



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: S/I Bravern 1, LLC

LOCATION OF PROPOSAL: 11155 NE 8th St

NAME & DESCRIPTION OF PROPOSAL: The Bravern Phase II

Application for Design Review and SEPA to change Towers 3 and 4 of 04-136022-LD from office to residential use. The new proposal will eliminate 416,202 GSF of office, add 465 dwelling units and increase retail by 133,469 SF. The design of the Major Public Open Space is also being revised.

FILE NUMBER: 06-136451-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 March 16, 2006.
- 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 **May 10, 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Cowd V. Hellerud
 Environmental Coordinator

April 26, 2007
 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: **The Bravern Phase II**

Proposal Address: 11155 NE 8th St

Proposal Description: Application for Design Review and SEPA to change Towers 3 and 4 of 04-136022-LD from office to residential use. The new proposal will eliminate 416,202 GSF of office, add 465 dwelling units and increase retail by 133,469 SF. The design of the Major Public Open Space is also being revised.

File Number: **06-136451-LD**

Applicant: S/I Bravern 1, LLC

Decisions Included: Process II, Combined Design Review and SEPA

Planner: Patti Wilma, Planning Manager 425-452-2725

State Environmental Policy Act Threshold Determination: Optional Determination of Nonsignificance (ODNS)
The City issued a Draft Supplemental Environmental Impact Statement (DSEIS) for The Bravern and Meydenbauer Center Expansion Project on Nov. 17, 2005, and the Final Supplemental Environmental Impact Statement (FSEIS) on Jan. 5, 2006. This is being incorporated by reference.

Carol V. Helland

Carol V. Helland
Environmental Coordinator

Director's Decision: **Approval with Conditions**

Carol V. Helland Br

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

Notice of Application: January 4, 2007
Notice of Decision Date: April 26, 2007
Appeal Deadline: May 10, 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.

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ATTACHED:

Exhibit A: Location & Zoning Maps

Exhibit B: Project Plans & Drawings

Exhibit C: COB Fire Department Approved Arrival Court Layout

Exhibit D: Concurrency Certificate and Spread Sheet Analysis

I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval and SEPA determination to change Towers 3 and 4 approved in 04-136022-LD from office to residential use. The revision will eliminate 416,202 GSF+/- of office, add 465 +/-dwelling units and increase retail by 133,469 SF for a new project total of 1,539,685 GFA +/- (excludes parking and mechanical). See Exhibit B, Sheet A.04 and Sec. III, Table 5 of this report for details.

This decision restates some statistical information for Phase I only as it clarifies Phase II. This design review approves FAR and other statistical requirements for the entire project as stated but focuses only on the design standards and guidelines for Towers 3 and 4, the retail podium of the towers, the revised midblock connection, arrival plaza, MPOS, and transition to the Meydenbauer Convention Center.

A. Design Intent

The Bravern is designed to create a vibrant live/work/play environment within the Downtown Civic Center adjacent to the Meydenbauer Convention Center, allowing for potential shared use and synergy. Sidewalks and the mid-block connector will be enlivened by the outdoor nature of the main circulation through the site. The two arrival courts will bring activity into the site with a dynamic and safe mix of autos and pedestrians. The proposal addresses the urban nature of the site through the mix of uses and density. The introduction of two residential towers provides both architectural and social diversity and ensures a 24/7 environment.

The MBRC has been redesigned to no longer connect to NE 6th St via the MPOS. This is similar to how the City Hall MPOS is accessed via 110th where grade is more accommodating. Both are focused toward the Pedestrian Corridor. Two connections to the MBRC via 110th are provided instead. One is in close proximity to the intersection of 110th and NE 6th so pedestrians have a clear view of access through the project. The other is via the arrival plaza.

B. Site Design

See Exhibit B, Sheets A.05, A.029, and A.030 for graphics.

Phase II, the subject of this Design Review includes an arrival plaza off of 110th Ave NE providing valet parking and valet only access to the parking garage, drop off/pick-up and street level access to retail and the two residential towers. Extensive landscaping, special paving treatment, seating, lighting and other site furnishings clearly indicate to users that this is primarily a pedestrian environment and auto use is very limited. See 04-136022-LD for a detailed description and approval of Phase I.

The MPOS is located on NE 6th St. It is designed as a three level linear plaza with access from the corner of NE 6th and 110th, at grade midpoint on NE 6th, and via stairs to an upper level via the midpoint access. Access through the superblock will be available through via the garage and in the future, the Convention Center.

C. Building Design

See Exhibit B, Sheets – A.07, A.031- 34 and A.047 for graphics.

The residential towers are highly articulated using materials and glazing similar to the office towers. The towers will sit above the office towers providing a stepped skyline as development moves toward the center of downtown.

The glass and precast concrete towers have a similar scale and detailing as the office towers but are more graceful due to the smaller floor plates and modulation for decks that provide general architectural interest.

The mechanical equipment screening is extended vertically to play off the stepping of the office towers roof forms. Floorplates 31 through 34 and above decrease in size emphasizing the unique, modulated tower forms.

The retail podium continues the design intent and detailing of Phase I.

Phase II building materials are:

- Black granite or precast concrete base
- Light tan precast concrete walls and columns (3 variations)
- Light tan cement plaster walls and columns at covered retail areas (4 variations)
- Dark bronze aluminum window frames on retail storefronts
- PPG Solarban 60 clear glazing for all retail windows
- Art glass entries at residential entrances
- Ornamental metal guardrails
- Warm white precast tower walls and columns
- Glass railings on balconies w/silver support hardware
- Silver aluminum frames with silver aluminum metal panels at floor lines
- Silver metal panel screenwalls at top of residential towers

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description

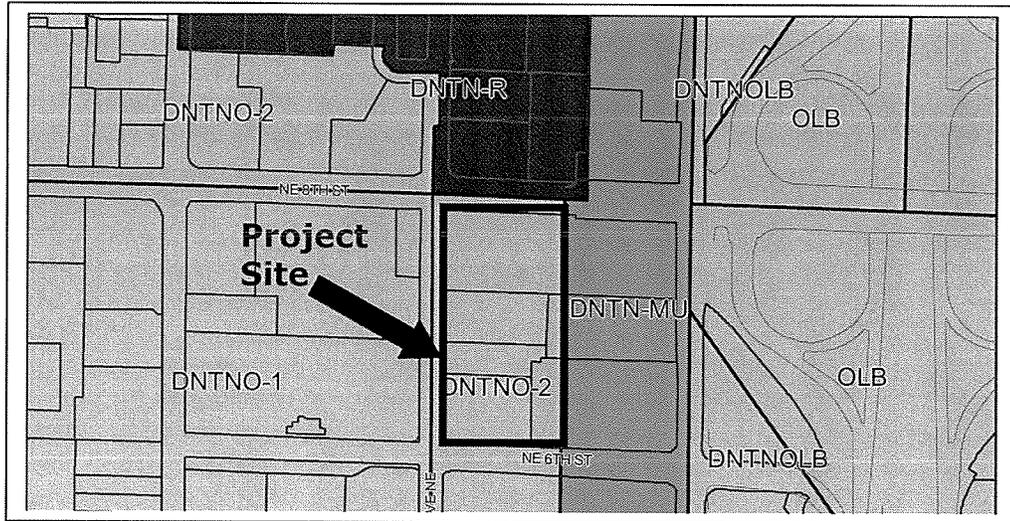
The Bravern (Phase I and II include right of way deeded to the City) is 4.92 acres +/- . It is located in the downtown super-block bounded by N. E. 8th Street on the north, 112th Avenue N.E. on the east, N.E. 6th Street on the south and 110th Avenue N.E. on the west. Though 110th appears relatively flat grade drops north to south approximately 11 feet. The Phase II portion is approximately the western half of the superblock and approximately 156,693 SF.

Grade at the arrival court plays a large part in setting a new average finished grade of 172.75 for Phase II.

B. Zoning

This site, along with all of Downtown, was rezoned in 1981 through Ordinance 3013 to

implement the 1979 Downtown Subarea Plan Map. The graphic below shows zoning in the vicinity.



C. Land Use Context

The Bravern is located in the Civic Center district of downtown in the block bordered by 110th Ave NE, 112th Ave NE, NE 6th St and NE 8th St. It shares this superblock with the Meydenbauer Convention Center. The Convention Center occupies the southeast quarter of the block and has expansion potential to the north which will fill in land area between The Bravern Phase I and the Convention Center. The entire block is a gateway location in that it is the first major development one sees when approaching downtown from the east. It is highly visible from I-405 and east Bellevue. Phase II is located entirely within the Downtown-02 (DNTN-02 or 02) land use district.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

The DNTN-02 land use district permits outright the major uses proposed for the site; residential, retail, commercial, and if proposed in the future – hotel.

2. Dimensional Requirements for DNTN-02

As conditioned, all applicable dimensional requirements of the Land Use Code would be met. Refer to the following tables for further information.

Table 1: Dimensional Requirements

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit	No minimum	156,693 SF	O2 portion of The Bravern
Building Height	350 FT + 15 FT for mechanical equip	Same	See LUC 20.25A.030.E. Height reached through transfer of FAR from City Hall MPOS.
Total Gross Floor Area (GFA)	940,158 (6 x 156,693)	1,245,537	940,158 + 145,158 purchased MPOS FAR + 25,252 MPOS FAR from on-site + 134,979 exempt retail OK to exceed permitted GFA and FAR through construction/purchase of MPOS points.
FAR	6	7.08 Exceeds max permitted by 1.08	FAR exceeding the max allowed must be from MPOS constructed or purchased. 1.08 FAR (170,410) must be earned by MPOS
MPOS	NA	170,410	25,252 MPOS FAR on-site 145,158 Purchased MPOS FAR
Exempt Retail GFA	1 FAR of O2 site area = 156,693	134,979	Agreement to maintain as POF to be recorded with King County
Total FAR Purchased	NA	145,158	Purchase to close prior to issuance of first Phase II above grade bldg permit.
GSF/Flr Above 40 Feet	20,000 SF	19,143- 14,485 SF	Complies
GSF/Flr Above 80 Feet	12,000 SF	12,211 – 6,066 SF	OK to exceed max floor plate through floorplate averaging.
Side Setback	20 FT	24 FT min. 16-45FT	Distance between res. Towers Distance from towers to Meydenbauer Center. Because Meydenbauer Center is built to its intended height, the full setback from an interior property line is not needed.
Sidewalk Width LUC 20.25A.060.A	16 FT/ 110 th 16 FT / NE 6 th St	16 FT/ 100 th 16 FT/ NE 6 th	Complies. Property owner required to maintain special paving.
Street Tree	NE 6 th St Scarlet Oak - 3" caliper	Scarlet Oak	At time of planting caliper and form must match trees on south side of NE 6 th St. LUC 20.25A.060.B
Mid-Block Connection LUC 20.25A.060.C	12 Ft wide min and faced with POF	16 Ft +/- with retail both sides	Complies. Must have public access and agreement to maintain SF as POF

Item	Permitted/Required	Proposed	Comments/Conditions
MPAS - LUC 20.25A.100E.5	2 per superblock	Plaza on MBRC between Twrs 3 & 4	Complies. Other MPAS in Phase I

3. Parking and Loading - Phase I and II

City of Bellevue will ensure compliance with the minimum and maximum allowed parking for office and residential uses as indicated below. This will be tracked through building permits and the Transportation Management Program for office. Other minimum and maximums will be monitored by overall square footage of use categories and not by specific tenants or uses.

The office use is expected to require the maximum allowed of 1,826 stalls.

Table 2: Parking

Item All numbers are NSF	Required		Proposed	Comments/ Conditions
Parking	Min/Max Permitted Ratios (per nsf)	Required and Permitted Parking Stalls	Proposed Parking Stalls	LUC 20.25A.050 All commercial parking will be jointly used.
Residential Units	1-2/unit	465	704	465 min 930 max
Office MU 208,052 02 400,225	MU = 2.5-3/1000 02 = 2/3/1000	520-624 800-1201	1,826	1,320 min 1,826 max
Retail in Mixed Use MU + 02 = 218,500 +/-	MU = 2-4/1000 02 = 0-3.3/1000	3/1000 average	403 +/-	578 stalls +/- provided for all commercial activity
Restaurant MU + 02 = 29,234 +/-	MU = 10-20/1000 02 = 0-15/1000	170 - 340 0 - 180	175 +/-	
Compact Stalls	Up to 65%	30% +/-	965	Stalls to be marked "C"
Loading Area	To accommodate expected trucks	High bay loading at level P-2 for 8 trucks	Complies	
TOTAL				3,108 stalls

4. FAR Amenity System Requirements

FAR calculations for all of the DNTN-02 portion of The Bravern are described for clarity. This design review analyzes and approves only Phase II as depicted on Exhibit B Sheet A.03.

See LUC 20.25A.020 for explanation on how FAR amenity points are required and earned.

Basic FAR Amenity Requirement:

20% of the Project Limit area times the Basic FAR permitted for a non-residential building

in the land use district.
 Site area = 156,693 SF
 Basic FAR amenity required = $0.20 \times 156,693 \times 4 = 125,354$ SF
 Max permitted FAR allowed = $6 \times 156,693 = 940,158$
 FAR exceeding max allowed = $1,110,558 - 940,158 = 170,410$ MUST BE EARNED BY
 MPOS POINTS

Table 3: 02 Amenity Points /Square Footage Earned

Project Gross Floor Area (GFA) 1,245,537 – 134,979 Excludes parking, mechanical areas, vertical penetrations, stairways, exempt retail	1,110,558
Purchased MPOS Floor Area 145,158 On-site MPOS FAR earned = 81,600	
Basic Permitted Floor Area 02 = 626,772 SF	626,772
Additional Floor Area Requested (Total “Bonus” amenity required) 1,110,558 - 626,772 = 483,786 Project GFA – Basic Permitted Floor Area	483,786
MPOS Bonus floor area required for floor area above 6 FAR	170,584
MPOS bonus floor area remaining from on-site points earned	25,252
MPOS bonus floor area to be purchased	145,158
“Basic” FAR Amenity Earned (greater than min required = OK)	361,592
Bonus FAR Amenity Earned	3,236,465.5
Remaining (“Bonus”) FAR Amenity to Earn	313,386
Total FAR Amenity Earned	3,598,805.5
Excess FAR Amenity Earned (Total FAR Amenity Earned – Basic FAR Amenity) $3,598,805.5 - 313,386 = 3,567,469.5$	3,567,469.5SF

Table 4: FAR Amenities

Amenity		Units of Measure	Bonus Ratio	Bonus Floor Area Earned	Comments/Conditions Public Benefit	
Basic	POF	2,369 LF	150:1	355,350		
	Marquee	1,118 SF	3:1	3,354	8 Ft min/ 12 Ft max above sidewalk Public Benefit: Weather protection	
	Landscape Feature	722 SF	4:1	2,888	Located in arrival plaza – Public Benefit: Pervious surface, slows traffic, provides visual interest	
Sub-Total Basic				361,592 SF		
Non-Basic	Underground Parking	1,245,547 SF	0.5:1	622,773.5	Garage under entire site. Public Benefit: Screens parking, controls polluted runoff	
	Residential Use	633,023 SF	4:1	2,532,092	Towers 3 and 4. Includes hotel if proposed in the in future. Public Benefit: Residential uses downtown promote urban living, 24/7 downtown and reduces peak hour traffic to downtown office uses	
	MPOS	5,100 SF	16:1	81,600	South side of Tower 4 Public Benefit: Promotes outdoor, public activity, enlivens Pedestrian Corridor, brings people to east end of downtown	
	Sub-Total Bonus				3,236,465.5 SF	
	Combined Total				3,598,805.5 SF	

Subject to LUC 20.25A.030.D, the total amount of bonus floor area earned through the Amenity Incentive System for a project, and the total amount of bonus floor area to be utilized on-site for that project, must be recorded with the King County Division of Records and Elections and with the Bellevue City Clerk. See Section X for a condition requiring that the applicant record a copy of the approved bonus point calculations, project drawings and conditions of this design review.

Table 5: MU and 02 -GROSS FLOOR AREA

Item	DNTN-MU (UNCHANGED)	DNTN-02	Project Total	Comment
Site Area by zone	57,839	156,693	214,532	
Max Permitted FAR	3	6	1,113,675	02 final FAR = 7.08 MU final FAR =3.7 1.08 and 0.7 earned through MPOS construction or purchase
	173,517	940,158		
Office GFA	214,585	405,322	619,907	
Residential GFA	0	633,023	633,023	
Retail GFA	79,553	207,202	286,755	
TOTAL GFA	294,138	1,245,547	1,539,685	
GFA Deficit	-120,621	-305,389	-426,010	

IV. PUBLIC NOTICE AND COMMENT

Application Date: 12/19/2006
 Notice of Application: 1/4/2007
 Public Notice Sign: 1/4/2007
 Minimum Comment Period: 1/18/2007

No public comment was received regarding this proposal

V. TECHNICAL REVIEW

A. Utility Department

Utility review of the design review drawings has been on a conceptual basis only. Engineering review of the water, sewer and storm drainage infrastructure is performed under the Utility Developer Extension Agreements, and will coincide with the clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Permit numbers 06-123142-UE and 05-114010-UE have been issued for this project and will be revised as necessary as Phase II construction continues. Refer to Section X for related conditions of approval.

B. Clear and Grade Code

Clear & Grade review of the design review plans has been on a conceptual basis only. Temporary Erosion Control Plan and final grading plans have been approved. Permit numbers 06-121089-GD and 05-131053-GD have been issued for this project and will be revised as necessary as construction of Phase II continues. See Section X for Clear & Grade Division related Conditions of Approval.

C. Transportation Department

1. Holiday Construction & Traffic Restrictions

Construction activities such as hauling and lane closures will be allowed between November 15th and January 5th 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.

2. Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. This permit is issued directly by the Transportation Department.

3. Easements

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

The applicant shall provide easements to the City for the location of signal and street light facilities consisting of above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area on the 110th NE and NE 6th frontages. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

The applicant shall provide easements to the City for the location of sidewalks and public and franchised utilities outside of the City right-of-way on 110th NE, and NE 6th.

4. Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements in downtown area 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.

A combined street tree and street light plan is required for review and approval prior to approval of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights.

5. Site Access

Access to the proposed project will be via driveways on 110th NE and NE 6th where all will operate as right-in, right-out only commercial driveways. In addition, the auto court driveway will be located on 110th NE. The auto court driveway is intended for valet use only and will

also be restricted to right-in, right-out only operation.

6. 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.

- a) NE 6th: The street is designated as "No Cut" street. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a full grind and overlay from center of the roadway to the new curb line along the entire site's frontage will be required.
- b) 110th: Standard trench restoration requirements

7. Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080.

8. Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080.

D. Fire Department

The Fire Department has reviewed and approved the exterior access to the buildings. The review for full compliance with the Bellevue Fire Code will occur with the building permit review. Layout of the Phase II arrival plaza has been as depicted on Exhibit C. See Section X of this report for Fire Department related Conditions of Approval.

VI. STATE ENVIRONMENTAL POLICY ACT

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of an Optional Determination of Non-Significance (ODNS) is the appropriate threshold determination under the State Environmental

Policy Act (SEPA) requirements, with incorporation by reference of the 2006-2017 *Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) updated November 30, 2006 and the "Draft Supplemental Environmental Impact Statement for The Bravern and Meydenbauer Center Expansion Project" on November 17, 2005 and the "Final Supplemental Environmental Impact Statement for "The Bravern and Meydenbauer Center Expansion Project" on January 05, 2006. These documents are available in the City Hall / Public Records, Bellevue City Hall, 450 110th Ave NE.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Transportation-related impacts associated with the (enter project name here) project are consistent with the potential projected impacts analyzed in the 2006-2017 TFP EIS.

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.

1. Earth

Excavation of the entire site was analyzed and conditioned through 04-136022-LD. Conditions of approval, special inspections, and site monitoring have been approved through the following issued permits; 06-121089-GD and 05-131063-GD.

2. Water

The project is located in the Sturtevant Creek Drainage Basin. Storm water from the proposed development will be collected in catch basins, treated and detained, before releasing into the public conveyance systems along NE 8th Street and 112th Ave. NE. The geotechnical report noted the static ground water level to be about 15'-25' above the planned floor slab of the garage as well as aquifers under artesian pressure. Ground water must not be directed to the storm water detention facility, but shall be discharged from the site as approved by the Utility Department.

