspector. 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.

a) Miscellaneous:

- ♦ City standards for driveway widths range from 26 to 30 feet for local streets. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing DEV-5.
- ♦ Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- ♦ 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: Bellevue City Code 14.60.090, 110, 120, 150, 181, 200, 210, 240, 241; Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19; and Transportation Department Design Manual Standard Drawings DEV-5.

REVIEWER: Abdy Farid, Transportation Department

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

- a) 102nd SE: The City plans to resurface the street in 2006 after which a 5-year no-street-cut moratorium will be in effect. All necessary trenching and street cuts must be completed by that time. 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: Bellevue City Code 14.60. 250; Design Manual Design Standard #21

REVIEWER: Jon Regalia, Transportation Right of Way

Attachments:

A. Project Plans

B. Environmental Checklist

ATTACHMENT A



425 Pontius Ave N
Suite 200
Seattle WA 98109
206 344 6700
206 749 5005
info@weberthompson.com

PROJECT:
BELLEWOOD CONDOMINIUMS
148 102ND AVE SE
BELLEVUE, WA

CLIENT:
PNW MULTI, LLC
11624 SE 5th Street, Suite 300
BELLEVUE, WA

ISSUE:
1. C.U. CORRECTIONS 10/1/14
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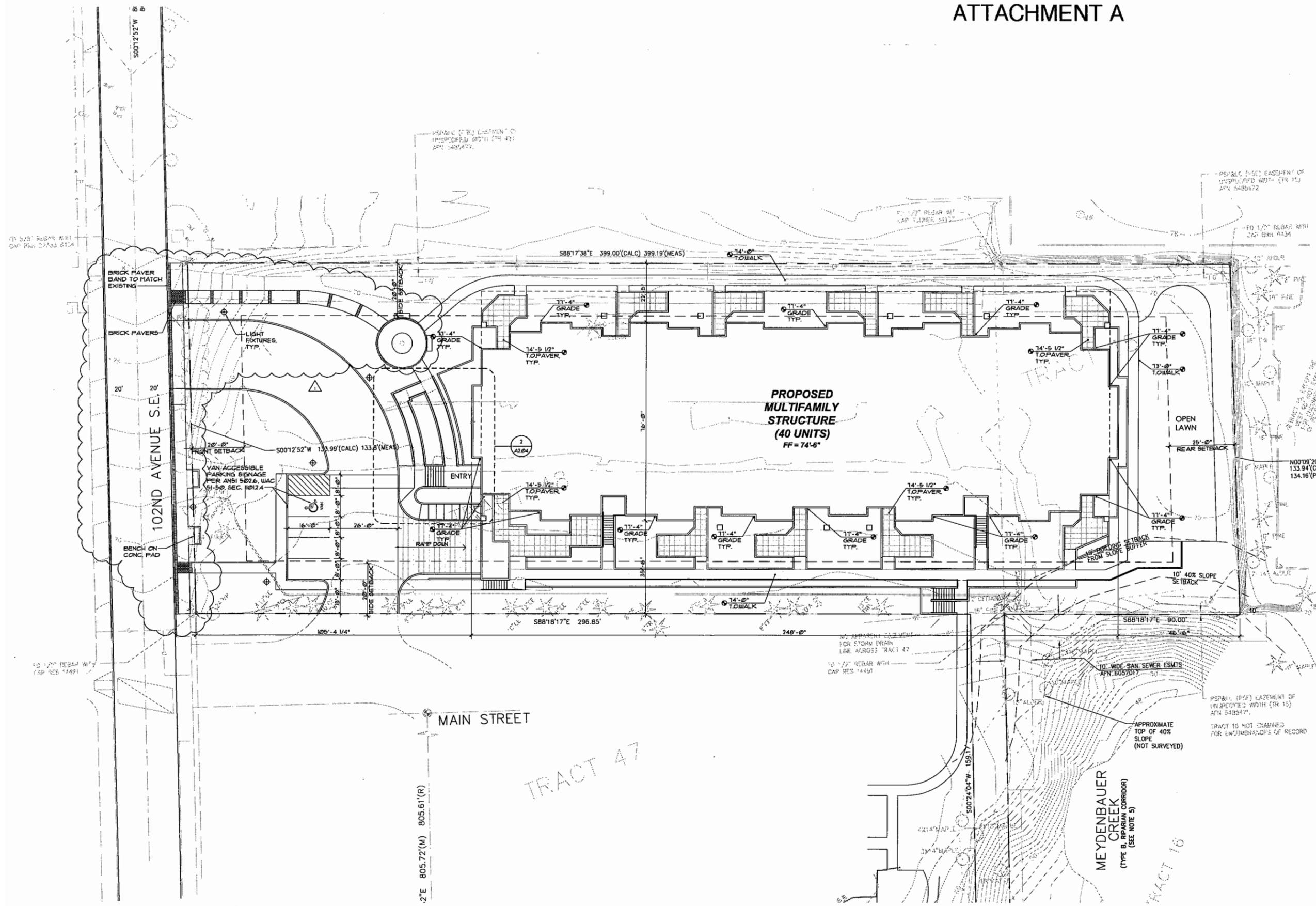
PARTIAL SITE PLAN

DRAFTED BY:
PROJECT MGR.: SL
PRINCIPLE I.C.: ST
SHEET NO.:

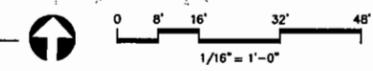
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PROJECT NO. 05-108