3. Noise

The Bellevue Noise Ordinance BCC 9.18 limits noise levels at the property line to 60 dBA. The ordinance exempts construction noise during the hours 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays. 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 times is to reduce construction noise impacts to neighboring properties. The site is adjacent to the Marriott Courtyard hotel to the north at the corner of 110th Avenue N.E. and N. E. 8th Street. Apartment and condominium homes are located one block north of the site at 110th Avenue N.E. and N.E. 9th Street. Expansion of construction hours late into the evening or to early morning hours would be disruptive to residents of the hotel, apartments and condominium homes and may only be granted for the two conditions mentioned above.

Expansion of construction hours may be granted only if the applicant mitigates the noise impacts on the surrounding uses through the use of special equipment, proper noise monitoring, reporting mechanisms, and other means. The City may rescind any extension

due to noise complaints.

Noise from exhaust systems for the garage and some tenant spaces may cause noise and odors not conducive to a pleasant pedestrian environment. A condition of approval will require that the applicant provide certification by a noise consultant that the noise from the project exhaust fans and any other such equipment will not exceed 60 dBA at the property line. Exhaust equipment adjacent to a public accessible space must be located a minim of 10 feet above grade and directed upward.

4. Transportation

a. Long Term Impacts and Mitigation

The City's current Transportation Facilities Plan (TFP) EIS evaluates the impacts of growth projected to occur within the City by 2017 on the roadway network assuming that all the transportation improvement projects proposed in the City's current TFP are in place. However, the long-term impacts of development projected to occur in the City by 2015 were additionally addressed in the Supplemental EIS (SEIS) titled The Bravern and Meydenbauer Center Expansion Project, dated November 2005.

The TFP EIS divides the City into Transportation Analysis Zones for analysis purposes. The Bravern Superblock lies within TAZ # 35, which has a 2015 total growth projection in the TFP EIS of 1,000,000 gross square feet (GSF) of office, 200,000 (GSF) of retail, 150,000 (GSF) of recreational space and 590 hotel rooms. Under The Bravern's proposed action SEIS the impacts of 120,863 GSF of retail, 8,000 GSF of daycare center, 52,000 GSF quality restaurant, 15,000 GSF of supermarket, 45,000 GSF of health club/spa and 1,577,220 GSF of office were analyzed.

It should be noted that the City of Bellevue's Downtown Implementation Plan (DIP) forecasts an additional five years beyond the TFP to 2020. Included with this additional five year forecast are additional transportation improvements, which are shown to further improve the area-wide level of service in Downtown. The DIP's data and listed improvement projects were incorporated into The Bravern SEIS.

Transportation improvements identified in the TFP and the DIP, and the project-specific mitigation measures described in the SEIS would adequately mitigate the future traffic levels anticipated for The Bravern Superblock development.

The current development proposal (Phase II) replaces the previous proposal by substituting residential use for the previously approved office use. In fact, 463 multi-family dwelling units in two towers along with 107,083 GSF of retail will replace 843,090 GSF of office.

The traffic impact fee paid by the developer of this proposal will be applied to projects identified in the current and upcoming TFP. 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. Fee payment is required at the time of building permit issuance.

b. 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.

The original master plan development (Phase I and II), which included 843,090 GSF of more office space, was estimated to generate approximately 1,974 new p.m. peak hour trips. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. Using forecasted local traffic volumes with the expected project-generated traffic added, the area average levels of service were determined. For a baseline condition for comparison, the levels of service were also determined using forecasted traffic volumes without the site-generated traffic. Approximately 520 new pm peak hour trips are anticipated to be generated. Neither the maximum area-average levels of service nor the congestion allowances were exceeded as a result of traffic generated from this current proposal for Phase II.

For the proposed revisions to Phase II, City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. Using forecasted local traffic volumes with the expected project-generated traffic added, the area average levels of service were determined. For a baseline condition for comparison, the levels of service were also determined using forecasted traffic volumes without the site-generated traffic. Neither the maximum area-average levels of service nor the congestion allowances were exceeded as a result of traffic generated from this proposal. (See Exhibit D concurrency analysis spread sheet.)

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated May 23, 2001. A concurrency determination will be issued on the date of issuance of this land use decision. This project complies with the Traffic Standards Code will receive a Certificate of Concurrency. (See attached original certificate.)

The original Certificate of Concurrency is reserved to this project as of January 10, 2006, when the building permit application (BB 05-131075) was deemed complete. The Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.160.F. A new Certificate of Concurrency is not needed. At issuance of building permit, the Certificate of Concurrency will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.160.E.

c. Short Term Operational Impacts and Mitigation

City staff directed the applicant's traffic consultant, The Transpo Group, to analyze the short term operational impacts of Phase II proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hours. Specific issues addressed The Transpo Group Memorandum dated April 9, 2007, included LOS analysis at the site's Auto Court driveway on 110th NE and at intersections of 110th NE/ NE 6th and 110th NE/ NE 8th, and accident history analysis for the past three years. The results are indicated on page 4 and 5 of the memorandum. Staff does not anticipate any adverse operational impacts due to the proposed development. The Transpo analysis is available for review in the project file.

5. Wind

A pedestrian comfort wind tunnel test was conducted by CPP (Cermak Peterka Petersen). The report may be found in the project file.

The MPOS was measured to be comfortable for pedestrian sitting; winds at 9 or less mph. Pedestrian standing or walking is expected to be comfortable in all other publicly accessible areas except for one location on 110th where gust of wind may be capable of injuring an elderly or infirmed person.

On the residential amenity terrace between Towers 3 and 4 where the wind is channeled between the towers a number of locations failed the distress criterion used.

In both these cases possible mitigation measures include canopies and wind screens to force the wind over these areas is recommended. See Sec. X for a condition of approval.

**VII. EXTENDED VESTING / PROJECT PHASING - DECISION CRITERIA – LUC
20.25A.120**

04-136022-LD approved extended vesting until February 2, 2016. This approval modifies the design of Phase II and maintains the original vesting the of design review approval. A 10 year vesting from the date of this approval is not granted. The following decision criteria have been met as conditioned.

A. Each phase of the project complies independently within the limits of that phase.

04-136022-LD approves a phasing plan that encompasses Tower 1 and 2 and the retail base connecting and the Mansion Building (Phase I). As conditioned, each phase will comply independently with all applicable Land Use Code requirements. The phase limits for Phase I include all MU site area and 02 site area encompassed by Tower 2. For the purposes of construction phasing Phase II is the remainder of the 02 portion of the site. The MPOS must be constructed to generate enough bonus points to support the gross floor area in Phase I as well as additional floor area proposed in Phase II. See 04-136022-LD for those details. The entire project, Phase I and II, will comply with the Land

Use Code, as conditioned. If the applicant were to propose modification to project phasing sequencing, additional review would be required to determine compliance. See Section X for conditions of approval.

B. *The site area of future phases will remain in current use or be improved to comply with the Land Use Code.*

The parking garage which is under the entire site is being constructed during Phase I. It is expected that Phase II construction will continue with no break in the timeline. A condition of approval is that the MPOS be completed prior to final Certificate of Occupancy for Phase I to ensure the entire site is finished to a stage consistent with the design intent approved for both Phase I and II and fully accessible for public use and that the FAR bonus amenities needed to support Phase I are completed. If Phase II is not under construction prior to issuance of a temporary Certificate of Occupancy for Phase I a restoration plan for the Phase II area and a new MPOS plan will be required. Review and approval and commitment to construct will be required.

VII. DECISION CRITERIA

The Director may approve or approve with modifications an application for Design Review through LUC 20.30F provided:

A. The proposal is consistent with the Comprehensive Plan.

As conditioned the proposal is consistent with the Comprehensive Plan. Many elements of the project support major Downtown goals expressed through the subarea policies; the concentration of retail activities at the public sidewalk and throughout the site on the MBRC will stimulate pedestrian activity in the vicinity, encourage use of the Transit Center, provides a comfortable and interesting pedestrian experience with amenities such as weather protection and on the public streets, and provides residential uses downtown (Policies S-DT-1, 6, 35, 37, 40, 45, 57, 58, 82, 103, 144, 162 and LU-29, UD-5, 13 and 29.)

Several policies articulate the City's goal for an aesthetically attractive Downtown. These are directed to the design quality of buildings and open spaces, as well as to signage. The project, as conditioned, is consistent with these policies (UD-1, 2, 8, 25, 26, 27, S-DT-3, S-DT-37).

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

As conditioned Phase II will comply with the applicable requirements. Most significantly the applicant must acquire **145,158 SF** of additional existing MPOS FAR floor area to support the proposed FAR and height for Towers 3 and 4, public access to the MBRC and MPOS, and commitment to maintain all exempt retail area must be recorded with King County. See Sec X for all conditions of approval.

Core Design District Guidelines / LUC 20.25A.100

MPOS 5,100 SF on south side of Tower 4. Adequate space is provided for restaurant seating as well as completely public seating. It is clearly visible from the Pedestrian Corridor. It is consistent with the basic location and design plan approved by City Council. See Sec. I of this report for more description. See Sec. III.4 of this report for detailed calculations. See Sec. X for conditions of approval.

MBRC The basic concept and dimensions of this corridor have not changed from the original design. The route is slightly changed as described in Sec. I of this report. See Sec. X for conditions of approval.

MPAS Plaza between Towers 3 and 4. This plaza is accessible via the MPRC and the 110th arrival court. It provides a place of rest and activity midblock and includes landscaping, seating and tables. See Sec. X for conditions of approval.

Design Guidelines for Building/Sidewalk Relationships: 110th Ave NE is classified as "D" Streets. NE 6th Street is a "B" street with the corner of N.E. 6th and 110th classified "A" for the MPOS. See Sec. X for conditions of approval.

Exempt Retail: The applicant requests floor area exemption for both ground level and upper level retail space on each frontage, therefore the retail frontage must comply with the design guidelines for an "A" street. The designs of 110th, NE 6th, the MBRC and the MPOS comply with "A" design guidelines as depicted on Exhibit B Sheets A.035 – A.045. See Sec. X for conditions of approval.

1. Exempt Retail Design Criteria / "A" Rights-of-Way
2. Street Walls
3. Windows for visual access with clear glazing
4. Multiple entrances. Each tenant space must have at least one entrance.
5. Differentiation of ground level
6. Canopies, awnings or arcades
7. Special paving, seating

All elements are provided. Location of entrances are suggested. Marquees and canopies are proposed in some locations with the building construction. Others must be installed by through tenant improvements. Special paving and seating are provided for MBRC and MPOS. Public sidewalks will meet city construction standards but special paving or patterns are the obligation of the property owner to maintain. The final selection of the paving material must be reviewed and approved by PCD.

D. The proposal 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.

As conditioned, the project is compatible. The intensive residential and retail uses are anticipated by the Downtown Subarea Plan as appropriate for the Downtown Core. The site, landscape and building design of each phase set a new standard of quality for the Downtown and for the more immediate vicinity of the project. The residential towers are modulated to accentuate the vertical dimension with different and complementary exterior treatments used to further articulate the building form. All four towers, while of quite differing size do appear to belong to the same complex of buildings. Phase II is designed to be a seamless extension of Phase I.

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

As conditioned the project will be adequately served by all necessary utilities. Phase One includes the construction of new street frontage and sidewalks on all three abutting streets.

As conditioned the Phase II proposal will comply with the applicable requirements. Most significantly the applicant must acquire 145,158 SF of additional existing MPOS floor area to support the proposed FAR and height for Buildings Three and Four, before issuance of any permits including any permit to demolish the Temporary MPOS that supports the height and FAR for Phase I.

IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director of Planning and Community Development does hereby APPROVE WITH CONDITIONS the subject proposal.

X. CONDITIONS OF APPROVAL:

These conditions supplant the conditions previously included in 04-136022-LD as they apply to Phase II.

A. GENERAL CONDITIONS

1. BELLEVUE CITY CODE BASED CONDITIONS

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

- Applicable Codes, Standards and Ordinances
- Clearing & Grading Code – BCC 23.76
- Construction Codes – BCC Title 23
- Fire Code – BCC 23.11
- Land Use Code – BCC Title 20 as approved with Vesting Plan
- Environmental Procedures Code – BCC Title 22.02

Noise Control – BCC 9.18
Sign Code – BCC Title 22
Transportation Code – BCC 14.60
Right of Way Use Code – BCC 14.30
Design Manual, Transportation Dept.

2. MODIFICATIONS TO THE DESIGN REVIEW PLANS

Any modification to this approval shall be documented as an amendment to this Design Review OR as a revision to this issued land use approval. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section III.B. of this report.

Authority: LUC 20.30F.145

Reviewer: Patti Wilma (425) 452-2725

3. SURVEYS - SPOT ELEVATIONS

The developer shall provide the Land Use Division with signed surveys showing the spot elevations at the perimeter of the parking garage at level P-3 or below to ensure that the elevations of the retail floor levels will relate to the pedestrian paths and public sidewalks as shown on the plans approved for Design Review to assure compliance with the POF and Exempt Retail requirements and to prevent the need for modifications to the public right-of-way or sidewalk area. The developer shall provide the Land Use Division with signed surveys showing spot elevations confirming the height above average finished grade of the uppermost floor level at or below the maximum height limit allowed without the use of MPOS bonus floor area. The Director may require additional surveys if necessary to assure compliance with the Land Use Code and the Single Site Agreement.

Authority: LUC 20.30F.145 & Single Site Agreement

Reviewer: Patti Wilma (425) 452-2725

4. CONSTRUCTION HOURS

Noise related to construction 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. Exceptions to the construction noise hours limitation contained in the Noise Control Code can only be granted pursuant to 9.18.020C.1. In addition, construction is not permitted on the following legal holidays.

New Years Day
Martin Luther King Day
Presidents Day
Memorial Day
Independence Day
Labor Day
Veterans Day (observed)
Thanksgiving Day
Friday after Thanksgiving
Christmas

Exceptions to these construction noise hours due to impacts on essential public facilities or transportation mitigation will be considered on a case by case basis considering the location,

proximity to residential development, transportation mitigation and nature of work. Any exception granted should not be considered a blanket approval to work throughout the site.

Authority: BCC 9.18.020.C

Reviewer: Patti Wilma (425) 452-2725

Jon Regalia: (425)452-4599

5. USE OF BEST AVAILABLE NOISE ABATEMENT TECHNOLOGY

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

AUTHORITY: BCC 9.18.020F

Reviewer: Patti Wilma (425) 452-2725

6. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

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

AUTHORITY: BCC 14.30.060

Reviewer: Jon Regalia (425) 452-4599

7. VEHICULAR ACCESS RESTRICTIONS

Access to this site from the proposed commercial driveways located on 110th NE and NE 6th will be restricted to right-turn-in and right-turn-out only. The arrival court is limited to valet use, drop-off/pick-up only. It shall be signed "no parking".

AUTHORITY: BCC 14.60.150

Reviewer: Abdy Farid (425) 452-7698

8. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction the applicant shall secure or amend 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 for the duration of activity related to clearing and grading, building, foundation or demolition permits.

Authority: BCC 11.70 & 14.30

Reviewer: Jon Regalia (425) 452-4599

9. NOISE LIMIT AT PROPERTY LINE AND IN PEDESTRIAN AREAS

Prior to issuance of any mechanical permit for equipment that will create noise at the property line on the public sidewalk or any publicly accessible space, and walkways adjacent to POF, the applicant shall provide certification by a noise consultant that the noise from the project exhaust fans and any other such equipment will not exceed 60 dBA at the property line. The City may require certification of compliance following installation.

Authority: LUC 20.30F.145

Reviewer: Patti Wilma (425)452-2725

B. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT:

1. TRANSPORTATION IMPACT FEE

The Bravern development is subject to the Transportation Improvement Program requirement to pay a traffic impact fee. The amount of the fee will be determined at the time of the building permit issuance. The fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: BCC 22.16

Reviewer: Abdy Farid (425) 452-7698

2. MECHANICAL EQUIPMENT SCREENING

Show the location of each piece of mechanical equipment, including communication equipment such as satellite dishes, and demonstrate that screening is provided so that these items are not visible from adjacent streets, public sidewalks, or the surrounding buildings, AND

Power, telephone, traffic control, or other equipment shall not be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults or in a building or substantially screened per the approval of PCD.

Authority: LUC 20.20.650, 20.25A.110.B, 20.20.730

Reviewer: Patti Wilma (425) 452-2725

3. GARAGE EXHAUST

Provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA and a determination by the City's Mechanical Plans Examiner that the velocity and direction of airflows from the exhaust system will not adversely affect pedestrian comfort within the mid-block connection.

AUTHORITY: BCC 9.18.030 and LUC 20.30F.145

Reviewer: Patti Wilma (425) 452-2725

4. EXHAUST FANS – AIR FLOW & ODOR

Prior to issuance of any mechanical permit for equipment that will exhaust to a sidewalk, pedestrian connection or plaza the applicant shall provide certification that the velocity and direction of airflow will not adversely affect pedestrian comfort levels or result in strong or unpleasant odors in pedestrian areas.

Authority: LUC 20.30F.145

Reviewer: Patti Wilma

5. DESIGN OF THE MAJOR PUBLIC OPEN SPACE

The building permit plans shall include the plans and details for construction of the portion of the MPOS/plaza on the project site according to the “basic” design approved by the City Council including the materials specified with that approval.

Lighting (min one foot candle)

Seating 1/100 SF

Paving

Planting

Public Access signage

AUTHORITY: LUC 20.25A.100.E.4

Reviewer: Patti Wilma (425) 452-2725

6. NE 6TH ST STREET TREES

At time of planting caliper and form of street trees on NE 6th St must match trees must match those on the south side of NE 6th St. LUC 20.25A.060.B.

Authority: 04-136022-LD, LUC 20.25A.110

Reviewer: Patti Wilma (425)452-2725

7. RECYCLING/REFUSE COLLECTION AREA

Areas shall be designated for recycle collection. Contact Rebanco for refuse and collection requirements. Show on collection area location and size on plans.

Authority: LUC 20.30F.145, LUC 20.20.725

Reviewer: Patti Wilma (425) 452-2725

8. PEDESTRIAN ORINETED FRONTAGE AND EXEMPT RETAIL FLOOR AREA

All building permits and tenant improvements plans for any exempt retail floor area approved shall demonstrate compliance with all POF criteria and all requirements to qualify the space as Exempt Retail. All elements shall be provided including, but not limited to, extensive visual access, the use of clear, non-reflective storefront glass; direct pedestrian access, lighting, canopies or marquees for weather protection. Each exempt retail area and/or POF retail tenant shall provide direct access to sidewalk, pedestrian connection or MPRC on at least one level of each single tenant space.

Authority: LUC 20.30F.145

Reviewer: Patti Wilma (425)452-2725

9. WIND AT RESIDENTIAL AMENITIES TERRACE AND ON 110TH AVE NE

The applicant shall propose improvements to these locations that will result in a comfort level of “pedestrian walking” or “pedestrian standing” as described in the CPP Interim Report or any final report to follow.

Authority: LUC 20.25A.110.A.3

Reviewer: Patti Wilma (425) 452-2725

10. FINAL DESIGN OF EAST WALL/ SINGLE SITE AGREEMENT

The applicant shall provide a final design of the east wall of Phase II that complies with the final details of the single site agreement and provides for visual interest, directional signage and other enhancements that encourage pedestrian connection between the convention center and the Bravern.

Authority: LUC 20.30F.145

Reviewer: Patti Wilma (425)452-2725

11. MIDBLOCK CONNECTION

The applicant shall provide drawings and other documentation as necessary to ensure that no improvements at The Bravern will prevent the midblock connection currently running through the convention center can continue through the block to and reach NE 8th St.

Authority: LUC 20.30.F.145

Reviewer: Patti Wilma (425)452-2725

12. TRANSFER/PURCHASE OF MPOS FAR

The applicant shall close on the purchase of any MPOS amenity points required to support floor area beyond the maximum allowed.

Authority: LUC 20.25A.030.D

Reviewer: Patti Wilma Patti Wilma (425)452-2725

C. PRIOR TO ISSUANCE OF TENANT IMPROVEMENT PERMITS

1. UPPER LEVEL RETAIL

Review and approval by PCD of all proposed access, lighting and tenant signage for any upper level retail is required for each initial tenant and for any subsequent changes to access, lighting and/or tenant signage to assure qualification for Exemption from FAR.