102nd Avenue N Suite 200 Seattle WA 98109 t 206 344 5700 f 206 749 5005 Blaine J. Weber AIA, Scott E. Thompson AIA, Kristen M. Scott AIA Corporate members of the AIA



PARTIAL SITE PLAN





WEBER+THOMPSON
PLLC

425 Pontius Ave N
Suite 200
Seattle WA 98109
206 344 6700
206 749 5005
info@weberthompson.com

PROJECT:

BELLEWOOD
CONDOMINIUMS
148 102ND AVE SE
BELLEVUE, WA

CLIENT:

PNW MULTI, LLC

1124 SE 26th Street, Suite 200
BELLEVUE, WA

ISSUE:

1. G.U. CORRECTIONS 10/14

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| Phase: | Client Approval: | Quality Assurance: |
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| Schematics | | |
| Design Dev. | | |
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| Const. Doc. | | |

ACCEPTANCE OF THIS ELECTRONIC FILE
INDICATES THE USER'S AGREEMENT
TO THE TERMS AND CONDITIONS OF
THE WEBSITE'S TERMS AND CONDITIONS.
MEDIA RECEIPT AGREEMENT

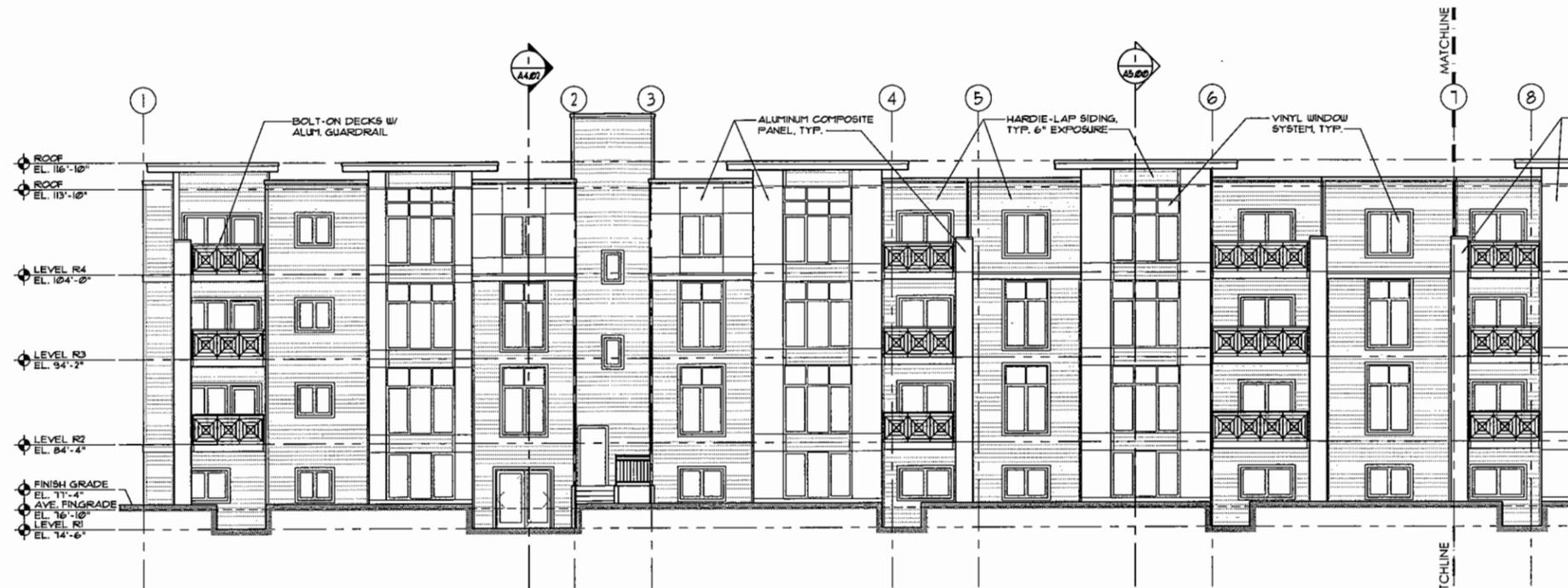
BUILDING
ELEVATIONS
SOUTH
& WEST

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PROJECT MGR.: JF
PRINCIPAL I.C.: ST