Authority: LUC 20.25A.030, 20.30F.145

Reviewer: Patti Wilma

2. POF VISIBILITY

The applicant shall demonstrate that visual access to the retail space will not be diminished with the tenant alterations.

Authority: LUC 20.30F.145

Reviewer: Patti Wilma (425) 452-2725

3. VEHICLES PROHIBITED IN PEDESTRIAN WALKWAY IN ARRIVAL COURT

Barriers shall be provided to prevent vehicles from intruding on the pedestrian walkway on the perimeter of the arrival court. A pedestrian-only walkway is required for the requested Exempt Retail floor area and Pedestrian Oriented Frontage at the arrival court.

Authority: LUC 20.30F.145

Reviewer: Patti Wilma (425) 452-2725

D. PRIOR TO ISSUANCE OF SIGN PERMITS

1. CONTINUATION OF SIGN PACKAGE FROM PHASE I

The project sign package shall be revised to include Phase II and shall be consistent with the Phase I sign package, as conditioned by this decision.

Authority: BCC,22.10.025, LUC 20.30F.145

Reviewer: Patti Wilma (425) 452-2725

2. SIGN APPLICATION REVIEW

To comply with the Sign Code, the design and location of all signs must be integrated with the building design. Any high-rise sign must be oriented to the I-405 freeway. Only one high-rise sign is permitted on any façade, one of those being the east elevation. No high-rise sign shall be located or oriented toward the west. Prior to issuance of any sign permits all signs shall be reviewed for compliance with the Sign Code including Section 22B.10.125, Design Review.

Authority: BCC 22B.10.;LUC 20.30F.145

Reviewer: Patti Wilma (425) 452-2725

E. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. DESIGN APPROVAL AND INSTALLATION OF “Public Access” SIGNAGE

The “Public Access” as depicted in the Bellevue Wayfinding Manual shall be prominently located to clearly convey the message that the public is welcome in all plazas, MBRC, and MPOS space. The number and location of these signs shall be as directed by PCD.

AUTHORITY: LUC 20.30F.145

Reviewer: Patti Wilma (425)452-2725

2. LANDSCAPE MAINTENANCE AGREEMENT

All landscaping in publicly accessible areas including public sidewalks shall be maintained by the property owner/site management EXCEPT street trees shall be maintained by City of Bellevue.

Authority: LUC 20.20.520K

Reviewer: Patti Wilma (425) 452-2725

3. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements, including pavement widening on 110th NE and street light 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.

- a) The applicant is responsible for the half-roadway improvement on 110th NE between NE 6th and NE 8th. The frontage improvements call for pavement widening, installation of Type “A” curb and gutter, storm detention system, a new street lighting system, concrete sidewalks, street trees, pavement marking, installation of traffic signs and installation of C-curb in front of the proposed commercial driveways on 110th NE.
- b) The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes shall not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue’s standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Curb and sidewalk elevations

will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

c) Miscellaneous:

- ♦ Driveway aprons for the proposed commercial driveways on the sites frontage must be constructed in accordance with Design Manual Standard Drawing DEV-6. C-curbs and appropriate signs will be installed since these driveways will operate as right-in and right-out only.
- ♦ Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 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: BCC 14.60.090, 110, 120, 150, 181, 200, 210, 240, 241; Transportation Department Design Manual Sections 9, 12, 14, 19, 20; and Transportation Department Design Manual Standard Drawings DEV-2, DEV-3, DEV-6, DEV-10, TE-4, TE-5, TE-7, TE-10, TE-11, TE-12 and TE-21.

Reviewer: Abdy Farid (425) 452-7698

4. PAVEMENT RESTORATION

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

- a) NE 6th: The street is designated as "No Cut" street. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a full grind and overlay from center of the roadway to the new curb line along the entire site's frontage will be required.
- b) 110th is subject to standard trench restoration requirements.

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

Reviewer: Jon Regalia (425) 452-4599

5. EXEMPT RETAIL MONITORING SYSTEM

The applicant shall submit for review and approval a for continuous documentation of the exempt status of the retail floor area and the continued compliance with POF standards and design criteria for all designated POF frontage. The property owner shall bear primary responsibility for maintaining compliance with Land Use Code Exempt Retail, POF and Land Use Code provisions used to support the approved project floor area. A recorded agreement shall be required.

Authority: LUC 20.30F.145

Reviewer: Patti Wilma (425) 452-2725

6. MPOS CONSTRUCTION

If construction of the retail podium portion of Phase II has not begun at the time of issuance of a TCO the applicant shall submit the for review and approval a landscape plan for the at-grade improvements of Phase II including a design and details for an MPOS that meets the criteria of LUC 20.25A.100.E.4 Major Public Open Space. The treatment of the garage wall at the back of the N. E. 6th St. sidewalk below the MPOS shall provide interest for the pedestrian using the sidewalk. A goal of the design shall be to provide as much visual connection between the MPOS and the sidewalk as possible.

Authority: LUC 20.25A.100.E.4

Reviewer: Patti Wilma (425) 452-2725

7. LANDSCAPE INSTALLATION ASSURANCE DEVICE

If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping 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. This will be held until all landscaping has been installed and passed inspection. A right of entry shall be granted to the City.

AUTHORITY: LUC 20.40.490

Reviewer: Patti Wilma (425) 452-2725

8. FINAL ACCOUNTING AND RECORDING FAR BONUS SYSTEM

Final accounting of the FAR Bonus System including but not limited to approved bonus point calculations, built/transferred/purchased MPOS FAR required to support the completed project, and the project drawings & conditions of this Design Review shall be recorded with the King County Division of Records and Elections and with the Bellevue City Clerk. Any adjustment subtraction/addition needed to support the requested/built FAR must be resolved prior to issuance of a final CO.

Authority: LUC 20.25A.020.D.3

Reviewer: Patti Wilma (425) 452-2725

9. AGREEMENT FOR MAINTENANCE OF NONSTANDARD SIDEWALK PAVING AND SIDEWALK LANDSCAPING

An agreement that all sidewalk treatment other than that meeting COB Transportation Dev Stnds. Dev 11 shall be maintained by the property owner shall be recorded with King County and run.

AUTHORITY: Transp Design Manual

Reviewer: Abdy Farid (425) 452-7698

10. AGREEMENT FOR PUBLIC ACCESS AND MAINTENANCE OF MPOS AND MIDBLOCK CONNECTION

Provide a legal agreement for public access to the MPOS/plaza as specified by LUC Section 20.25A.100.E.4.d.iii. Public Access - Legal Agreement as specified by LUC Section 20.25A.100.E1.h. The property owner is responsible for maintenance of the MPOS/plaza and MBRC.

AUTHORITY: LUC 20.25A.100.4.d.iii and LUC Section 20.25A.100.E1.h.

Reviewer: Patti Wilma (425) 452-2725

11. AGREEMENT TO PROVIDE POF

The applicant shall record an agreement with the King County to provide pedestrian-oriented

frontage uses in the tenant spaces for which the pedestrian-oriented frontage amenity bonus is granted.

AUTHORITY: LUC 20.30F.145

Reviewer: Patti Wilma (425) 452-2725

12. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

File with the Department of Planning & Community Development a landscape maintenance assurance device for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping in publicly accessible areas.

Authority: LUC 20.40.490

Reviewer: Patti Wilma (425) 452-2725

XI. Glossary of Terms: See LUC 20.50 for definitions

AFG: Average finished grade

FAR: Floor area ratio

GFA: Gross floor area

GSF: Gross square feet

GSF/FLR: Gross square feet per floor

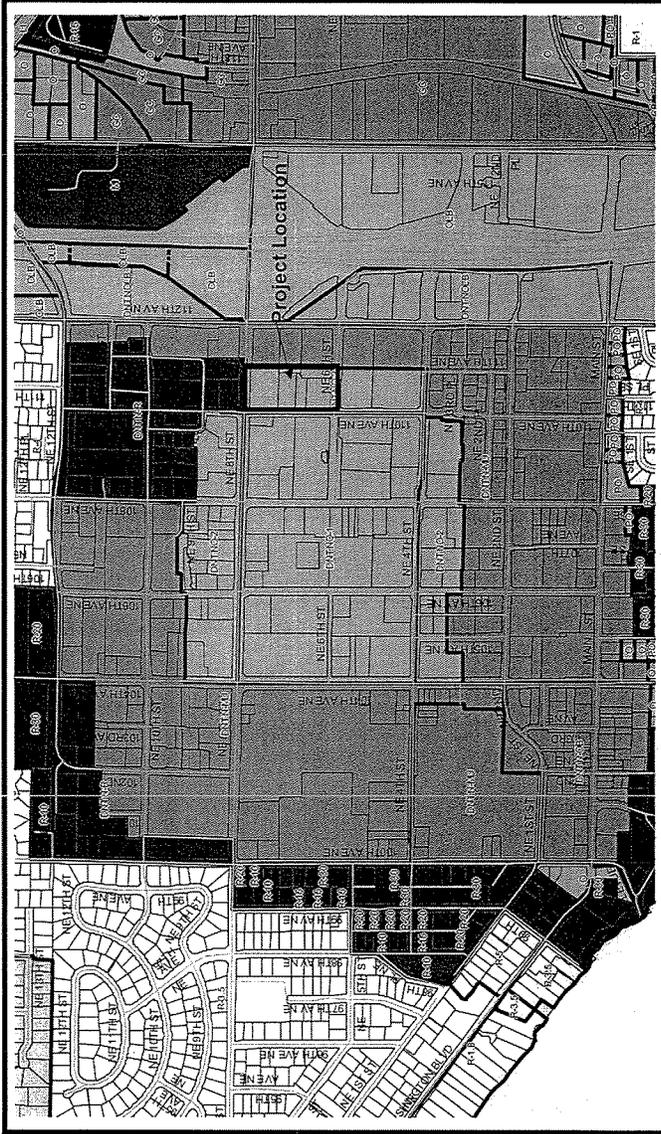
LUC: Land Use Code

MPAS: Minor Publicly Accessible Space

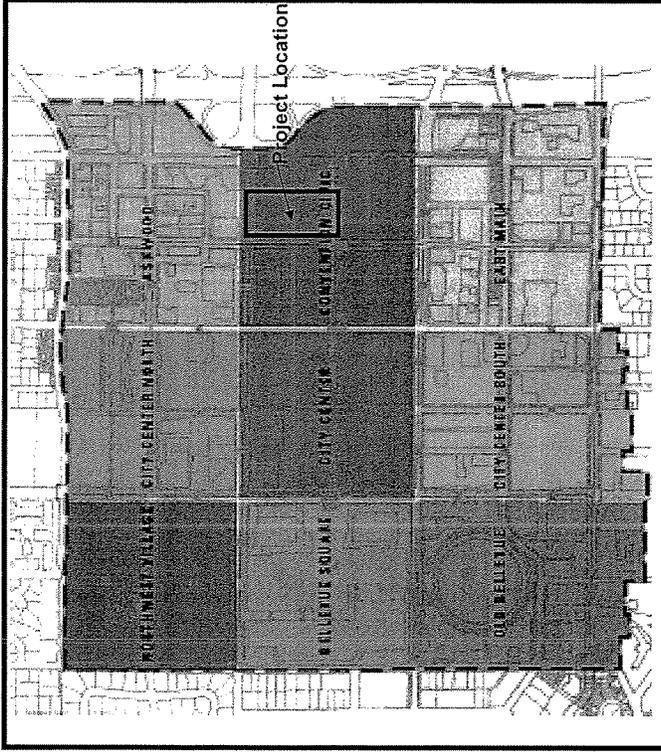
MPOS: Major Public Open Space

NSF: Net square feet

ULR: Upper Level Retail



DOWNTOWN ZONING/VICINITY MAP



DOWNTOWN SUBAREA MAP



THE BRAVERN

PHASE 2 ADR SUBMITTAL
11.30.06

S/I BRAVERN I, LLC

11155 NE 8th Street
Bellevue, WA 98004



CALLISON

Exhibit B

Land-use Zone	DT-MU	DT-O-2	Total DT-O-2 & MU
Site Area by Land-use Zone	57,839	156,693	214,532
Max. Permitted FAR & SF	3 173,517	6 940,158	1,113,675
Office FAR Floor Area	214,585	405,322	619,907
Residential FAR Floor Area	0	633,023	633,023
Retail - POF FAR Floor Area	79,553	207,202	286,755
Total FAR Area	294,138	1,245,547	1,539,685
Surplus / (Deficit)	-120,621	-305,389	-426,010
On-site MPOS	41,068	25,252	66,320
Exempt Retail Floor Area at 1:1 Site Area	77622 79,553	134,979	214,532
Purchased MPOS Floor Area	0	-145,158	-145,158

Pedestrian Oriented Frontage (P.O.F.) Tally		314 LF
Level 160.5	Autocourt South	35 LF
	Neiman Entrance	27 LF
	Bldg 2 Entrance	35 LF
	Small Retail	19 LF
	Vitrines on NE 8th	84 LF
	MPOS on NE 6th	114 LF
Total Level 160.5 O-2 Zone		314 LF
Level 177	Autocourt South	22 LF
	Escalator Windows	50 LF
	Belvedere Curve	30 LF
	Great Room South	46 LF
	Turret Base	26 LF
	Neiman East Wall	94 LF
	Passage East Wall	45 LF
	Passage So. Diag.	57 LF
	Passage No. Diag.	36 LF
	Passage West End	15 LF
	Passage West Angle	15 LF
	Neiman South Entry	33 LF
	Neiman SW Corner	36 LF
	Neiman Mid Block	24 LF
	Neiman NW Corner	112 LF
	110th Autocourt East	120 LF
	East Plaza Corner	12 LF
	East Plaza So Wall	30 LF
	Mini Passage So Wall	70 LF
	Mini Passage No. Wall	38 LF
	Mansion SW Corner	24 LF
	Mansion West Wall	62 LF
	Mansion No Retail	17 LF
	So End of 110th Façade	63 LF
Total Level 177.0 O-2 Zone		1,077 LF
Level 195	Autocourt South	20 LF
	Escalator Wall	70 LF
	Neiman East Wall	94 LF
	Turret Curve	12 LF
	South of Turret	54 LF
	Passage South	70 LF
	Passage North	40 LF
	Passage SW End	22 LF
	110th Autocourt East	135 LF
	East Plaza Corner Curve	16 LF
	East Plaza So Wall	43 LF
	East Plaza Angled Corner	21 LF
	Mansion East	32 LF
	Mansion North	42 LF
	West Mansion to Corner	186 LF
	NE 6th to Corridor	121 LF
Total Level 177.0 O-2 Zone		978 LF
TOTAL P.O.F. Phase 2 O-2 Zone		2,369 LF

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C.03	CIVIL SITE PLAN B / ROAD PLAN SECTIONS AND DETAILS
C.04	PRELIMINARY CLEARING AND GRADING PLAN
C.05	PRELIMINARY CLEARING AND SECTIONS AND DETAILS
A.03	SITE AREA AND FAR CALCULATION
A.04	PHASE 2 BUILDING AREAS
A.05	ARCHITECTURAL SITE PLAN B
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A.07	SITE SECTION
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A.20	FLOOR PLAN LEVEL 6 - FLATS
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A.28	FLOOR PLAN LEVEL 34 - MECHANICAL PLAN - AUTOCOURT
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A.30	ELEVATION - 110TH AVE
A.31	ELEVATION - NE 6TH ST
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A.33	ELEVATION - SOUTH THROUGH AUTOCOURT
A.34	NEIMAN MARCUS EAST ELEVATION (POF)
A.35	WEST PASSAGE ELEVATION (POF)
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A.39	WEST AUTOCOURT ELEVATION (POF)
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A.41	EAST MANSION ELEVATION (POF)
A.42	NORTH MANSION ELEVATION (POF)
A.43	RETAIL - 110TH AVE - WEST ELEVATION (POF)
A.44	NE 6TH ST - SOUTH ELEVATION (POF)

OWNER:
B/I BRAVERN I, LLC
11155 NE 8th Street
Bellevue, WA 98004
T 425 452 3700
F 425 454 1505

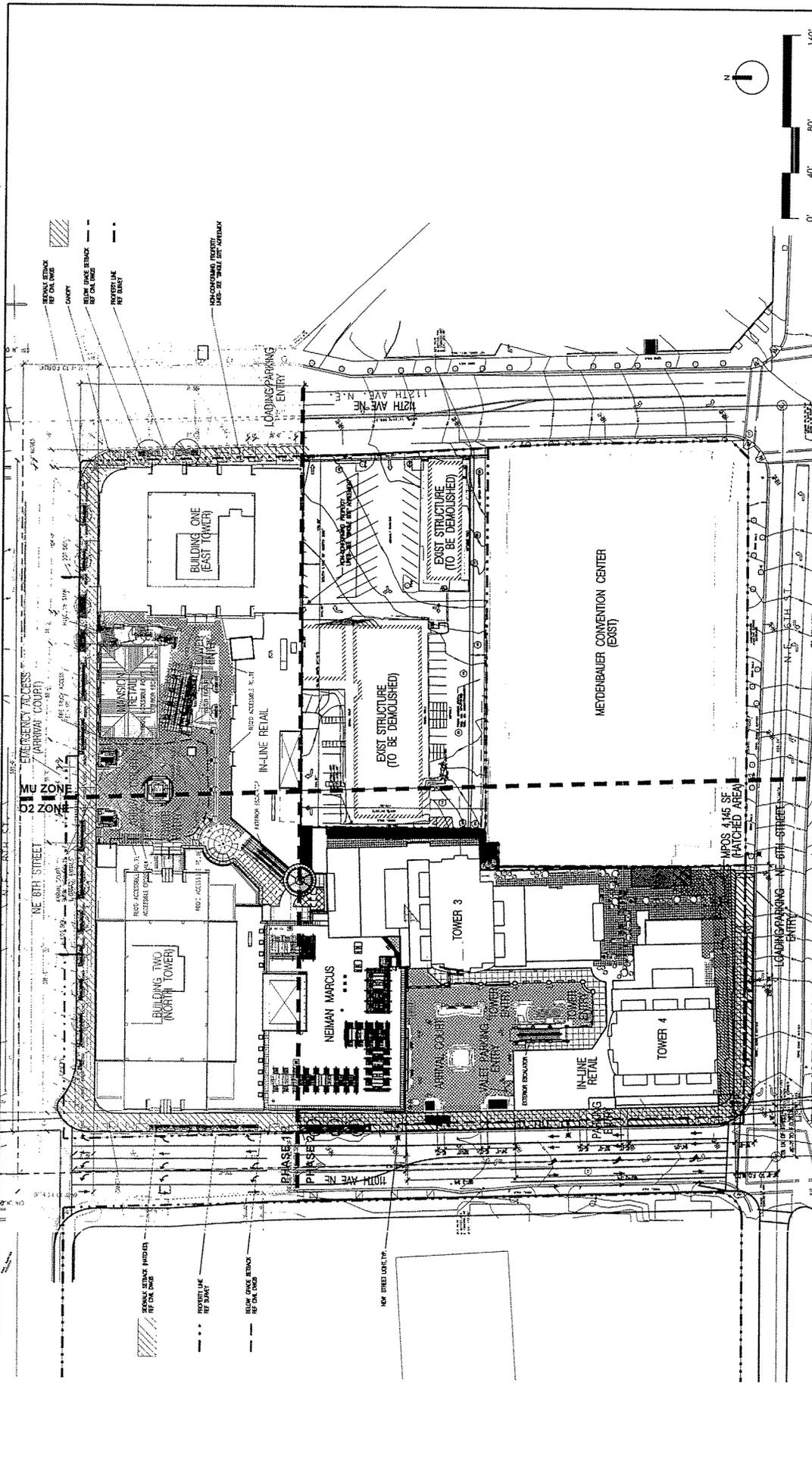
CALLISON
CALLISON ARCHITECTURE, INC.
1420 Fifth Avenue #2400
Seattle, Washington 98101-2343
P 206 873 4025
www.callison.com



PROJECT #200112.00

CITY OF BELLEVUE SUBMITTAL
30 NOVEMBER 2019

TABLE OF CONTENTS / PROJECT DATA
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 30 NOVEMBER 2008
 11/20/07
 SITE PLAN #

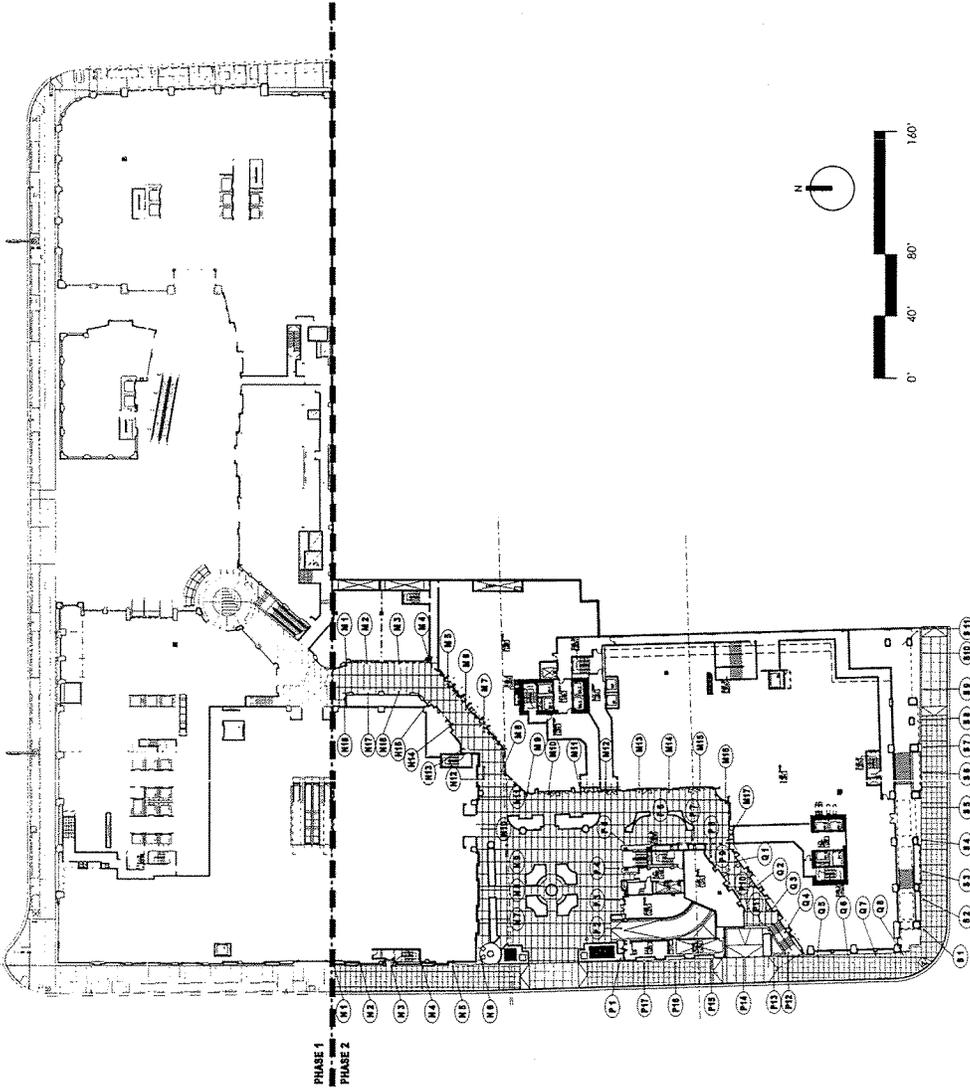
PERMIT PROCESSING

THE BRAVERN
 PROJECT #208128.00

CALLISON
 CALLISON ARCHITECTURE, INC.
 800 N. WASHINGTON STREET
 SUITE 1000
 MILWAUKEE, WI 53233
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 F 414 224 4444
 www.callison.com

OWNER:
 S/I BRAVERN I, LLC
 11165 NE 8th Street
 MILWAUKEE, WI 53204
 T 414 412 3700
 F 414 414 1806

NE 8TH STREET
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AFG Calculation

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M2	177.00
M3	177.00
M4	177.00
M5	177.00
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S1	166.57
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S10	150.00
S11	149.00

# of Points	71
Total Hits	12,265
AFG	172.75

THE BRAVERN

PROJECT #200128.00

OWNER: **THE BRAVERN I LLC**
 5115 1ST AVE SW
 BELLINGHAM, WA 98204
 T 425 452 3700
 F 425 454 1605

CALLISON ARCHITECTURE, INC.
 1420 FIRST AVENUE #2400
 SEATTLE, WASHINGTON 98101-2343
 P 206 833 8025
 www.callison.com

OWNER / REVISIONS: DATE
 REVISION 1: 11/15/04
 REVISION 2: 11/15/04
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 REVISION 100: 11/15/04

A-06

CITY OF BELLINGHAM
 DESIGN REVIEW SUBMITTAL
 30 NOVEMBER 2006

AFG CALCULATION

PROJECT #200128.00

OWNER: THE BRAVERN I LLC
 5115 1ST AVE SW
 BELLINGHAM, WA 98204
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CALLISON ARCHITECTURE, INC.
 1420 FIRST AVENUE #2400
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 www.callison.com

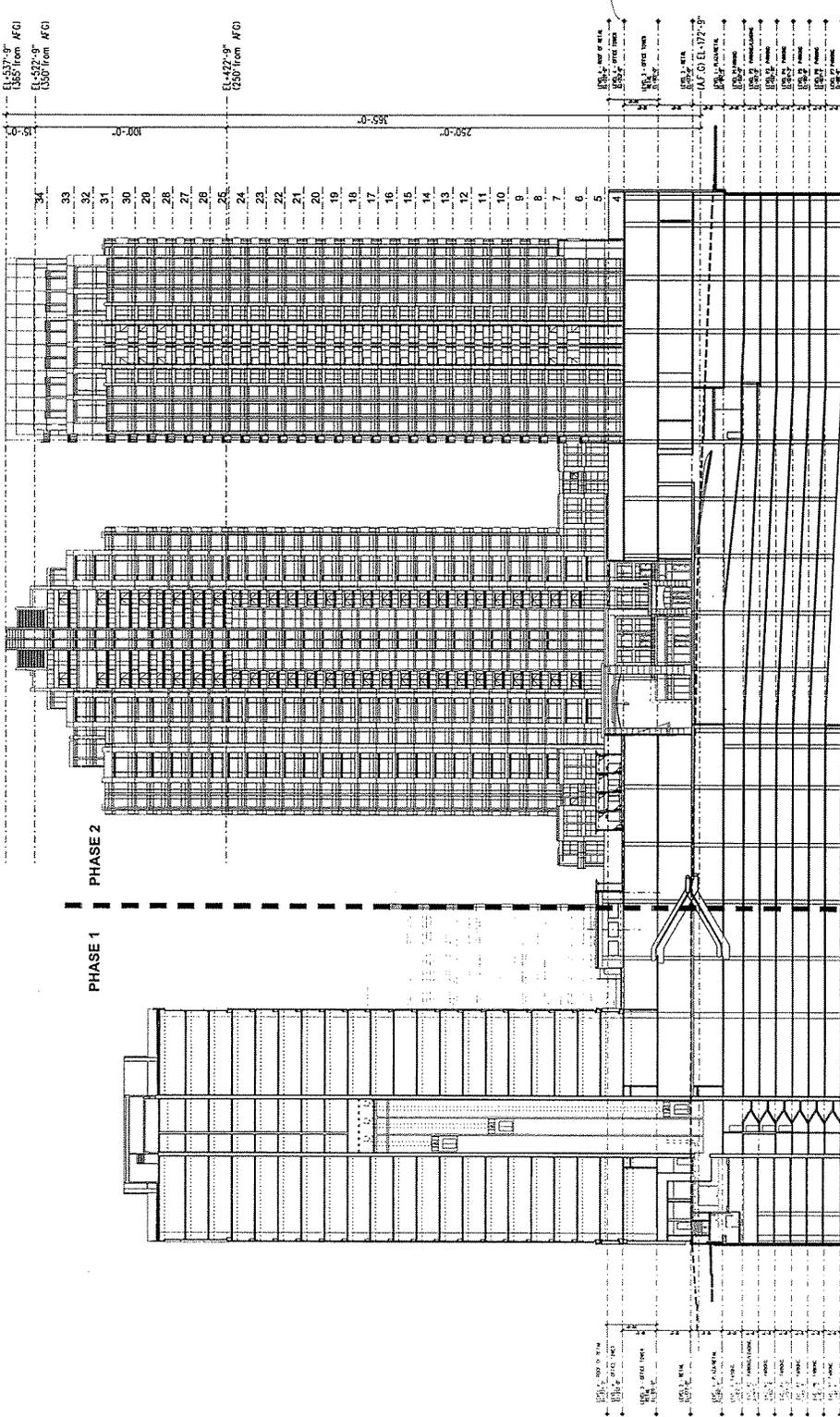
CITY OF BELLINGHAM
 DESIGN REVIEW SUBMITTAL
 30 NOVEMBER 2006

AFG CALCULATION

A-06

TOWER 3

TOWER 4



A = 1st flr
 approx
 40ft



ISSUED / REVISED	DATE
REVISED	2/14/2008
REVISED	2/14/2008
REVISED	2/14/2008

CITY OF BELLEVUE
 DESIGN REVIEW SUBMITTAL
 30 NOVEMBER 2008

SITE SECTION

A.07



PROJECT #208178.00

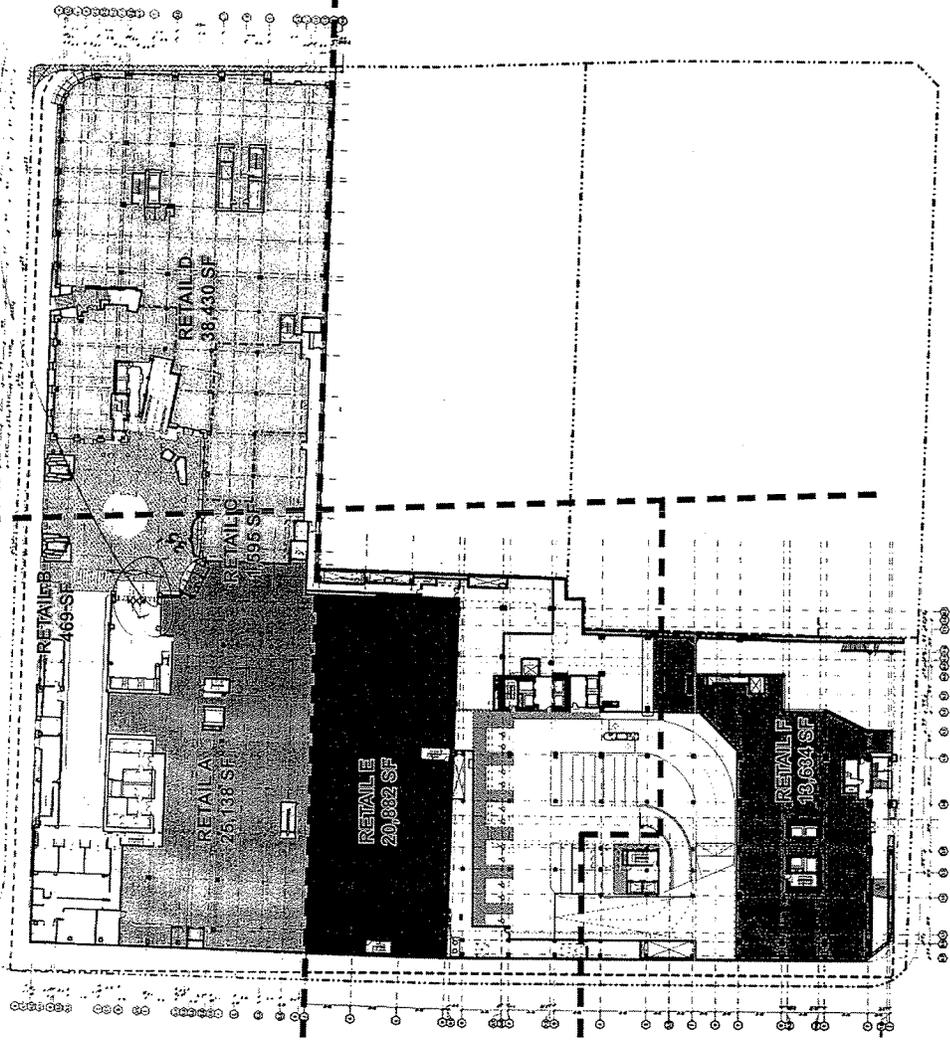
CALLISON
 CALLISON ARCHITECTURE, INC.
 1420 Fifth Avenue #2400
 Seattle, WA 98101-2343
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 www.callison.com

THE BRAVERN I LLC
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 Bellevue, WA 98004
 T 425 452 3700
 F 425 454 1505

BY: www.bravern.com | 11/30/2008 11:35:41 AM | 11/30/2008 11:35:41 AM | 11/30/2008 11:35:41 AM | 11/30/2008 11:35:41 AM

enters road to connect to access some detail

MU ZONE
O2 ZONE



PHASE 1
PHASE 2

TOWER 3
TOWER 4

PLAZA LEVEL (RETAIL AREAS)

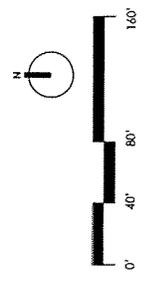
ZONE O2	
RETAIL A	25,138 SF
RETAIL B	469 SF
RETAIL C	1,595 SF
TOTAL	27,202 SF

ZONE MU	
RETAIL D	38,430 SF

TOWER 3	
RETAIL E	20,882 SF

TOWER 4	
RETAIL F	13,634 SF

GRAND TOTAL	100,148 SF
L1 (TOTAL) -	
PARKING STALLS: 31	(INCL. 11 H.C.)



DATE	REVISION
	DATE
	BY
	REVISION
	BY
	REVISION

CITY OF BELLEVUE
3000 1ST AVENUE
30 NOVEMBER 2008

**FLOOR PLAN
PLAZA
A.015**

THE BRAVERN

PROJECT #200121.00

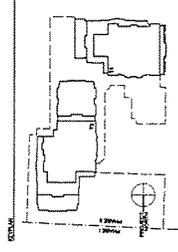
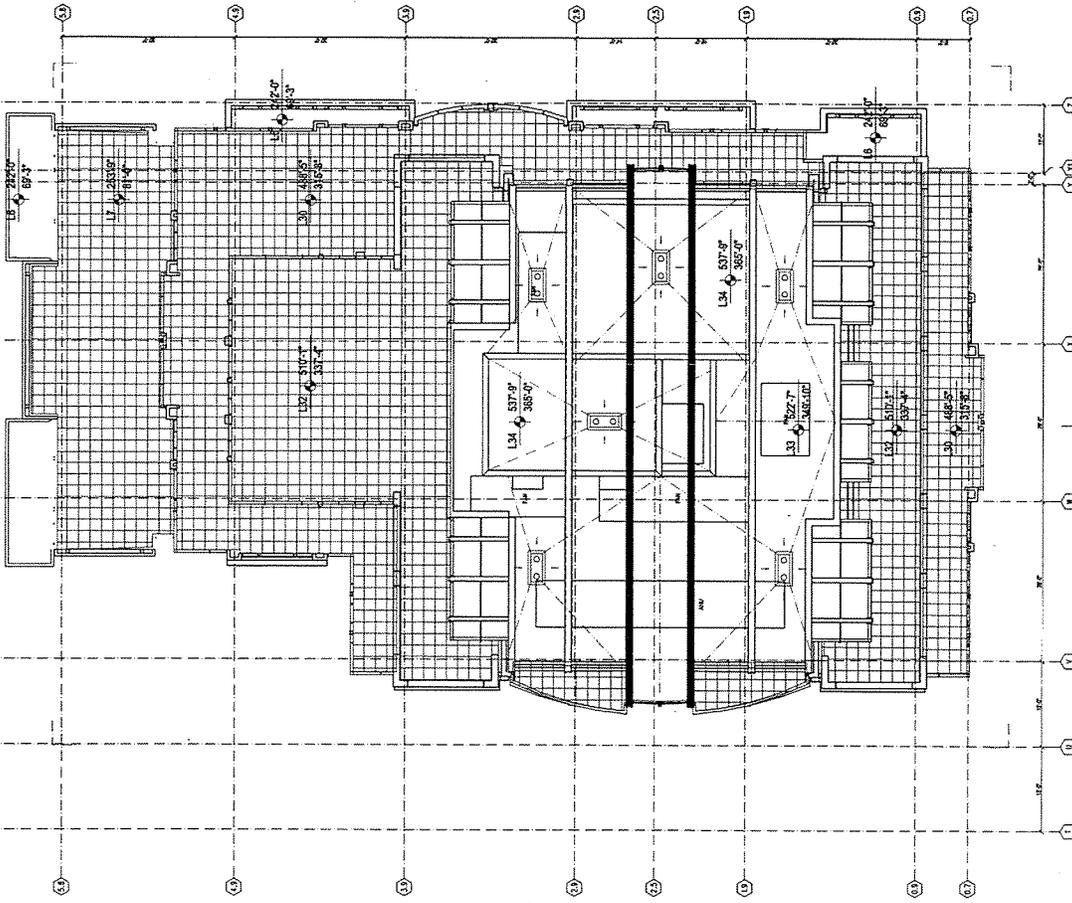
CALLISON

CALLISON ARCHITECTURE, INC.
1420 Fifth Avenue #2400
Seattle, Washington 98101-2343
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www.callison.com

OWNER

S/O BRAVERN I, LLC
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Bellevue, WA 98004
T 425 452 3700
F 425 454 1505

11200 1st Avenue, Suite 2000, Bellevue, WA 98004-3200
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DESIGNED	DATE
REVISION	DATE

CITY OF BELLEVUE
DESIGN REVIEW SUBMITTAL
30 NOVEMBER 2008

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PERMIT PRICE RECEIVED

THE BRAVERN



PROJECT #208128.00

CALLISON
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1420 Fifth Avenue #2400
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F 206 833 4826
www.callison.com

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architect
nbbj design
223 yale ave north
seattle, wa 98109
T 206 423 5555
F 206 423 5500
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OWNER
THE BRAVERN I, LLC
11155 NE 8th Street
Bellevue, WA 98004
T 425 482 3700
F 425 484 1505

MU ZONE
O2 ZONE

RETAIL A
4,037 SF

RETAIL B
20,616 SF

RETAIL D
3,284 SF

RETAIL C
1,496 SF

RETAIL E
14,242 SF

RETAIL F
1,769 SF

RETAIL G
4,409 SF

RETAIL H
1,982 SF

RETAIL J
8,765 SF

RETAIL K
21,955 SF

OFFICE

L2 (RETAIL AREAS)

ZONE O2
RETAIL A 4,037 SF
RETAIL B 20,616 SF
RETAIL C 1,496 SF
TOTAL 26,149 SF

ZONE MU
RETAIL D 3,284 SF

TOWER 3
RETAIL E 14,242 SF
RETAIL F 1,769 SF
RETAIL G 4,409 SF
RETAIL H 1,982 SF
RETAIL J 8,765 SF
TOTAL 28,167 SF

TOWER 4
RETAIL K 21,955 SF

GRAND TOTAL 79,555 SF



PHASE 1

PHASE 2

TOWER 3

TOWER 4

REVISION / REVIEWED	DATE	BY
REVIEWED		CALLISON

THE BRAVERN

PROJECT #208128.00

CALLISON

CALLISON ARCHITECTURE, INC.
1420 Fifth Avenue #2400
Seattle, WA 98101-2343
T 206 623 4848
F 206 623 4826
www.callison.com

OWNER:

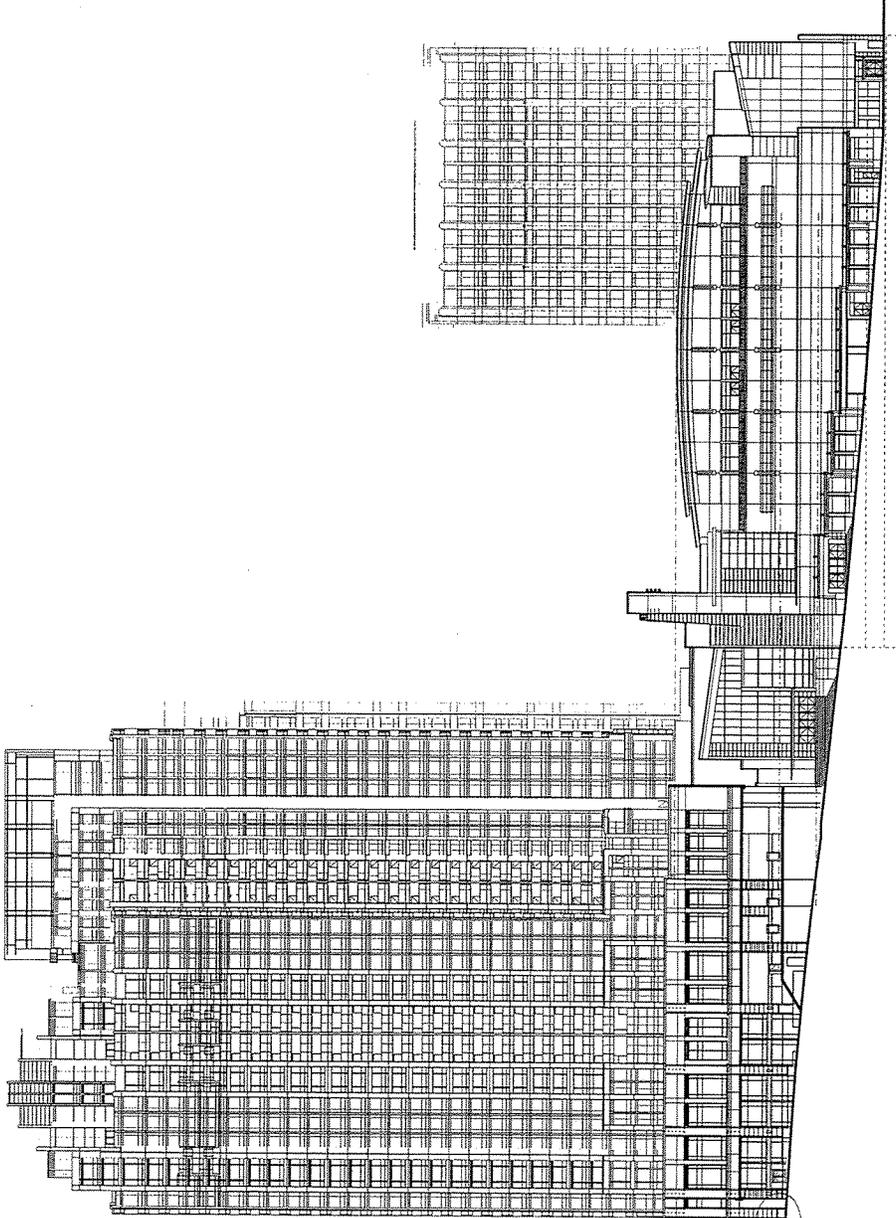
S/I BRAVERN I, LLC
11155 NE 8th Street
Bellevue, WA 98004
T 425 452 3700
F 425 454 1595

CITY OF BELLEVUE
DESIGN REVIEW SUBMITTAL
30 NOVEMBER 2008

FLOOR PLAN
L 2
A.017

Architect: The Bravern, 11155 NE 8th Street, Bellevue, WA 98004. Project #208128.00. Call: 425-452-3700. Fax: 425-454-1595. www.thebravern.com

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- 12.1.10.1.99
- 12.1.10.1.100



ISSUED / REVISED: DATE: 2/14/08
 REVISIONS: 2/14/08
 CITY OF BELLEVUE SUBMITTAL
 30 NOVEMBER 2008
 ELEVATION
 NE 6TH ST.
A.032

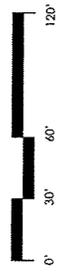
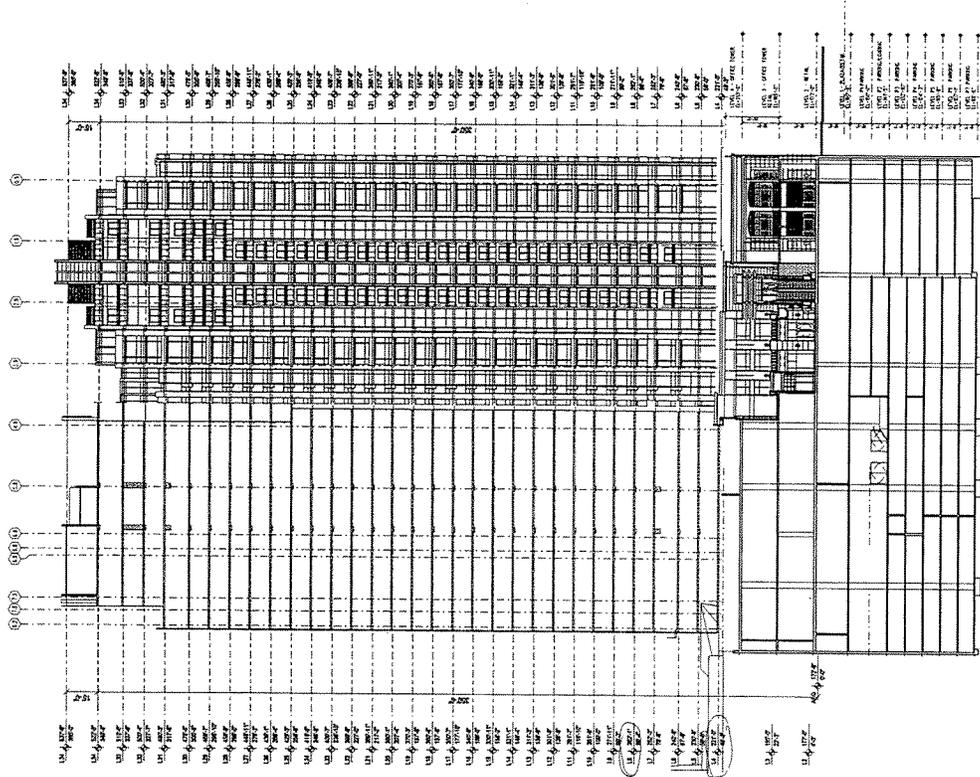

THE BRAVERN

PROJECT #208178.00


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 www.callison.com

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 F 425 454 1505

11155 NE 8th Street, Bellevue, WA 98004
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DESIGNED BY	DATE
DRAWN BY	
CHECKED BY	
APPROVED BY	
CITY OF BELLEVUE SUBMITTAL	
NOVEMBER 20, 2018	
ELEVATION SOUTH THRU AUTOCOURT	
A.034	

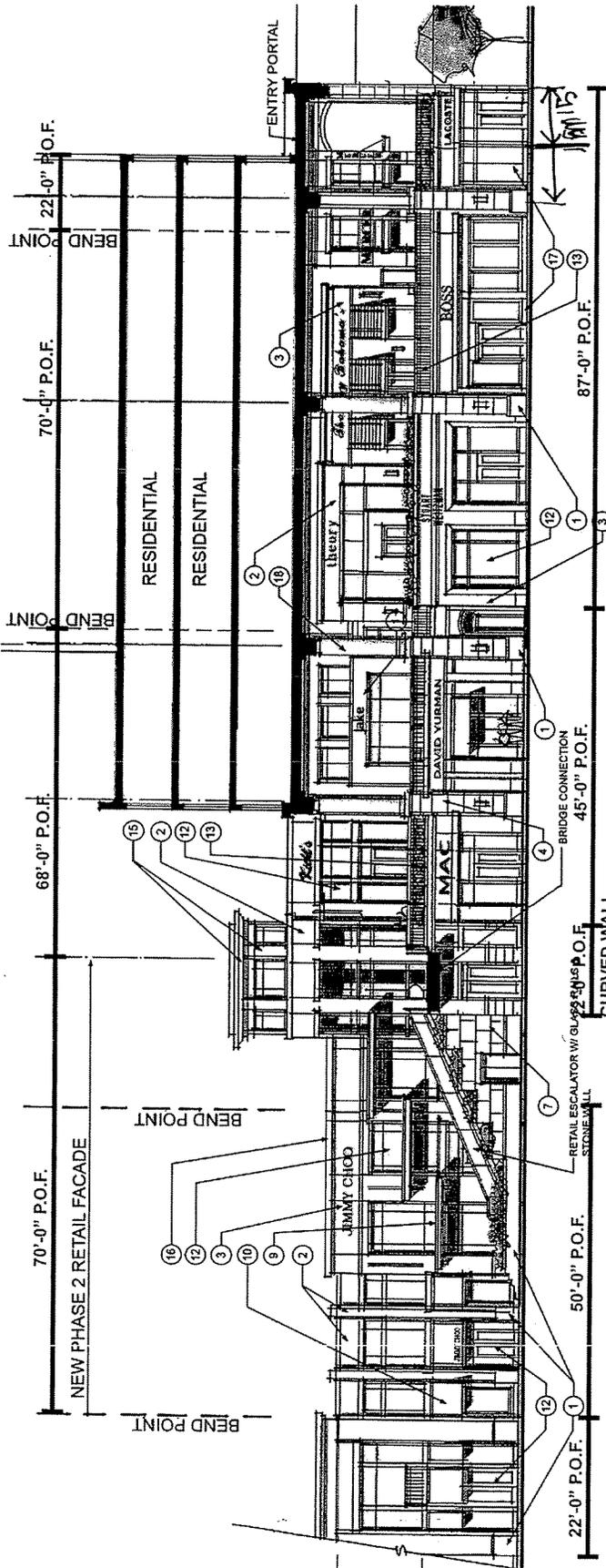

THE BRAVERN

PROJECT #206128.00

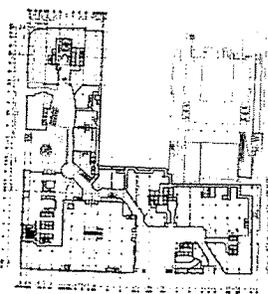

CALLISON
CALLISON ARCHITECTURE, INC.
 1420 Fifth Avenue #2400
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1 INLINE RETAIL AT COVERED PASSAGE - WEST ELEVATION
SCALE 3/32" = 1'-0"



KEY PLAN

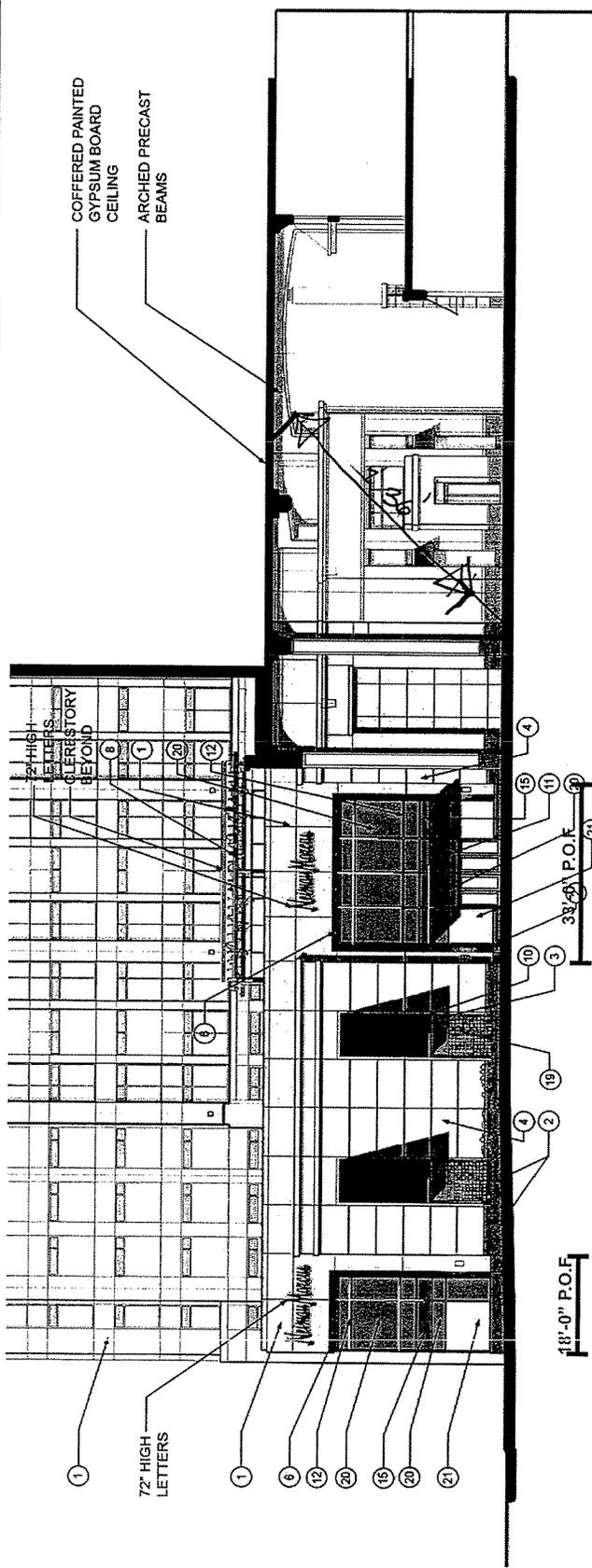
MATERIAL LEGEND

- 1. DARK PRECAST BASE
- 2. PRECAST COLOR 1
- 3. PRECAST COLOR 2
- 4. PRECAST COLOR 3
- 5. PRECAST CONCRETE CAP
- 6. STONE VENEER GRANITE OR LIMESTONE
- 7. PATTERN PRECAST
- 8. BRUSHED METAL TRUSS
- 9. GLASS PANEL
- 10. CANVAS AWNINGS
- 11. BRUSHED STAINLESS STEEL STOREFRONT/CANOPY
- 12. PAINTED ALUMINUM STOREFRONT
- 13. PAINTED METAL RAIL
- 14. WOOD STOREFRONT
- 15. PAINTED METAL PANEL
- 16. PRECAST CONCRETE CORNICE
- 17. BAY WINDOW STOREFRONT
- 18. WRAPPED ROUND TOWER COLUMN
- 19. PAINTED METAL GRILL WORK

P.O.F. LEVEL 177.0:	226FT
P.O.F. LEVEL 195.0:	230FT
TOTAL P.O.F. OF THIS FACADE:	456FT

<p>OWNER: S/I BRAVERN I, LLC 11155 NE 8th Street Bellevue, WA 98004 T 206 523 3700 F 425 454 1505</p>	<p>CALLISON CALLISON ARCHITECTURE, INC. 1000 Third Avenue #2600 Seattle, WA 98101-3245 T 206 823 4848 F 206 823 4825 www.callison.com</p>	<p>THE BRAVERN</p> <p>PROJECT #206128.00</p>
<p>REVISIONS RECEIVED DATE SUBMITTED BY</p> <p>REVISIONS RECEIVED DATE SUBMITTED BY</p> <p>REVISIONS RECEIVED DATE SUBMITTED BY</p>		
<p>CITY OF BELLEVUE DESIGN REVIEW SUBMITTAL 30 NOVEMBER 2008</p> <p>WEST PASSAGE ELEVATIONS (POF)</p> <p>A.036</p>		

\Projects\Bevern\Drawings\Architectural\036 West Passage Elevations\036 West Passage Elevations (POF) 27 November 2008.dwg



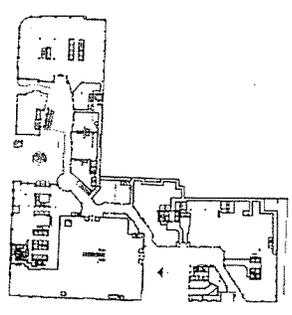
COFFERED PAINTED
GYPSUM BOARD
CEILING
ARCHED PRECAST
BEAMS

72" HIGH
LETTERS
CLERESTORY
BEYOND

18'-0" P.O.F.

33'-0" P.O.F.

1 NEIMAN MARCUS/PASSAGE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

MATERIAL LEGEND

- 1. PRECAST COLOR - 1
- 2. PRECAST COLOR - 2
- 3. PRECAST COLOR - 3
- 4. PRECAST COLOR - 4
- 5. TERRAZZO
- 6. STONE VENEER
- 7. PATTERN PRECAST
- 8. PAINTED METAL TRELLIS
- 9. GLASS/METAL CANOPY
- 10. CANVAS AWNINGS
- 11. PAINTED ALUMINUM STOREFRONT/CANOPY
- 12. PAINTED ALUMINUM STOREFRONT
- 13. PAINTED METAL RAIL
- 14. WOOD STOREFRONT
- 15. PAINTED METAL PANEL
- 16. CHROME CORNICE
- 17. BAY WINDOW STOREFRONT
- 18. WRAPPED ROUND TOWER COLUMN
- 19. PAINTED METAL GRILL WORK
- 20. SPANDREL GLASS
- 21. VISION GLASS

P.O.F. LEVEL 177.0: 51FT
TOTAL P.O.F. OF THIS FACADE: 51FT

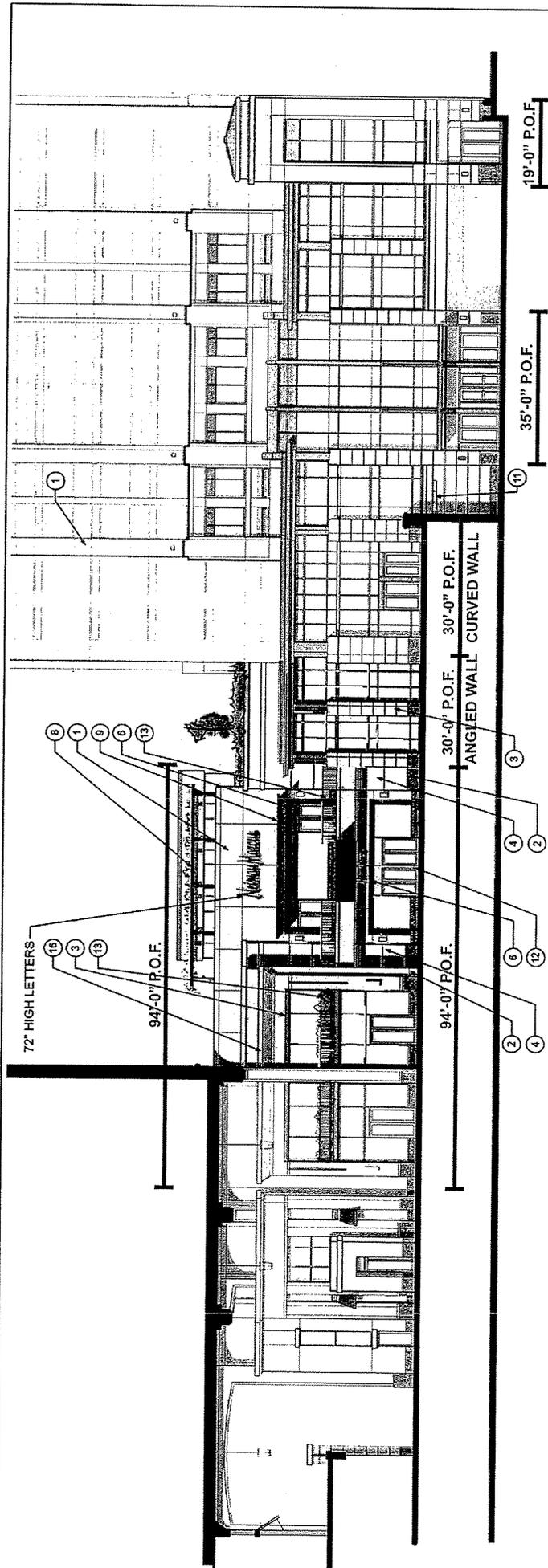
OWNER:
THE BRAVERN I, LLC
11155 NE 8th Street
Bellevue, WA 98004
T 425 482 3700
F 425 454 1505

CITY OF BELLEVUE SUBMITTAL
DATE: 30 NOVEMBER 2009
NEIMAN SOUTH ELEVATION(POF)
A.037

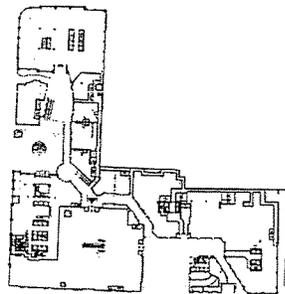
THE BRAVERN

PROJECT #200128.00

CALLISON
CALLISON ARCHITECTURE, INC.
1420 Fifth Avenue #2400
Seattle, Washington 98101-2343
P 206 453 4825
www.callison.com