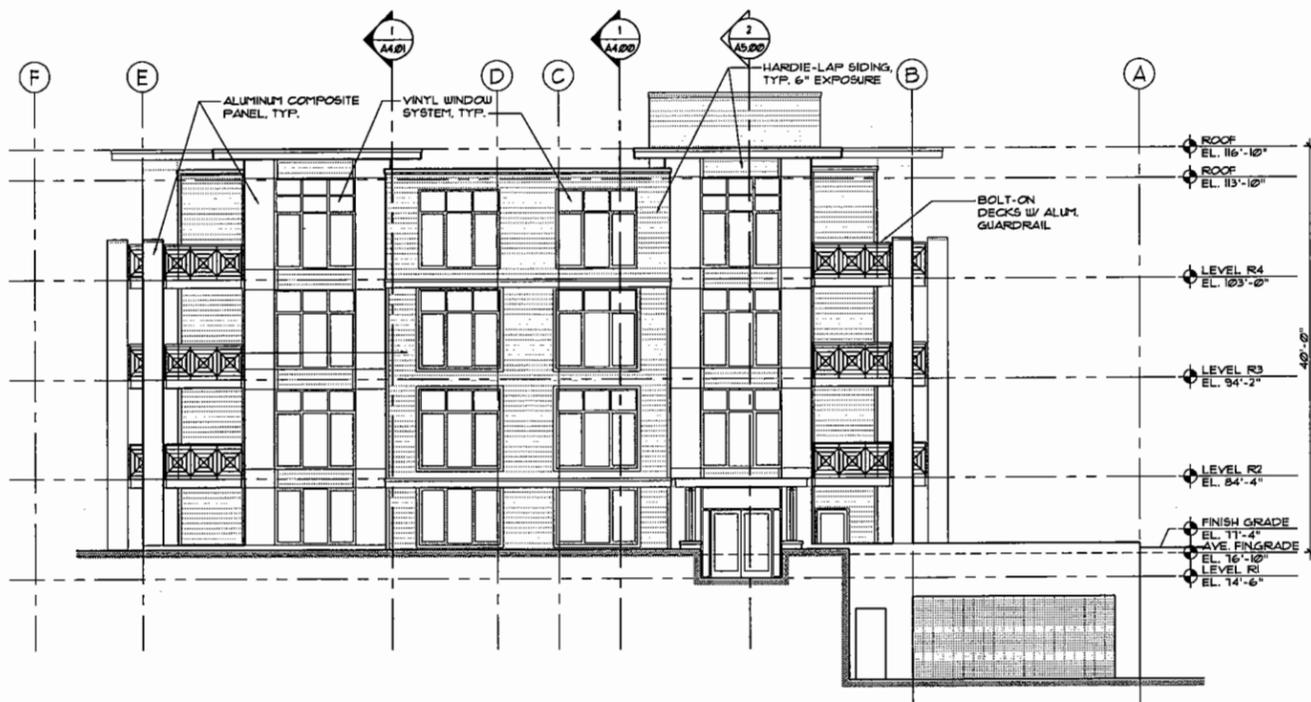
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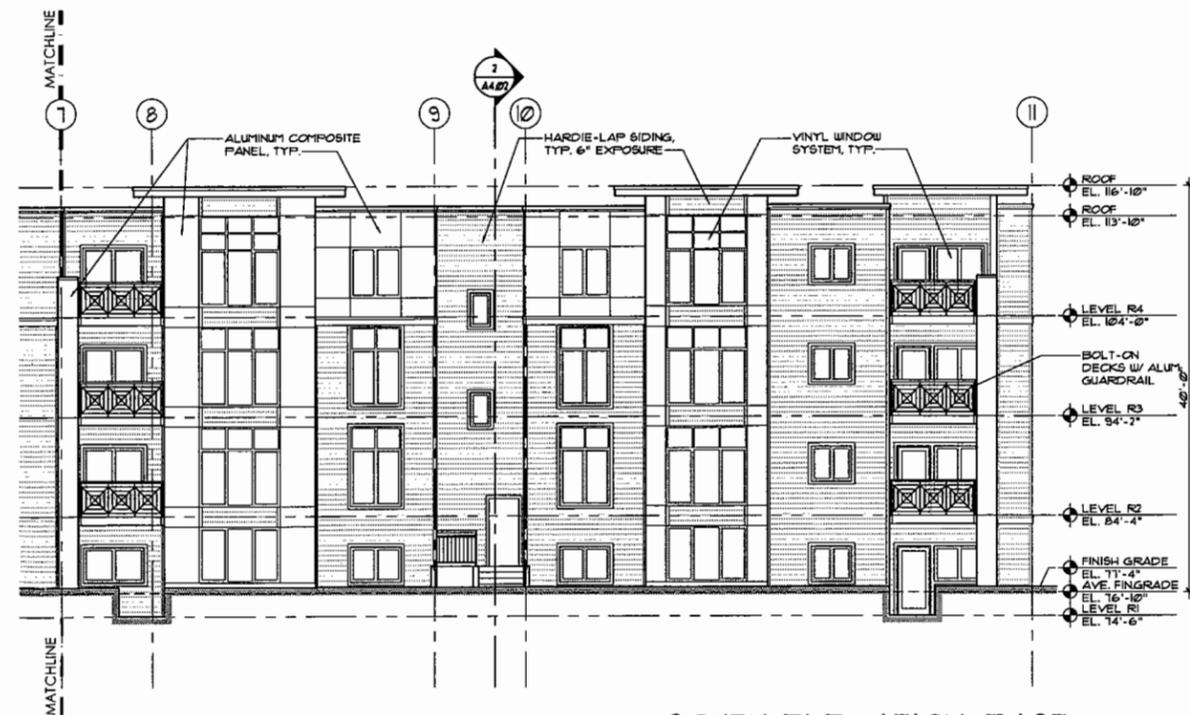
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1 SOUTH ELEVATION, WEST
SCALE: 1/8" = 1'-0"

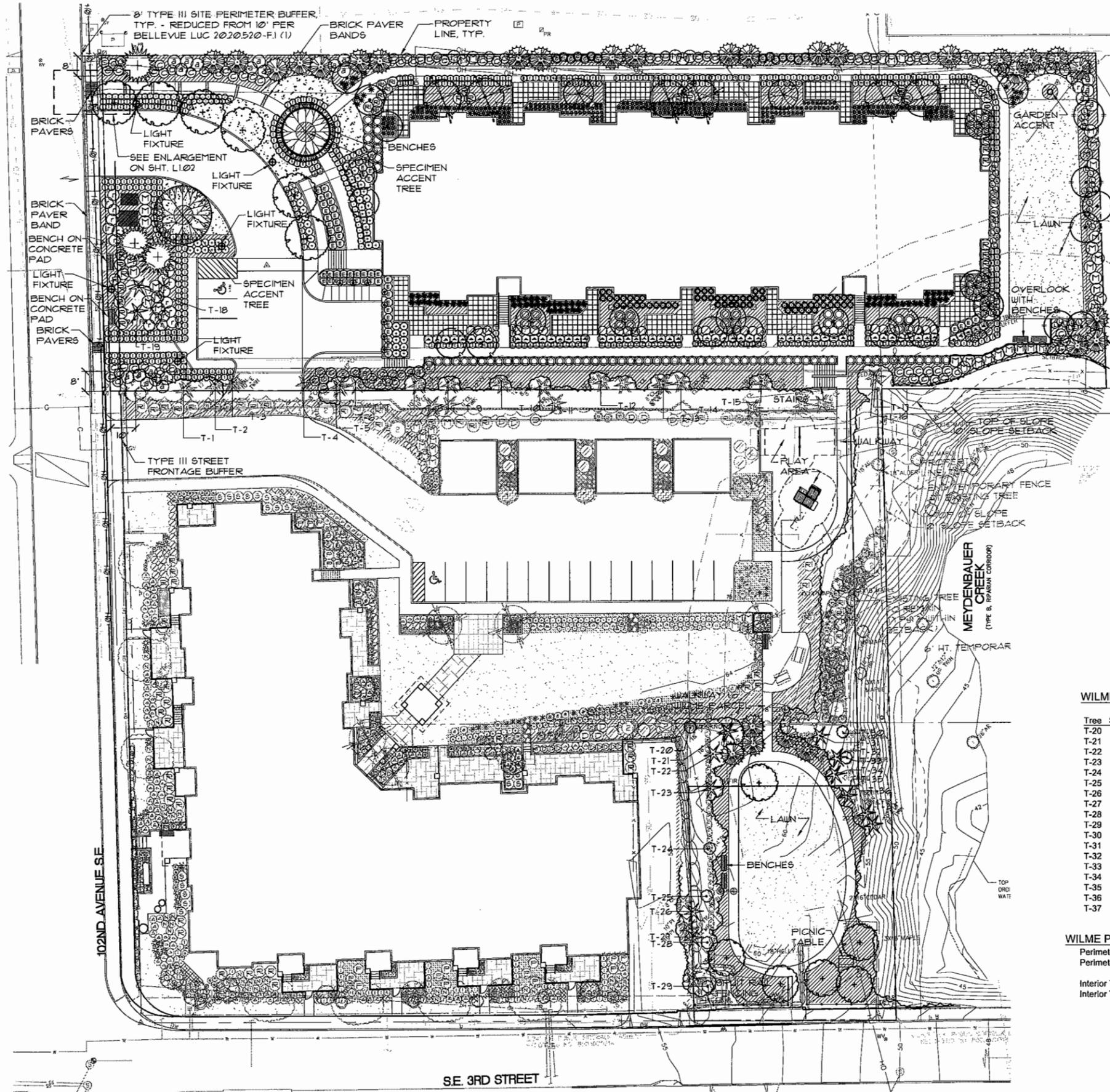


3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION, EAST
SCALE: 1/8" = 1'-0"

Blaine J. Weber AIA, Scott E. Thompson AIA, Kristen M. Scott AIA, Corporate members of the AIA



LANDSCAPE NOTES

1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM IN ACCORDANCE WITH CITY WATER CONSERVATION REQUIREMENTS.
2. TREES, SHRUBS, AND GROUNDCOVERS ARE GROUPED INTO AREAS OF DISTINCT HYDROZONES (SIMILAR WATER USE NEEDS AND EXPOSURE.)
2. MAXIMUM SLOPE FOR IRRIGATED AREAS SHALL BE 33%, MINIMUM WIDTH OF IRRIGATED LAWN AREAS SHALL BE 5'.
3. WHERE GROUNDCOVER IS PROVIDED, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

LANDSCAPE CALCULATIONS

SIGNIFICANT TREES

| Tree | Species | Diameter | Trees Within Perimeter | Trees Within Site Interior | Remarks |
|------|---------|----------|------------------------|----------------------------|---------|
| T-1 | Cedar | 12" | 12" | | Retain |
| T-2 | Cedar | 12" | 12" | | Retain |
| T-3 | Cedar | 10" | 10" | | Remove |
| T-4 | Cedar | 12" | 12" | | Remove |
| T-5 | Cedar | 8" | 8" | | Remove |
| T-6 | Cedar | 12" | 12" | | Remove |
| T-7 | Cedar | 8" | 8" | | Remove |
| T-8 | Cedar | 12" | 12" | | Remove |
| T-9 | Cedar | 8" | 8" | | Remove |
| T-10 | Cedar | 12" | 12" | | Retain |
| T-11 | Cedar | 8" | 8" | | Retain |
| T-12 | Cedar | 12" | 12" | | Retain |
| T-13 | Cedar | 8" | 8" | | Retain |
| T-14 | Cedar | 36" | 36" | | Retain |
| T-15 | Cedar | 10" | 10" | | Retain |
| T-16 | Pine | 16" | 16" | | Retain |
| T-17 | Cedar | 14" | 14" | | Retain |
| T-18 | Fir | 20" | | 20" | Retain |
| T-19 | Fir | 24" | | 24" | Retain |

SIGNIFICANT TREE CALCULATIONS

Perimeter Tree Retention Required (100% x 210"): 210"
 Perimeter Tree Retention Proposed: 140"

Interior Tree Retention Required (15% x 44"): 7"
 Interior Tree Retention Proposed: 7"

PARKING LOT LANDSCAPING = 4 parking stalls

Required: 4 x 17.5 s.f. = 70 s.f.
 Proposed: 400 s.f.