1 NEIMAN MARCUS/IN-LINE PASSAGE - EAST ELEVATION
SCALE: 3/32" = 1'-0"



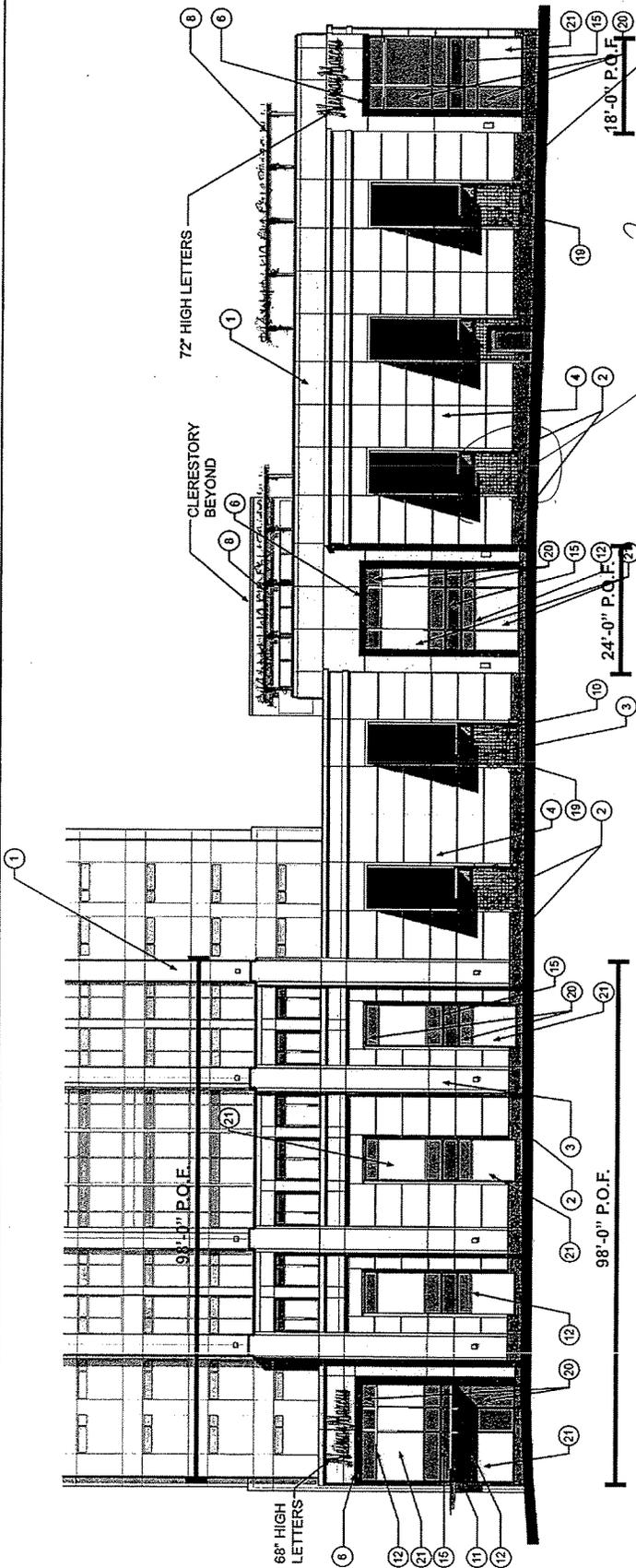
KEY PLAN

MATERIAL LEGEND

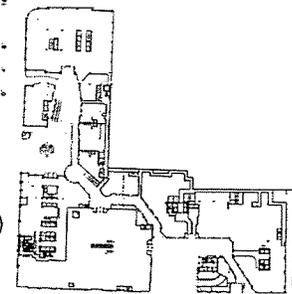
- 1. PRECAST COLOR - 1
- 2. PRECAST COLOR - 2
- 3. PRECAST COLOR - 3
- 4. PRECAST COLOR - 4
- 5. PRECAST CONCRETE CAP
- 6. STONE VENER TRIM - POLISHED
- 7. PAINTED METAL TRUSS
- 8. PAINTED METAL TRUSS
- 9. GLASS/METAL CANOPY
- 10. CANVAS AWNINGS
- 11. PAINTED ALUMINUM STOREFRONT/CANOPY
- 12. PAINTED ALUMINUM STOREFRONT
- 13. PAINTED METAL RAIL
- 14. WOOD STOREFRONT
- 15. PAINTED METAL PANEL
- 16. PRECAST CONCRETE CORNICE
- 17. BAY WINDOW STOREFRONT
- 18. PAINTED ALUMINUM TOWER COLUMN
- 19. PAINTED METAL TRUSS
- 20. SPANDREL GLASS

P.O.F. LEVEL 177.0: 208FT
P.O.F. LEVEL 195.0: 94FT
TOTAL P.O.F. OF THIS FACADE: 302FT

	<p>PROJECT #206128.00</p>												
	<p>OWNER: S/I BRAVERN I, LLC 11155 NE 8th Street Bellevue, WA 98004 T 425 452 3700 F 425 454 1505</p>												
<p>CALLISON ARCHITECTURE, INC. 1420 Fifth Avenue #2400 Seattle, Washington 98101-2343 P 206 823 4825 www.callison.com</p>	<p>ISSUED / REVISED / DATE</p> <table border="1"> <tr> <td>ISSUED</td> <td>REVISION</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	ISSUED	REVISION	DATE									
ISSUED	REVISION	DATE											
<p>CITY OF BELLEVUE DESIGN REVIEW SUBMITTAL 30 NOVEMBER 2006</p> <p>NEIMAN EAST ELEVATION(POF)</p> <p>A.035</p>													



1 NEIMAN MARCUS 110TH STREET - WEST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

MATERIAL LEGEND

- 1. PRECAST COLOR - 1
- 2. PRECAST COLOR - 2
- 3. PRECAST COLOR - 3
- 4. PRECAST COLOR - 4
- 5. PRECAST CONCRETE CAP
- 6. STONE VENEER TRIM - POLISHED
- 7. PATTERN PRECAST
- 8. PAINTED METAL TRELLIS
- 9. CANVAS AWNING
- 10. CANVAS AWNINGS
- 11. PAINTED ALUMINUM STOREFRONT/CANOPY
- 12. PAINTED METAL STOREFRONT
- 13. PAINTED METAL PANEL
- 14. WOOD STOREFRONT
- 15. PAINTED METAL PANEL
- 16. PRECAST CONCRETE CORNICE
- 17. BAY WINDOW STOREFRONT
- 18. WRAPPED ROUND TOWER COLUMN
- 19. PAINTED METAL GRILL WORK
- 20. VISION GLASS
- 21. VISION GLASS

drth of pattern

CITY OF BELLEVUE SUBMITTAL
REVISIONS
30 NOVEMBER 2009
NEIMAN
110TH AVE - WEST
ELEVATION
A.038

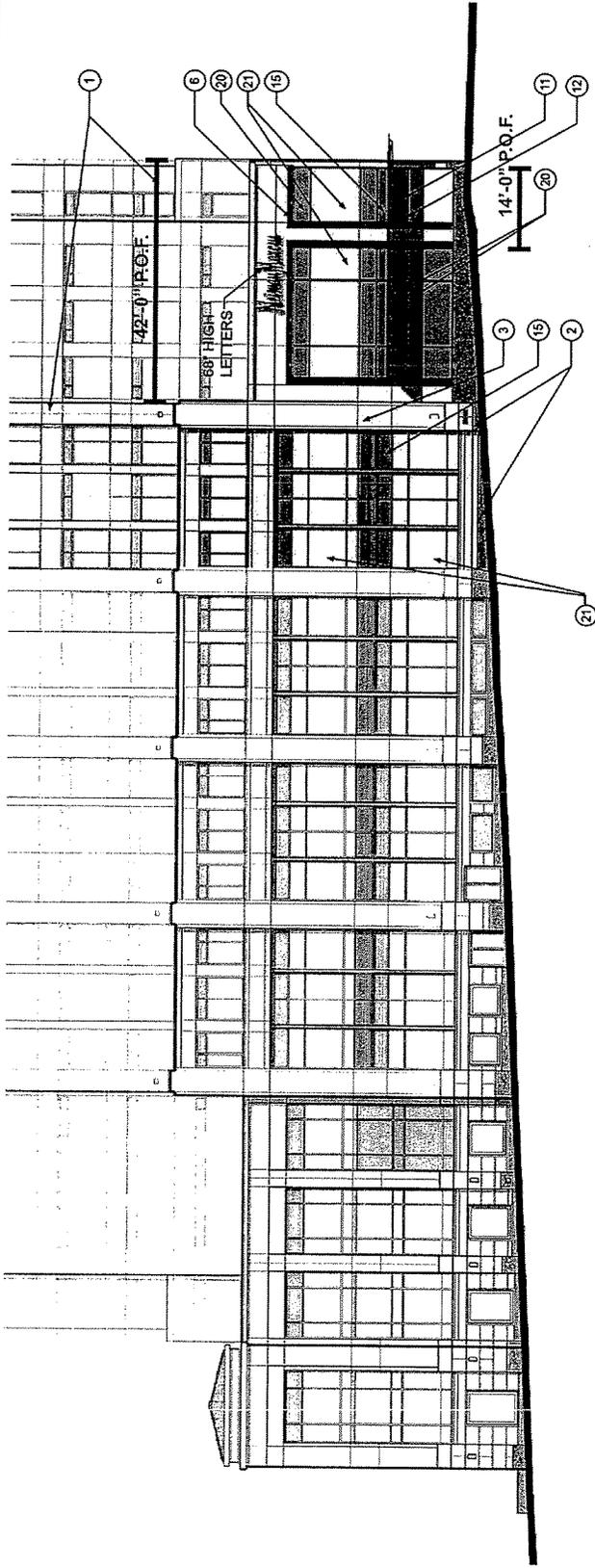


PROJECT #2008128.00

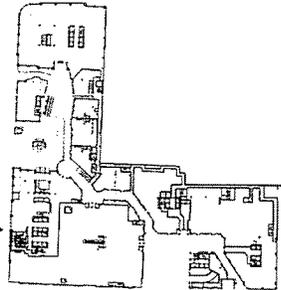
CALLISON
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Bellevue, WA 98005
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F 206 833 4825
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OWNER:
B/I BRAVERN I, LLC
11155 NE 8th Street
Bellevue, WA 98004
T 425 459 3700
F 425 454 1505

DATE: 11/23/09
REVISIONS: 2424858



1 NEIMAN MARCUS N.E. 8TH STREET - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



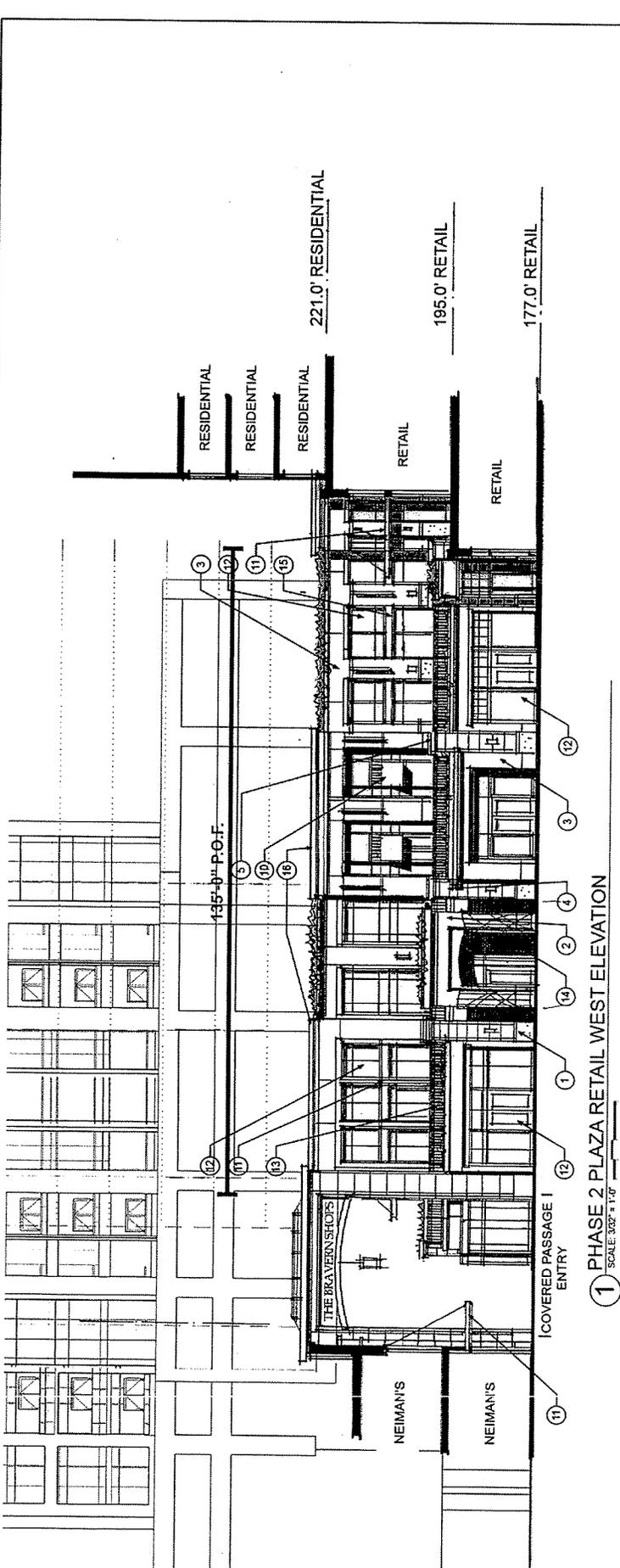
KEY PLAN

MATERIAL LEGEND

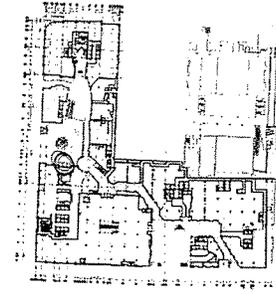
- 1. PRECAST COLOR - 1
- 2. PRECAST COLOR - 2
- 3. PRECAST COLOR - 3
- 4. PRECAST COLOR - 4
- 5. SPICALS/AGGREGATE CAP
- 6. SPICALS/AGGREGATE - POLISHED
- 7. PATTERN PRECAST
- 8. PAINTED METAL TRELLIS
- 9. GLASS/METAL CANOPY
- 10. CANVAS AWNINGS
- 11. PAINTED ALUMINUM STOREFRONT/CANOPY
- 12. PAINTED ALUMINUM STOREFRONT
- 13. PAINTED METAL RAIL
- 14. WOOD STOREFRONT
- 15. PAINTED METAL PANEL
- 16. BAYCAST CONCRETE CORNICE
- 17. BAYCAST CONCRETE CORNICE
- 18. WRAPPED ROUND TOWER COLUMN
- 19. PAINTED METAL GRILL WORK
- 20. SPANDREL GLASS

P.O.F. LEVEL 177.0: 14FT
 P.O.F. LEVEL 195.0: 42FT
 TOTAL P.O.F. OF THIS FACADE: 56FT

<p>ISSUED / REVISED / DATE</p> <p>REVISED / SIDEWAYS / 28NOV04</p> <p>REVISED / 28NOV04</p>	<p>CITY OF BELLEVUE SUBMITTAL 30 NOVEMBER 2004</p> <p>NEIMAN N.E. 8TH ST - NORTH ELEVATION</p> <p>A.039</p>
 <p>THE BRAVERN</p> <p>PROJECT #200128.00</p>	
 <p>CALLISON</p> <p>CALLISON ARCHITECTURE, INC. 1420 Fifth Avenue #2600 Seattle, Washington 98101-3243 P 206 633 4826 www.callison.com</p>	
<p>OWNER:</p> <p>3/1 BRAVERN I LLC 11155 NE 8th Street Bellevue, WA 98004 T 425 452 3700 F 425 454 1505</p>	



1 PHASE 2 PLAZA RETAIL WEST ELEVATION
 SCALE: 3/32" = 1'-0"



KEY PLAN

MATERIAL LEGEND

1. DARK PRECAST BASE
2. PRECAST COLOR 1
3. PRECAST COLOR 2
4. PRECAST COLOR 3
5. PRECAST CONCRETE CAP
6. STONE VENEER GRANITE OR LIMESTONE
7. PATTERN PRECAST
8. PAINTED METAL TRELLIS
9. CANVAS CANOPY
10. CANVAS AWNINGS
11. BRUSHED STAINLESS STEEL STOREFRONT CANOPY
12. PAINTED ALUMINUM STOREFRONT
13. PAINTED METAL PANEL
14. WOOD STOREFRONT
15. PAINTED METAL PANEL
16. PRECAST CONCRETE CORNICE
17. BAY WINDOW STOREFRONT
18. WRAPPED ROUND TOWER COLUMN
19. PAINTED METAL GRILL WORK

P.O.F. LEVEL 177.0:	120FT
P.O.F. LEVEL 195.0:	135FT
TOTAL P.O.F. OF THIS FACADE:	255FT

ISSUED/REVISED	DATE
ISSUED	21 JANUARY 2008
REVISED	29 NOVEMBER 2008

CITY OF BELLEVUE SUBMITTAL
 WEST COURTYARD ELEVATION
 A.040

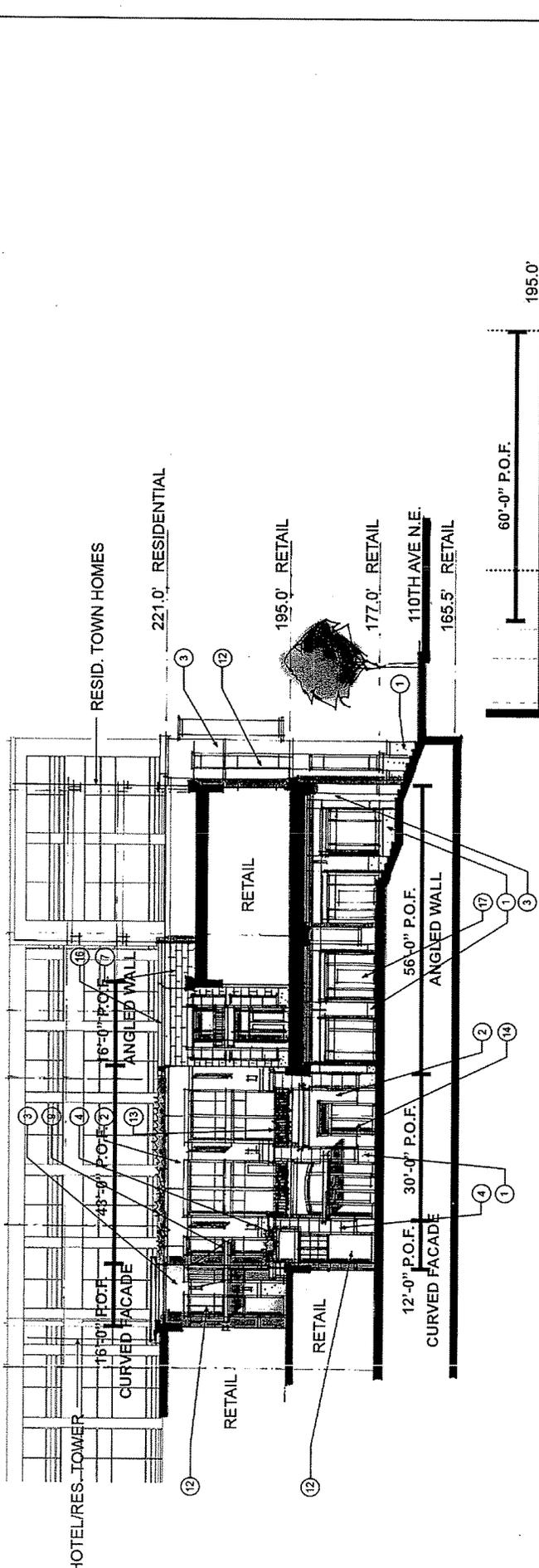
THE BRAVERN

PROJECT #208128.00

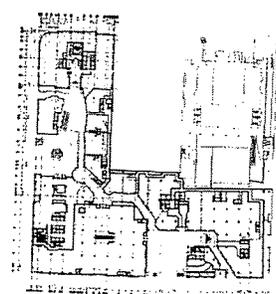
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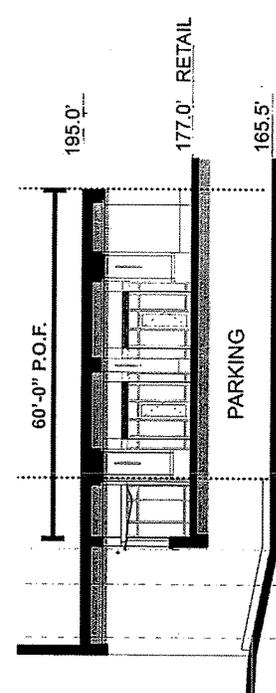
OWNER:
S/J BRAVERN I, LLC
 11155 NE 8th Street
 Bellevue, WA 98004
 T 206 425 4825
 F 425 454 1505