WILME PARCEL SIGNIFICANT TREES (100% retained)

| Tree | Species | Diameter | Trees Within Perimeter | Trees Within Site Interior | Remarks |
|------|----------------|----------|------------------------|----------------------------|---------|
| T-20 | Deciduous | 18" | 18" | | Retain |
| T-21 | Madrona - Twin | 8", 6" | 14" | | Retain |
| T-22 | Fir | 18" | 18" | | Retain |
| T-23 | Fir | 18" | 18" | | Retain |
| T-24 | Birch | 14" | 14" | | Retain |
| T-25 | Birch | 10" | 10" | | Retain |
| T-26 | Fir | 10" | 10" | | Retain |
| T-27 | Maple | 14" | 14" | | Retain |
| T-28 | Birch | 14" | 14" | | Retain |
| T-29 | Birch | 12" | 12" | | Retain |
| T-30 | Deciduous | 18" | 18" | | Retain |
| T-31 | Pine | 28" | 28" | | Retain |
| T-32 | Fir | 14" | | 14" | Retain |
| T-33 | Deciduous | 18" | | 18" | Retain |
| T-34 | Pine | 12" | | 12" | Retain |
| T-35 | Fir | 24" | | 24" | Retain |
| T-36 | Fir - Twin | 12", 12" | | 24" | Retain |
| T-37 | Fir - Twin | 38", 18" | 56" | | Retain |

WILME PARCEL SIGNIFICANT TREE CALCULATIONS

Perimeter Tree Retention Required (100% x 244"): 244"
 Perimeter Tree Retention Proposed: 244"

Interior Tree Retention Required (15% x 44"): 10"
 Interior Tree Retention Proposed: 68"

LANDSCAPE PLAN
 SCALE 1" = 20'-0"
 SEE SHEET L1.02 FOR SCHEDULE AND DETAILS

WEISMAN DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 2329 EAST MADISON STREET
 SEATTLE, WA 98112-5416
 PH 206.322.1732/FAX 206.322.1799
 INTERNET WWW.WDAG.COM



THIS PLAN IS FOR CODE SUBMITTAL TO GOVERNING JURISDICTIONS AND IS NOT FOR BIDDING OR CONSTRUCTION.

PERMIT RESUBMITTAL 10/11/06

WEBER THOMPSON
 425 Pontius Ave N
 Suite 200
 Seattle WA 98109
 ☎ 206 944 6700
 f 206 749 5005
 info@weberthompson.com

PROJECT:
BELLEWOOD CONDOMINIUMS
 148 102ND AVE SE
 BELLEVUE, WA
 CLIENT:
PNW MULTI, LLC
 11624 SE 5th Street, Suite 200
 BELLEVUE, WA

ISSUE:

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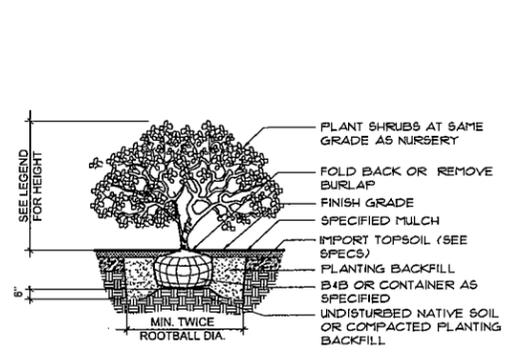
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 Const. Doc: _____

LANDSCAPE PLAN

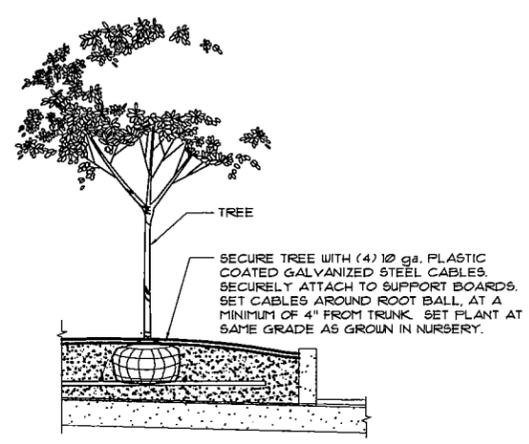
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 PROJECT MGR.: _____
 PRINCIPLE I. C.: _____

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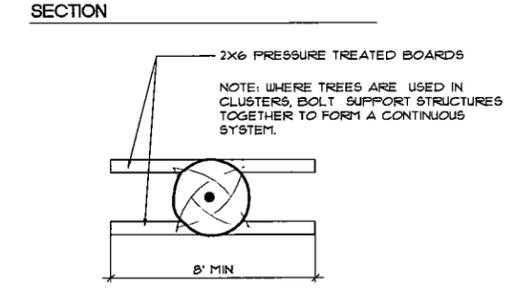
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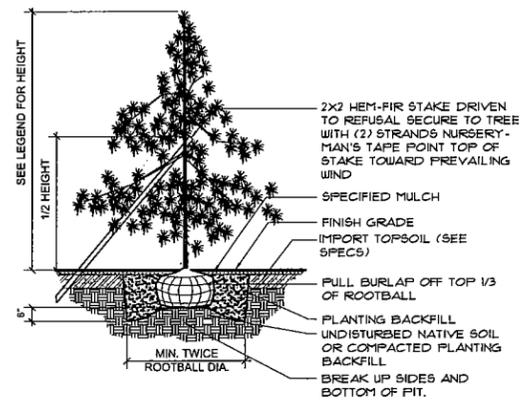
A SHRUB PLANTING
N.T.S.



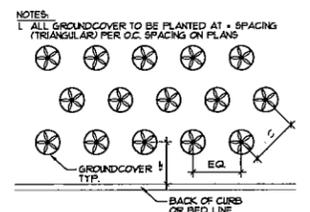
B BROADLEAF TREE PLANTING
N.T.S.



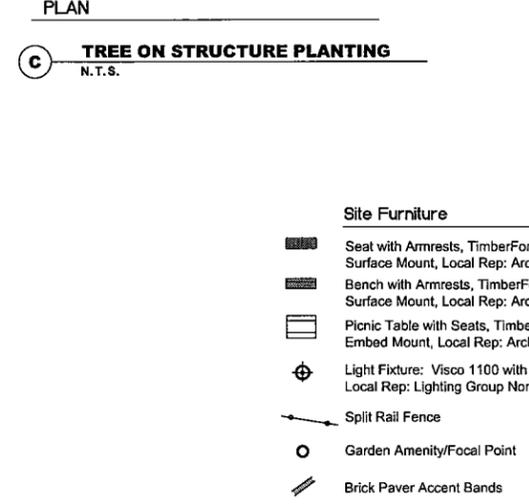
C TREE ON STRUCTURE PLANTING
N.T.S.



D CONIFER TREE PLANTING
N.T.S.



E GROUNDCOVER PLANTING
N.T.S.

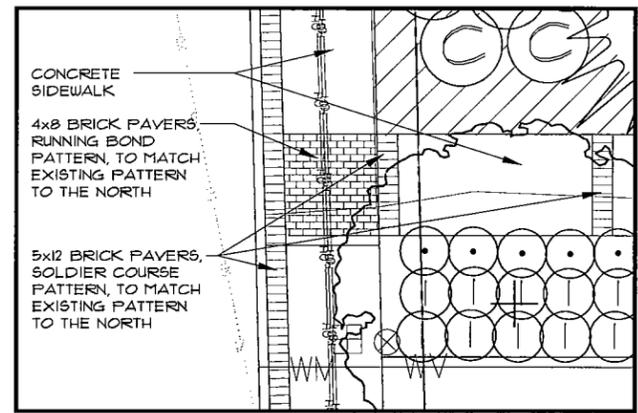


F PLAN

- Site Furniture** See specifications for additional information
- Seat with Armrests, TimberForm "Broadway" #2620-6, 6' Length, Recycled Plastic, Black Powder Coated, Surface Mount, Local Rep: Architecreation 206.932.4730
 - Bench with Armrests, TimberForm "Broadway" #2624-6, 6' Length, Recycled Plastic, Black Powder Coated, Surface Mount, Local Rep: Architecreation 206.932.4730
 - Picnic Table with Seats, TimberForm "Greenway" #2162-6, Recycled Plastic, Black Powder Coated, Embed Mount, Local Rep: Architecreation 206.932.4730
 - Light Fixture: Visco 1100 with Fluted Lamp Post B 21
Local Rep: Lighting Group Northwest 206.298.9000
 - Split Rail Fence
 - Garden Amenity/Focal Point
 - Brick Paver Accent Bands