1 RETAIL TOWER 4 BASE - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN



2 SMALL PASSAGE - SOUTHELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. DARK PRECAST BASE
2. PRECAST COLOR 1
3. PRECAST COLOR 2
4. PRECAST COLOR 3
5. PRECAST CONCRETE CAP
6. STONE VENEER GRANITE OR LIMESTONE
7. PATTERN MESH/SCREEN
8. PAINTED ALUMINUM STOREFRONT COLUMN
9. GLASS/METAL CANOPY
10. CANVAS AWNINGS
11. BRUSHED STAINLESS STEEL STOREFRONT/CANOPY
12. PAINTED ALUMINUM STOREFRONT
13. PAINTED METAL RAIL
14. WOOD STOREFRONT
15. PAINTED METAL PANEL
16. PRECAST CONCRETE CORNICE
17. BAY WINDOW STOREFRONT
18. PAINTED ALUMINUM STOREFRONT COLUMN
19. PAINTED METAL GRILL WORK

P.O.F. LEVEL 177.0:	158FT
P.O.F. LEVEL 195.0:	75FT
TOTAL P.O.F. OF THIS FACADE:	233FT

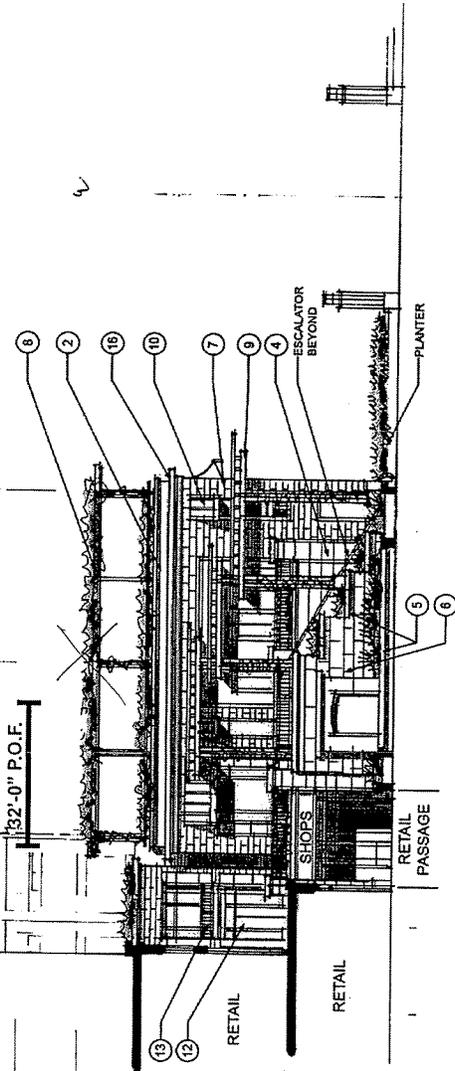
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<p>DATE: 2/14/08 DESIGN: 2/14/08 REVISION: 2/14/08 SUBMITTED: 2/14/08</p>		
<p>CITY OF BELLEVUE DESIGN REVIEW SUBMITTAL 30 NOVEMBER 2008</p> <p>NORTH AUTOCOURT ELEVATION</p> <p>A.041</p>		

EDGE OF RESIDENTIAL TOWER 4

RESIDENTIAL
RESIDENTIAL
221.0' RESIDENTIAL

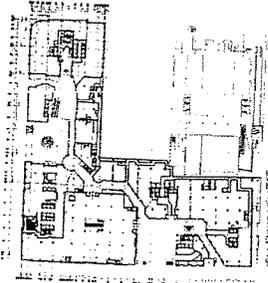
195.0' RETAIL
177.0' RETAIL

132'-0" P.O.F.



1 PHASE 2 RETAIL MANSION - EAST ELEVATION

SCALE: 3/32" = 1'-0"



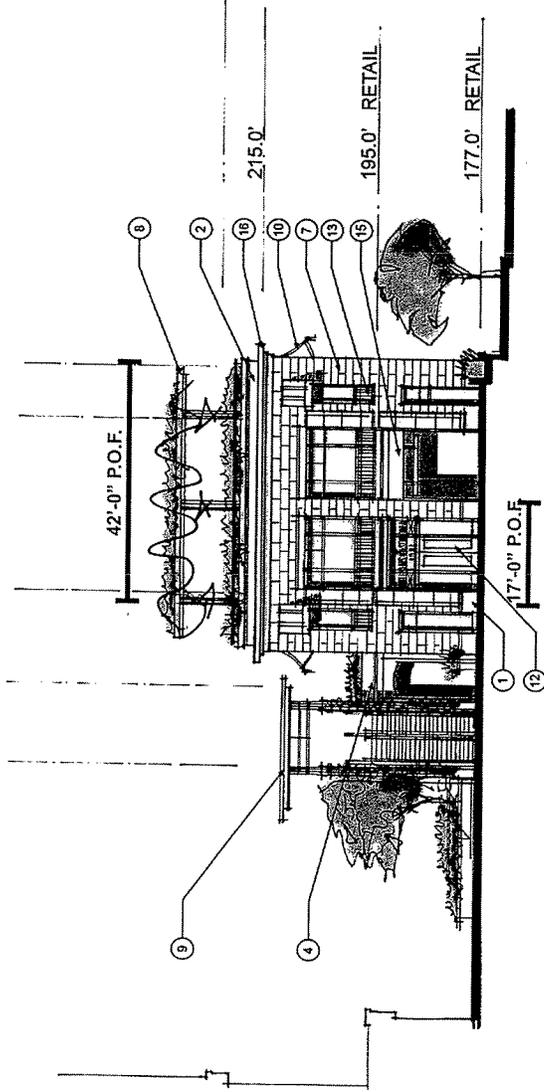
KEY PLAN

MATERIAL LEGEND

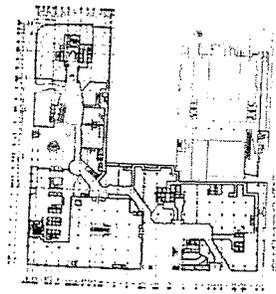
- 1. DARK PRECAST BASE
- 2. PRECAST COLOR 1
- 3. PRECAST COLOR 2
- 4. PRECAST COLOR 3
- 5. STONE VENEER GRANITE OR LIMESTONE
- 6. PATTERN PRECAST
- 7. PAINTED METAL TRELLIS
- 8. GLASS/METAL CANOPY
- 9. CANVAS AWNINGS
- 10. BRUSHED STAINLESS STEEL STOREFRONT/CANOPY
- 11. PAINTED ALUMINUM STOREFRONT
- 12. WOOD METAL RAIL
- 13. WOOD METAL PANEL
- 14. PAINTED METAL PANEL
- 15. PRECAST CONCRETE CORNICE
- 16. BAY WINDOW STOREFRONT
- 17. WRAPPED ROUND TOWER COLUMN
- 18. PAINTED METAL GRILL WORK
- 19. CANVAS AWNINGS

P.O.F. LEVEL 195.0: 32FT
 TOTAL P.O.F. OF THIS FACADE: 32FT

<p>OWNER: S/J BRAVERN I, LLC 11155 NE 8th Street Bellevue, WA 98004 P 425 482 3100 F 425 484 1939</p>	<p>CALLISON ARCHITECTURE, INC. 1420 Fifth Avenue #2400 Seattle, WA 98101-2343 T 206 623 4144 F 206 623 4825 www.callison.com</p>	<p>THE BRAVERN</p> <p>PROJECT #2004128.00</p>	<p>ISSUED / REVISED / DATE</p> <table border="1"> <tr><td>REVISION</td><td>DATE</td></tr> <tr><td>REVISION</td><td>200408</td></tr> <tr><td>REVISION</td><td>200408</td></tr> </table>	REVISION	DATE	REVISION	200408	REVISION	200408
			REVISION	DATE					
REVISION	200408								
REVISION	200408								
<p>CITY OF BELLEVUE BUILDING DEPARTMENT SUBMITTAL 30 INVSUBSERV.PDS</p> <p>EAST MANSION ELEVATION</p> <p>A.042</p>		<p>11155 NE 8th Street, Bellevue, WA 98004-1939 Copyright © 2004 Callison Architecture, Inc.</p>							



1 PHASE 2 RETAIL MANSION - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN

MATERIAL LEGEND

1. DARK PRECAST BASE
2. PRECAST COLOR 1
3. PRECAST COLOR 2
4. PRECAST COLOR 3
5. CONCRETE CAP
6. STONE VENEER WHITE OR LIMESTONE
7. PATTERNS PRECAST
8. PAINTED METAL TRELLIS
9. GLASS/METAL CANOPY
10. CANVAS AWNINGS
11. BRUSHED STAINLESS STEEL STOREFRONT/CANOPY
12. PAINTED ALUMINUM STOREFRONT
13. PAINTED METAL RAIL
14. WOOD STOREFRONT
15. PAINTED METAL PANEL
16. PRECAST CONCRETE CORNICE
17. PAINTED METAL STOREFRONT
18. WRAPPED COLUMN
19. PAINTED METAL GRILL WORK

P.O.F. LEVEL 177.0:	17FT
P.O.F. LEVEL 195.0:	42FT
TOTAL P.O.F. OF THIS FACADE:	59FT

OWNER:
S/J BRAVERN I, LLC
11155 NE 8th Street
Bellevue, WA 98004
T 225 482 3700
F 225 484 1505

CALLISON
CALLISON ARCHITECTURE, INC.
1420 Fifth Avenue #2400
Seattle, Washington 98101-2343
P 206 453 4025
www.callison.com



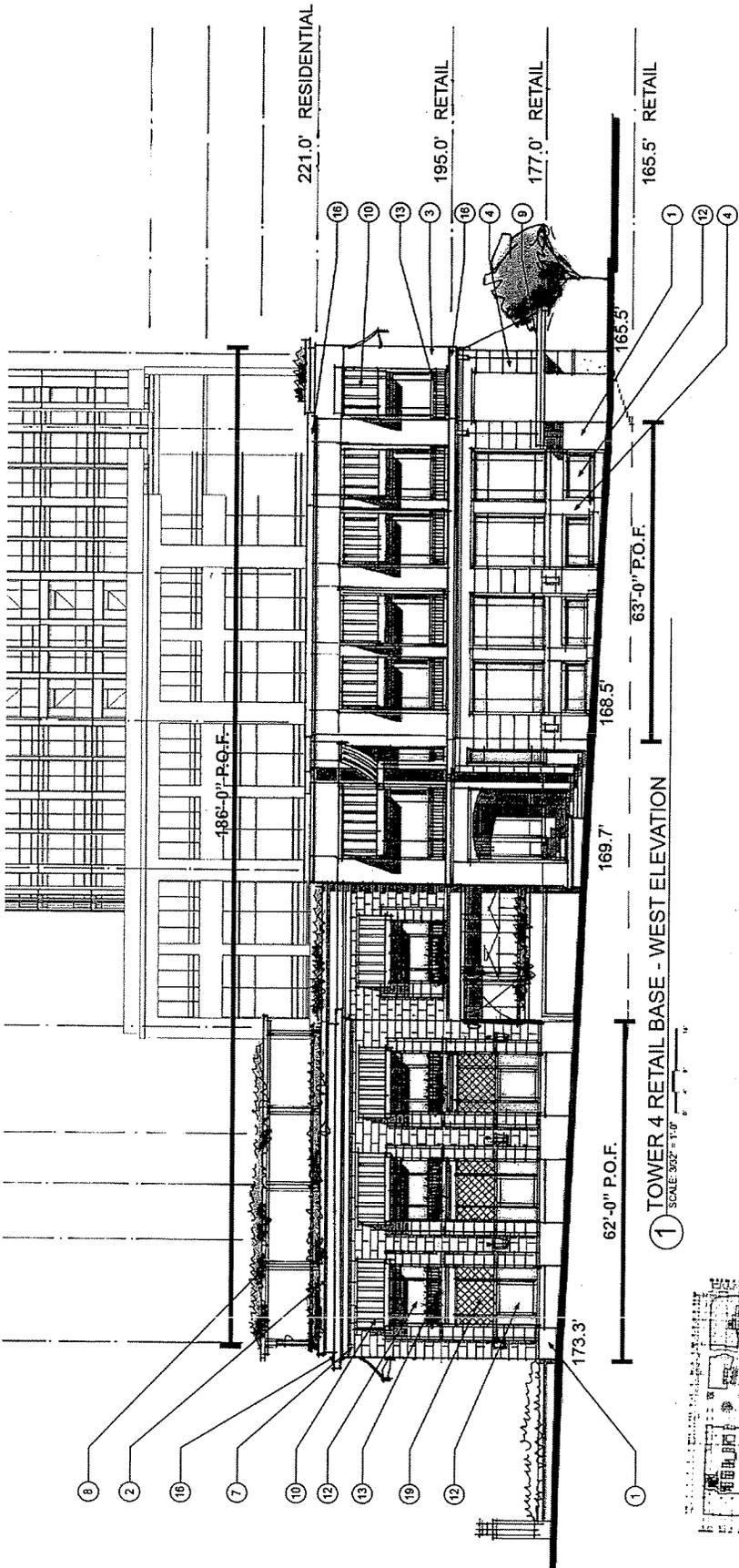
PROJECT #206128.00

ISSUED / REVISED	DATE
DESIGNED	2/24/09
REVISED	2/24/09
REVISION	3/10/09

CITY OF BELLEVUE
DESIGN REVIEW SUBMITTAL
30 NOVEMBER 2008

**NORTH
MANSION
ELEVATION
A.043**

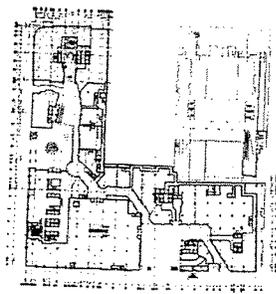
3100th Avenue NE, Suite 200, Bellevue, WA 98004, USA | TEL: 206.453.4025 | WWW.CALLISON.COM | PROJECT #206128.00



MATERIAL LEGEND

- 1. DARK PRECAST BASE
- 2. PRECAST COLOR 1
- 3. PRECAST COLOR 2
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- 5. STONE VENEER GRANITE OR LIMESTONE
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- 17. BAY WINDOW STOREFRONT
- 18. PAINTED METAL COLUMN
- 19. PAINTED METAL GRILL WORK

P.O.F. LEVEL 177.0: 125FT
 P.O.F. LEVEL 195.0: 186FT
 TOTAL P.O.F. OF THIS FACADE: 311FT



KEY PLAN

ISSUED / REVISED / DATE
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 CITY OF BELLEVUE SUBMITTAL
 WEST ELEVATION
 30 NOVEMBER 2009

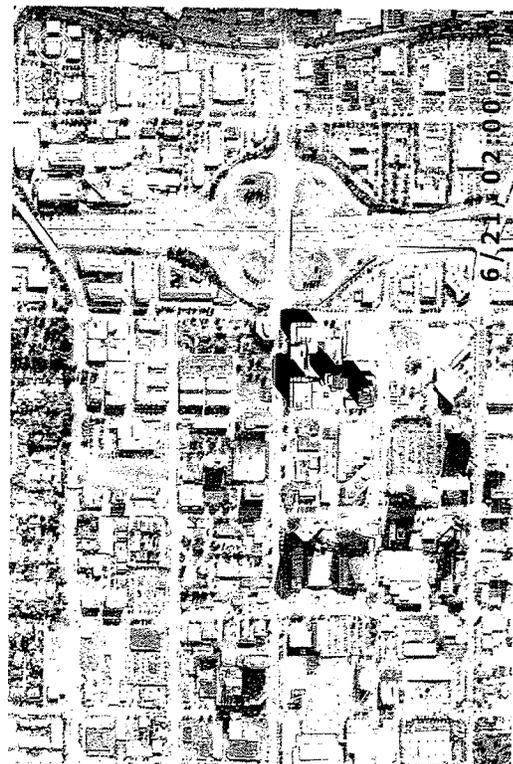
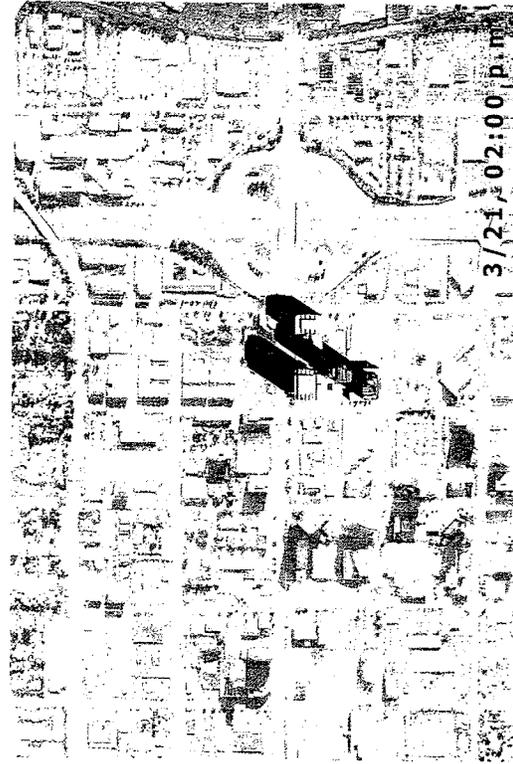
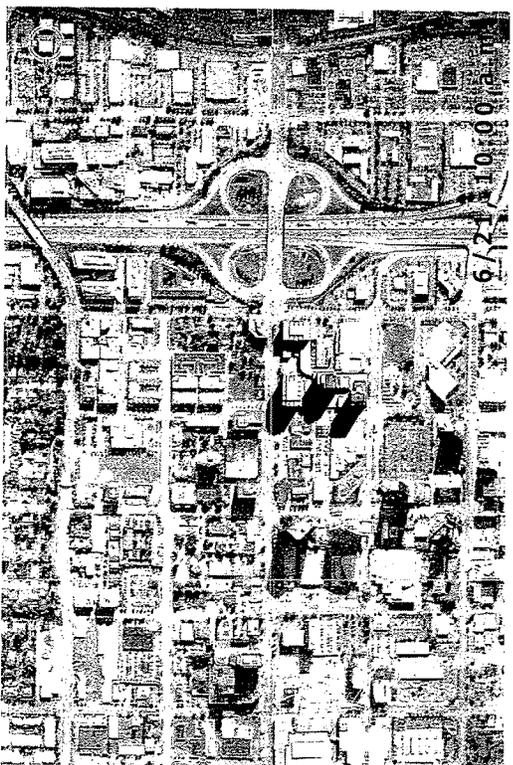
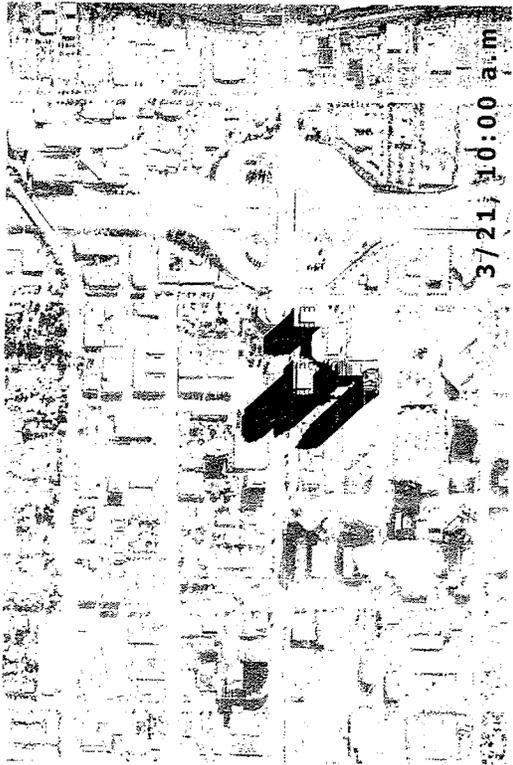
PROJECT #2008128.00