LANDSCAPE SCHEDULE

| Symbol | Botanical/Common Name | Min. Size and Condition |
|------------------------------------|---|---|
| Broadleaf Trees: | | |
| | <i>Carpinus betulus</i> 'Fastigiata' Pyramidal European Hornbeam | 1-1/2" cal., matched specimens, full, well-branched above 5' ht., B&B, spacing as shown on plan. |
| | <i>Fagus sylvatica</i> Beech | 3" cal., matched specimens, full, well-branched, B&B, spacing as shown on plan. |
| | <i>Stewartia pseudocamellia</i> Japanese Stewartia | |
| | <i>Cercis canadensis</i> Redbud | 1-1/2" cal., 8-10' ht., or multi-stemmed, min (3) 1" trunks, well-branched, B&B, spacing as shown on plan. |
| | <i>Cornus mas</i> Cornelian Cherry | 1-1/2" cal., 8-10' ht., or multi-stemmed, min (3) 1" trunks, well-branched, B&B, spacing as shown on plan. |
| | <i>Acer circinatum</i> Vine Maple | 1-1/2" cal., 8-10' ht., or multi-stemmed, min (3) 1" trunks, well-branched, B&B, spacing as shown on plan. |
| Evergreen Coniferous Trees: | | |
| | <i>Pseudotsuga menziesii</i> Douglas Fir | Min. 6-7' ht., all trees to be full and bushy to base, B&B, spacing as shown on plan. |
| | <i>Thuja plicata</i> Western Red Cedar | |
| Large Shrubs: | | |
| | <i>Rhododendron</i> 'Unique' Unique Rhododendron | Min. 21"-24" ht., full and bushy, B&B or cont., spacing as shown on plan. |
| | <i>Arbutus unedo</i> 'Compacta' Compact Strawberry Bush | |
| | <i>Ribes sanguineum</i> Red Flowering Currant | |
| | <i>Myrica californica</i> Pacific Wax Myrtle | |
| Medium and Small Shrubs: | | |
| | <i>Escallonia</i> 'Newport Dwarf' Escallonia | Min. 15"-18" ht., full and bushy, B&B or cont., spacing as shown on plan. |
| | <i>Viburnum tinus</i> 'Spring Bouquet' Spring Bouquet Viburnum | |
| | <i>Mahonia aquifolium</i> 'Compacta' Oregon Grape | |
| | <i>Viburnum davidii</i> David Viburnum | |
| | <i>Ilex crenata</i> 'Green Island' Compact Japanese Holly | |
| | <i>Cornus stolonifera</i> 'Isanti' Redtwig Dogwood | |
| | <i>Cornus stolonifera</i> 'Flaviramea' Yellowtwig Dogwood | |
| | <i>Rhododendron</i> 'Cilipinese' Cilipinese Rhododendron | |
| | <i>Cistus</i> 'Sunset' Rockrose | |
| | <i>Lavandula angustifolia</i> 'Munstead' Evergreen Lavender | |
| | <i>Spiraea bumalda</i> 'Little Princess' Little Princess Spirea | |
| | <i>Rosmarinus officinalis</i> 'Prostratus' Trailing Rosemary | |
| | <i>Leucothoe fontanesiana</i> 'Nana' Compact Drooping Leucothoe | |
| | <i>Osmanthus x burkwoodii</i> Osmarea | |
| Accent Plants | | |
| | <i>Liriope muscari</i> Lilyturf | Min. 5 gal. cont., full and bushy, spacing as shown on plan. |
| | <i>Deschampsia caespitosa</i> 'Schottland' Tufted Hair Grass | |
| | <i>Pennisetum alopecuroides</i> 'Hameln' Fountain Grass | |
| | <i>Polystichum munitum</i> Western Sword Fern | |
| | <i>Phormium tenax</i> 'Tom Thumb' Dwarf Flax | |
| Groundcovers: | | |
| | <i>Liriope spicata</i> Creeping Lilyturf | 1 gal. pots at 24" o.c., triangular spacing, full and bushy, install throughout planting area, including beneath trees and shrubs. Start first row 12" from outer edge of planting bed. |
| | <i>Mahonia repens</i> Creeping Mahonia | |
| | <i>Gaultheria shallon</i> Salal | |
| | <i>Erica carnea</i> 'Winter Beauty' Winter Beauty Heather | |
| | Native Groundcover | 1 gallon pots @ 36" o.c., triangular spacing. 50% <i>Mahonia repens</i> , 25% <i>Gaultheria shallon</i> , 25% <i>Polystichum munitum</i> |
| | Sodded Lawn | See specifications. |
| | Existing Vegetation to Remain | Save and protect |
| | Significant Trees | See Landscape Calculations, sheet L1.01 |



BRICK PAVERS ENLARGEMENT
Scale: 1/4"=1'-0"

WEISMAN DESIGN GROUP
LANDSCAPE ARCHITECTURE
2525 EAST MADISON STREET
SEATTLE, WA 98122-5416
PH 206.322.1522 FAX 206.322.1799
INTERNET WWW.WDGROUP.COM

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK ALAN WEBER
CERTIFICATE NO. 521

PERMIT RESUBMITTAL 10/11/06

WEBER + THOMPSON
P.L.L.C.
425 Pontius Ave N
Suite 200
Seattle WA 98109
206 944 5700
206 749 5005
info@webertompson.com

PROJECT:
BELLEWOOD CONDOMINIUMS
148 102ND AVE SE
BELLEVUE, WA

CLIENT:
PNW MULTI, LLC
11624 SE 9th Street, Suite 200
BELLEVUE, WA

ISSUE:

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LANDSCAPE SCHEDULE AND DETAILS

DRAFTED BY: DH
PROJECT MGR.: NH
PRINCIPLE I. C.: MW

SHEET NO.
L1.02

PROJECT NO. 05-105

THIS PLAN IS FOR CODE SUBMITTAL TO GOVERNING JURISDICTIONS AND IS NOT FOR BIDDING OR CONSTRUCTION.

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ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: PNW Multi L.L.C.

Proponent: Same

Contact Person: Holly Smith

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

Address: 11624 SE 5th Street, Suite 200, Bellevue, WA 98005

Phone: (425) 586-7700

Proposal Title: Bellewood Condominiums

Proposal Location: 148-102nd Ave SE, Bellevue, WA 98004
(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached for legal description

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

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

1. General description:
Demolish existing apartment complex (3) buildings. Construct 43 unit 4 story condominium over below grade parking.
2. Acreage of site:
62,734 sf/1.44 acres
3. Number of dwelling units/buildings to be demolished:
32/3 buildings
4. Number of dwelling units/buildings to be constructed:
43 units/1 building
5. Square footage of buildings to be demolished:
13,457 footprint total
6. Square footage of buildings to be constructed:
footprint = 16,845 sf total = 67,380 sf
7. Quantity of earth movement (in cubic yards):
13,000 cy of excavation
8. Proposed land use:
R-30
9. Design features, including building height, number of stories and proposed exterior materials:
4 stories (garage below grade) 40' height. Exterior materials to be brick, hardipanel and metal (aluminum).
10. Other

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MAR 29 2006

Permit Processing

Estimated date of completion of the project or timing of phasing:

Project is planned to be built in a single phase. Construction to begin Spring 2007 and complete Winter 2008.