THE BRAVERN

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 1420 Fifth Avenue #2400
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110THAVE NE
 WEST ELEVATION
A.044



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nbbj
 architect
 nbbj design
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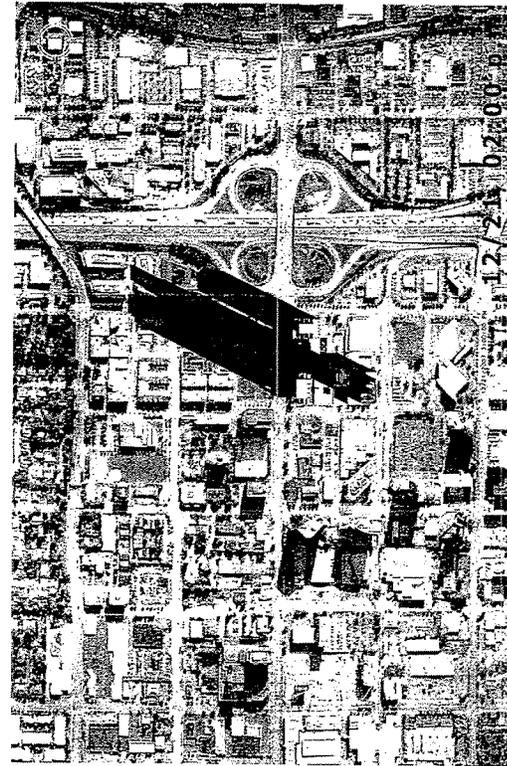
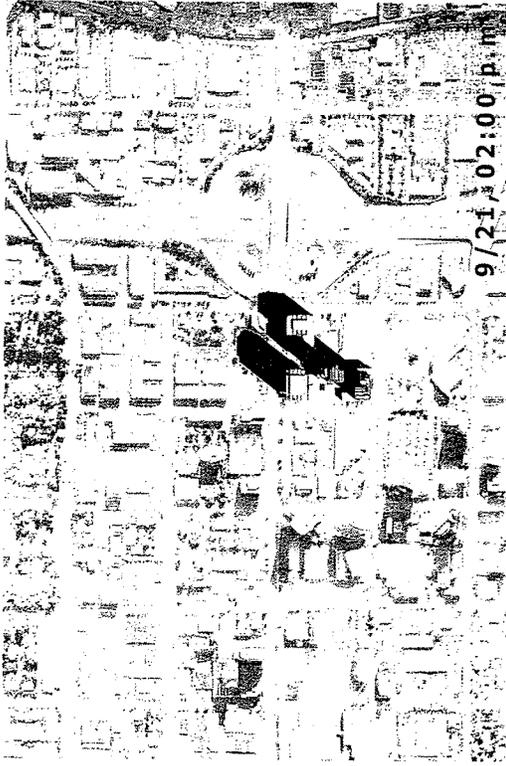
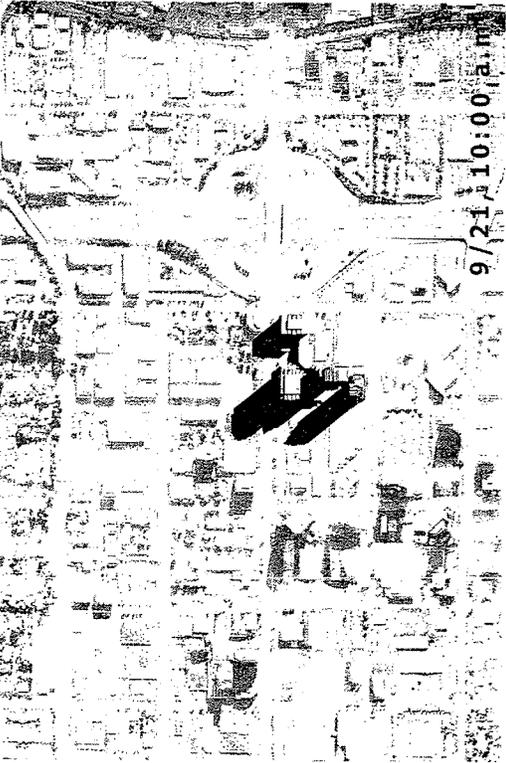
CALLISON
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 F 206 633 4625
 www.callison.com

THE BRAVERN

PROJECT #206128.00

STATUS	REVIEWED	DATE
REVISED	REVIEWED	

CITY OF SEATTLE
 DEPT OF REVENUE
 28 NOVEMBER 2007
RECEIVED
 STUDY WINDOW
 MAR 13 2007
A-049
 PERM PROCESSING



OWNER
S/I BRAVERN I, LLC
 11155 NE 8th Street
 Bellevue, WA 98004
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 F 425 454 1505

nbbj
 architect
 nbbj design
 223 Yale Ave
 Seattle, WA 98101
 T 206 223 5555
 F 206 621 2300
 www.nbbj.com

CALLISON
 CALLISON ARCHITECTURE, INC.
 9440th, Washington
 Seattle, WA 98148
 T 206 623 4646
 F 206 623 4625
 www.callison.com



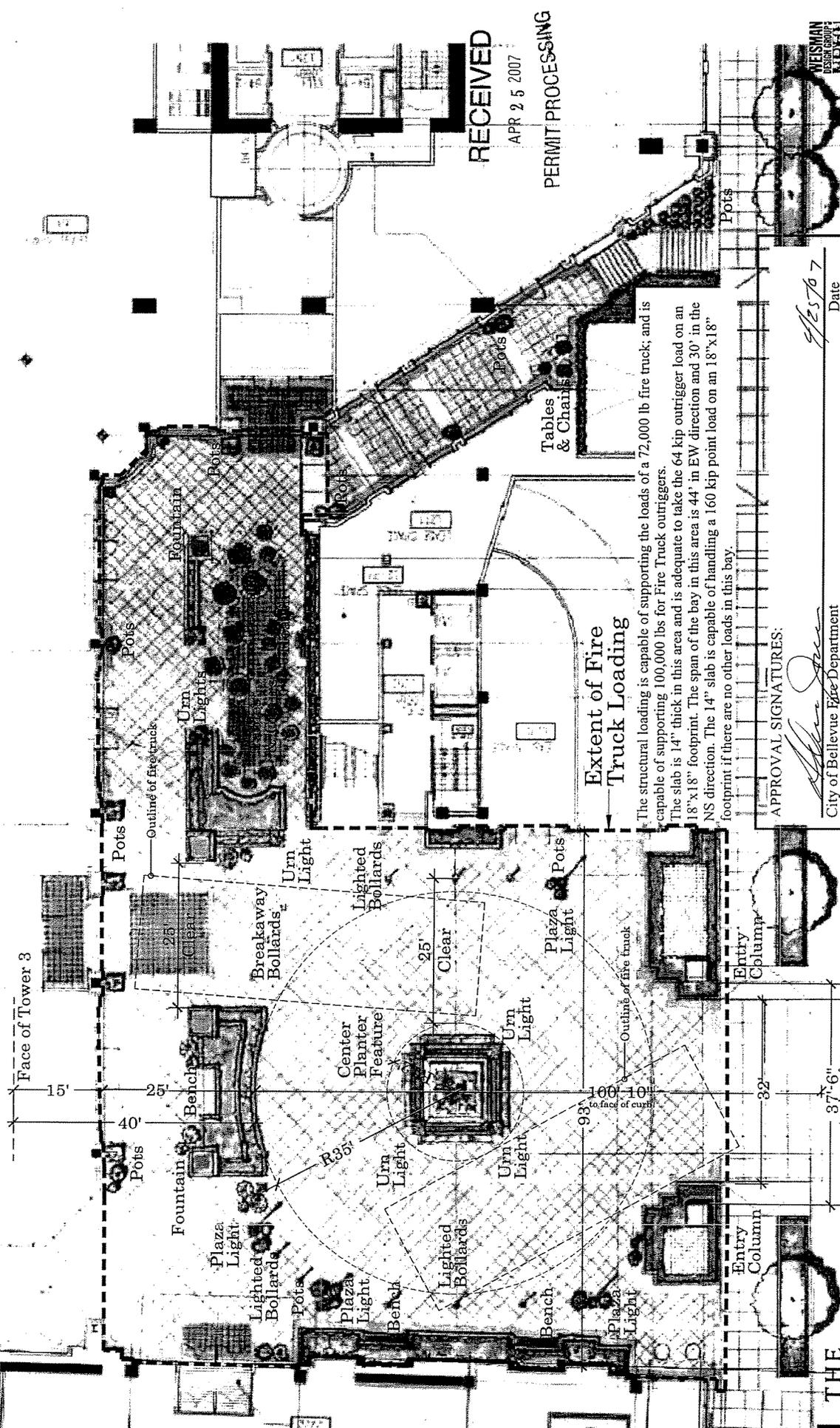
PROJECT #206128.00

STATUS REVIEWER DATE
 DESIGNED JZAMORA
 REVISED AMORISE
 REVISED LCF/DOJ
 REVISED

CITY OF BELLEVUE
 DESIGN REVIEW SUBMITTAL
 STUDY-2
RECEIVED
 30 NOVEMBER 2006

A-050
 MAR 18 2007
 PERMIT PROCESSING

1/10/08 10:00 AM C:\Users\mcallison\Documents\206128\206128.dwg



RECEIVED
APR 25 2007
PERMIT PROCESSING

Extent of Fire Truck Loading

The structural loading is capable of supporting the loads of a 72,000 lb fire truck; and is capable of supporting 100,000 lbs for Fire Truck outriggers.
The slab is 14" thick in this area and is adequate to take the 64 kip outrigger load on an 18"x18" footprint. The span of the bay in this area is 44' in EW direction and 30' in the NS direction. The 14" slab is capable of handling a 160 kip point load on an 18"x18" footprint if there are no other loads in this bay.

APPROVAL SIGNATURES:

[Signature]
City of Bellevue Fire Department

[Signature]
City of Bellevue Land Use Department

4/25/07
Date

4/25/07
Date

THE
BRAVERN
Phase 2 Auto Court
4/25/07



Exhibit C

CERTIFICATE OF CONCURRENCY

THE BRAVERN

This certificate documents the Transportation Department Director's decision that the development project at 11155 NE 8th Street (Design Review File No. 04-136022 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 1,974 p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. A building permit application (File No. 05-131075 BB) was filed for the project on November 8, 2005 and deemed complete on January 10, 2006. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.160F). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.160E).


Director, Transportation Department

2/2/06
Date

Certificate No. 27

Bellevue PM PK HR LOS Fri Mar 23 07:40:56 2007

Intersection LOS by UFOSNET using HCM 2000 Operation Method

*** 2012 Background vs. Bravern Phase II FMPK 2-Hr Avg LOS

Area 1: North Bellevue

INT	ADDRESS	MP6_R8(2)	DEVREV
69	Bellevue Way NE - NE 24th Street	0.639 B	0.649 B
74	Bellevue Way NE - Northup Way NE	0.627 B	0.625 B
78	108th Ave NE - Northup Way NE	0.765 C	0.771 C
93	Lk Washington B - NE 1st/NE 10th	0.285 A	0.288 A
Area wide average ->		0.579 A	0.584 A

Area 2: Bridle Trails

INT	ADDRESS	MP6_R8(2)	DEVREV
118	Northup Way - NE 24th Street	0.557 A	0.555 A
123	140th Ave NE - NE 40th Street	-----	-----
Area wide average ->		0.557 A	0.555 A

Area 3: Downtown

INT	ADDRESS	MP6_R8(2)	DEVREV
3	100th Ave NE - NE 8th Street	0.538 A	0.551 A
5	Bellevue Way NE - NE 12th Street	0.725 C	0.738 C
7	Bellevue Way NE - NE 8th Street	0.610 B	0.619 B
8	Bellevue Way NE - NE 4th Street	0.779 C	0.774 C
9	Bellevue Way - Main Street	0.778 C	0.805 D+
20	108th Ave NE - NE 12th Street	0.539 A	0.555 A
21	108th Ave NE - NE 8th Street	0.748 C	0.724 C
22	108th Ave NE - NE 4th Street	0.594 A	0.582 A
24	108th Ave - Main Street	0.457 A	0.475 A
25	112th Ave NE - NE 12th Street	0.723 C	0.740 C
26	112th Ave NE - NE 8th Street	1.127 F	1.188 F
36	112th Ave - Main Street	0.692 B	0.708 C
72	112th Ave NE - NE 4th Street	0.685 B	0.695 B
Area wide average ->		0.692 B	0.704 C

Area 4: Bel-Red/Northup

INT	ADDRESS	MP6_R8(2)	DEVREV
29	116th Ave NE - NE 12th Street	0.684 B	0.693 B
30	116th Ave NE - NE 8th Street	0.813 D+	0.845 D+
32	120th Ave NE - NE 12th Street	0.557 A	0.540 A
34	124th Ave NE - Bellevue-Redmon	0.637 B	0.637 B
35	124th Ave NE - NE 8th Street	0.714 C	0.717 C
37	130th Ave NE - Bellevue-Redmon	0.586 A	0.593 A
68	130th Ave NE - NE 20th Street	0.592 A	0.594 A
73	116th Ave - Main Street	0.646 B	0.654 B
88	124th Ave NE - Northup Way NE	0.506 A	0.505 A
114	116th Ave NE - Northup Way NE	0.717 C	0.730 C
116	115th Place NE - Northup Way	0.658 B	0.669 B
117	120th Ave NE - NE 20th Street	0.532 A	0.529 A
131	116th Ave SE - SE 1st Street	0.691 B	0.690 B
139	116th Ave NE - NE 4th Street	0.541 A	0.578 A
233	120th Ave NE - NE 8th Street	0.743 C	0.747 C

Area wide average -> 0.641 B 0.648 B

Area 5: Crossroads

INT	ADDRESS	MP6_R8(2)	DEVREV
58	Bellevue-Redmon - NE 20th Street	0.523 A	0.526 A
62	156th Ave NE - Northup Way	0.788 C	0.795 C
63	156th Ave NE - NE 8th Street	0.642 B	0.649 B

Area wide average -> 0.651 B 0.656 B

Area 6: North-East Bellevue

INT	ADDRESS	MP6_R8(2)	DEVREV
75	164th Ave NE - NE 24th Street	0.616 B	0.616 B
76	164th Ave NE - Northup Way	0.539 A	0.540 A
87	164th Ave NE - NE 8th Street	0.739 C	0.745 C
111	Northup Way - NE 8th Street	-----	-----

Area wide average -> 0.631 B 0.633 B

Area 7: South Bellevue

INT	ADDRESS	MP6_R8(2)	DEVREV
14	112th Ave SE - Bellevue Way SE	0.789 C	0.793 C
89	112th Ave SE - SE 8th Street	0.596 A	0.584 A
102	118th Ave SE - SE 8th Street	0.731 C	0.749 C
219	I-405 NB Ramps - SE 8th Street	0.560 A	0.555 A
226	I-405 SB Ramps - SE 8th Street	0.393 A	0.399 A

Area wide average -> 0.614 B 0.616 B

Area 8: Richards Valley

INT	ADDRESS	MP6_R8(2)	DEVREV
43	140th Ave SE - SE 8th Street	0.564 A	0.583 A
44	145th Place SE - Lake Hills Blvd	0.592 A	0.602 B
45	145th Place SE - SE 16th Street	0.684 B	0.690 B
71	Lk Hills Connec - SE 8th St/7th	0.931 E+	0.940 E+
82	Richards Rd - Kamber Rd	0.649 B	0.654 B
85	Richards Rd - SE 32nd Street	0.504 A	0.515 A
134	Richards Rd - Lk Hills Connec	0.448 A	0.456 A
280	139th Ave SE - Kamber Road	0.302 A	0.333 A

Area wide average -> 0.584 A 0.597 A

Area 9: East Bellevue

INT	ADDRESS	MP6_R8(2)	DEVREV
41	140th Ave NE - NE 8th Street	0.757 C	0.750 C
42	140th Ave - Main Street	0.554 A	0.557 A
49	148th Ave NE - NE 8th Street	0.864 D-	0.856 D-
50	148th Ave - Main Street	0.806 D+	0.809 D+
51	148th Ave SE - Lake Hills Blvd	0.847 D+	0.843 D+
52	148th Ave SE - SE 16th Street	0.737 C	0.723 C
55	148th Ave SE - SE 24th Street	0.763 C	0.757 C
65	148th Ave SE - SE 8th Street	0.669 B	0.666 B
83	156th Ave - Main Street	0.652 B	0.662 B

Area wide average -> 0.739 c 0.736 C

Area 10: Eastgate

INT	ADDRESS	MP6_R8(2)	DEVREV
56	148th Ave SE - SE 27th Street	0.537 A	0.542 A
86	156th Ave SE - SE Eastgate Way	0.629 B	0.636 B
92	161st Ave SE - SE Eastgate Way	0.432 A	0.399 A
101	150th Ave SE - SE Eastgate Way	0.840 D+	0.839 D+
171	142nd Ave SE - SE 36th Street	0.729 C	0.722 C
174	150th Ave SE - SE 38th Street	0.662 B	0.667 B
227	150th Ave SE - I-90 EB Off-Ram	0.780 C	0.782 C
272	139th Ave SE - SE Eastgate Way	0.655 B	0.577 A
Area wide average ->		0.658 B	0.645 B

Area 11: Newcastle

INT	ADDRESS	MP6_R8(2)	DEVREV
98	Coal Creek Park - Forest Drive	0.597 A	0.600 A
133	150th Ave SE - SE Newport Way	0.520 A	0.515 A
228	Lakemont Blvd (- SE Newport Way	0.767 C	0.775 C
229	Lakemont Blvd - Forest Drive	-----	-----
242	164th Ave SE - Lakemont Blvd	-----	-----
257	164th Ave SE - SE Newport Way	-----	-----
Area wide average ->		0.628 B	0.630 B

Area 12: Overlake

INT	ADDRESS	MP6_R8(2)	DEVREV
39	140th Ave NE - NE 20th Street	0.756 C	0.753 C
40	140th Ave NE - Bellevue-Redmon	0.723 C	0.718 C
47	148th Ave NE - NE 20th Street	0.846 D+	0.848 D+
48	148th Ave NE - Bellevue-Redmon	0.806 D+	0.805 D+
59	Bellevue-Redmon - NE 24th Street	0.603 B	0.591 A
60	156th Ave NE - Bellevue-Redmon	0.646 B	0.649 B
61	156th Ave NE - NE 24th Street	0.689 B	0.688 B
64	140th Ave NE - NE 24th Street	0.622 B	0.616 B
79	148th Ave NE - NE 40th Street	0.579 A	0.569 A
81	148th Ave NE - NE 24th Street	0.967 E-	0.967 E-
138	Bellevue-Redmon - NE 40th Street	0.617 B	0.609 B
188	148th Ave NE - NE 29th Place	0.879 D-	0.891 D-
189	NE 29th Place - NE 24th Street	0.429 A	0.428 A
239	156th Ave NE - NE 40th Street	0.591 A	0.580 A
249	148th Ave NE - NE 51st Street	0.750 C	0.747 C
250	SR-520 SB Ramps - NE 51st Street	0.253 A	0.257 A
251	SR-520 NB Ramps - NE 51st Street	0.443 A	0.440 A
255	156th Ave NE - NE 51st Street	0.512 A	0.521 A
264	156th Ave NE - NE 31st Street	0.526 A	0.528 A
Area wide average ->		0.644 B	0.642 B

Area 13: Factoria

INT	ADDRESS	MP6_R8(2)	DEVREV
105	Richards Rd - SE Eastgate Way	0.695 B	0.702 C
202	128th Ave SE/Ne - SE Newport Way	0.555 A	0.551 A
203	SE Newport Way - Coal Creek Pkwy	0.605 B	0.605 B
204	128th Ave SE - SE 36th Street	0.806 D+	0.797 C
220	I-405 NB Ramps - Coal Creek Park	0.629 B	0.621 B
221	I-405 SB Ramps - Coal Creek Park	0.859 D-	0.847 D+
222	128th Ave SE - SE 38th Place	0.952 E-	0.956 E-
284	124th Ave SE - Coal Creek Park	0.810 D+	0.815 D+

Area wide average -> 0.739 c 0.737 c