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

No.

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

There has been a geotechnical report done by Earth Solutions Northwest.

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

None, with the exception of City of Bellevue Boundary Line Adjustment (BLA)

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

Building Permit; Conditional Use Permit;
City of Bellevue Boundary Line Adjustment (application submitted March 3rd, 2006)

↳ CG-106048 LN

Please provide one or more of the following exhibits, if applicable to your proposal.

(Please check appropriate box(es) for exhibits submitted with your proposal):

N/A

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

A. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?

In the southeast corner of site there is approximately 4'x30' (120 sq ft) of steep slope of approx. 50% w/ a 10' steep slope setback & 15' steep slope building setback.

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

Glacial tills

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

None.

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

Approximately 13,000 cy of excavation and haul, and 50 cy fill for site preparation, utilities, and proposed building. All fill anticipated from local gravel pit.

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

No.

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

29,774 sf

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

Standard best practices and compliance with City of Bellevue regulations.
No special measures required.

2. AIR

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

Emissions would be that typical of building demo and earthwork. Dust control measures such as sprayed water will be used as necessary to keep emissions to a minimum. Typical truck and heavy equipment emissions will occur as legal requirements indicate.

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

No.

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

Engineering controls via a fire hose misting the structure during demo and loading process.

Erosion control: Silt fence, storm water silt socks
Containment
Adjacent stream to be monitored for infiltration of particulate

3. WATER

a. Surface

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

appropriate, state stream or river it flows into.

A portion of Meydenbauer Creek runs through the adjacent parcel to the southeast.

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

Some demo site work and landscaping will be required within 200' but should have no impact to the creek.

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

None.

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

None.

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

N/A

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

N/A

b. Ground

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

No.

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

None.

c. Water Runoff (Including storm water)

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

Runoff will flow into the stormwater system protected by a regularly serviced stormwater silt sock.

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

No.

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

Silt fence will be installed along top of slope adjacent to Meydenbauer stream.

4. Plants

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

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

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

Decorative rhododendrons and other miscellaneous landscaping shrubs and small trees.

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

None.

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

A variety of native plants are proposed in the landscaping of the new building.

5. ANIMALS

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

None Observed.

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

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

N/A

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

N/A

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

N/A

6. Energy and Natural Resources

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

The condos will be heated by electric heaters and will have decorative gas fireplaces.

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

No.

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

Building will be constructed to meet City of Bellevue energy codes.

7. Environmental Health

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

None Known.

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

N/A

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

N/A

b. Noise

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

None.

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

Typical noise associated with heavy equipment involved in demolition in an urban setting. Hours will be between 7am and 5pm or as permitted by the City of Bellevue.

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

Demolition will be done in the quickest and most efficient method to reduce levels and duration of associated noise.

8. Land and Shoreline Use

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

Current buildings are an apartment complex. Surrounding properties are residential condominiums and apartments with a city park to the west.

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

No.

- c. Describe any structures on the site.

Three two-story apartment buildings with a total of 32 units exist on the site.

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

Existing apartment buildings to be demolished.

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

R-30 and Office.

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

MF-H (Multi-Family High Density).

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

N/A

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

No.

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

Approximately 50-70 people would live in the condominium project.

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

No Impact (none exist vs. new).

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

N/A

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

The proposed use is within the criteria defining the current and projected zoning (R-30).

9. Housing

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

43 middle income housing units.

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

32 income rentals replaced with 43 middle income condominiums.

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

The project will be built with contemporary urban aesthetics and human scale in mind.

10. Aesthetics

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

40 feet.

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

Territorial views from some of the neighboring condominiums/apartment buildings would be reduced.

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

The proposed building will be architecturally appealing with a use of up to three different exterior materials (brick, hardipanel, and metal cladding) similar to other projects in the area.

11. Light and Glare

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

Light and glare will be of the quantities typical of urban design with no excessive quantities or concentrations.

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

None Anticipated.

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

None.

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

Care will be taken to use the least reflective materials possible and still maintain standards for homeowner aesthetics and maintenance.

12. Recreation

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

Wildwood Park is directly across the western street of the property. Several Bellevue City parks are nearby and Lake Washington is blocks away. A health club is 1/2 block north.

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

No.

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

In conjunction with the property to the south there will be a shared tot lot, play, or recreation lawn and BBQ/picnic area.

13. Historic and Cultural Preservation

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

No.

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

None.

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

None.

14. Transportation

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

The site is served by 102nd Ave. SE. Access will be by existing curb cuts.

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

Nearest transit stop is 1 block away on Bellevue Way.

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

The completed project will have 71 parking spaces. The existing site has 43 parking stalls.

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

No.

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

No.

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

275 vehicular trips per day. Peak volumes would be during PM peak (4-6pm)

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

None needed.

15. Public Services

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

No.

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

None needed.

16. Utilities

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

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

PSE will provide gas (for decorative fireplaces) and electricity. Water and sewer by City of Bellevue. Refuse by Rabanco.

Signature

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

Signature..... 

Date Submitted..... 3/29/06