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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: D.R. Horton

LOCATION OF PROPOSAL: 117 118th Avenue SE

DESCRIPTION OF PROPOSAL:
Application for Design Review to construct a 14-unit townhouse condominium project, which is required because the location of the proposal is within a Single-Family Transition area. The proposal consists of two building; one with 6 units and one with 8 units. The two buildings are both accessed via one private driveway. Passive and active open space, as well as extensive new landscaping, will also be provided.

FILE NUMBERS: 07-130357-LD

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

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on May 8, 2008.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Carol V Helland
Environmental Coordinator

4/24/08
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:	Bella Vista Townhomes
Proposal Address:	177 118th Avenue SE
Proposal Description:	Design review to construct 14 townhomes in two buildings on a 0.71 acre site zoned R-20 and overlaid by the Transition Area Design District.
File Number:	07-130357-LD
Applicant:	D.R. Horton
Decisions Included:	Process II, Combined Design Review and SEPA
Planner:	Sally Nichols
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance (DNS)**

Carol V Helland

Carol V. Helland
Environmental Coordinator

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

Carol V Helland for

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

Notice of Decision Date: April 24, 2008
Appeal Deadline: May 8, 2008

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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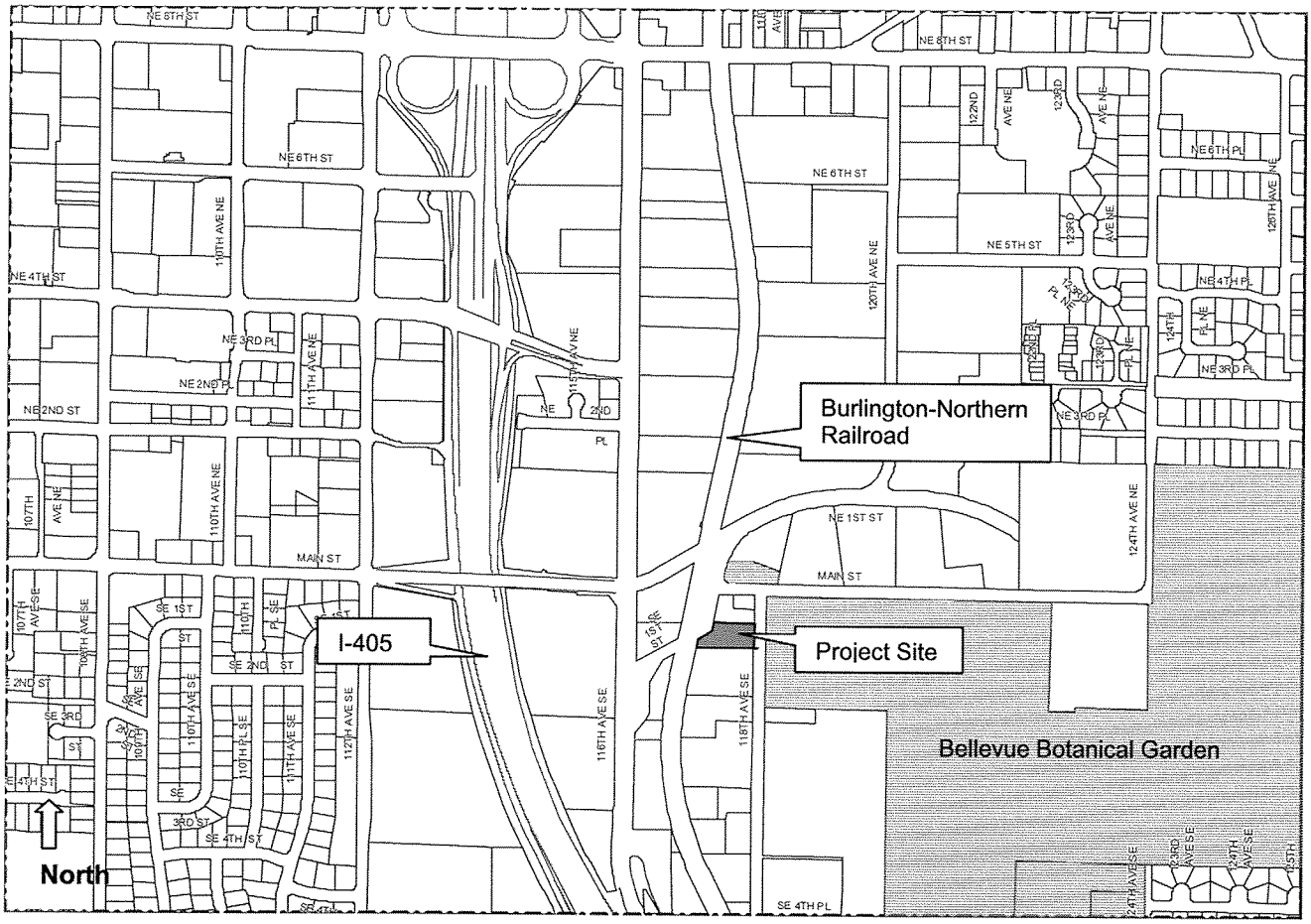
Attached: Project Plans

I. REQUEST/PROPOSAL DESCRIPTION

The applicant is requesting Design Review approval for 14 residential townhomes in two, three story buildings on a 0.71 acre (31,036 square feet) site zoned R-20, overlaid by the Transition Area Design District. Building A will contain six, individually owned townhouse units and Building B will contain eight, individually owned townhouse units. A central driveway off of 118th Avenue SE will provide vehicular access in an east/west direction. This private drive includes a four foot wide concrete sidewalk along its southern edge to provide a continuous pedestrian access to the units and on-site amenities.

The fronts of the two buildings will face each other. Each unit will have a two car garage and each driveway may be used for guest parking. The two eastern end units will have their front entry doors facing onto 118th Avenue SE. The two western end units will be enhanced with architectural details to provide additional visual interest to the facades facing SE 1st Street.

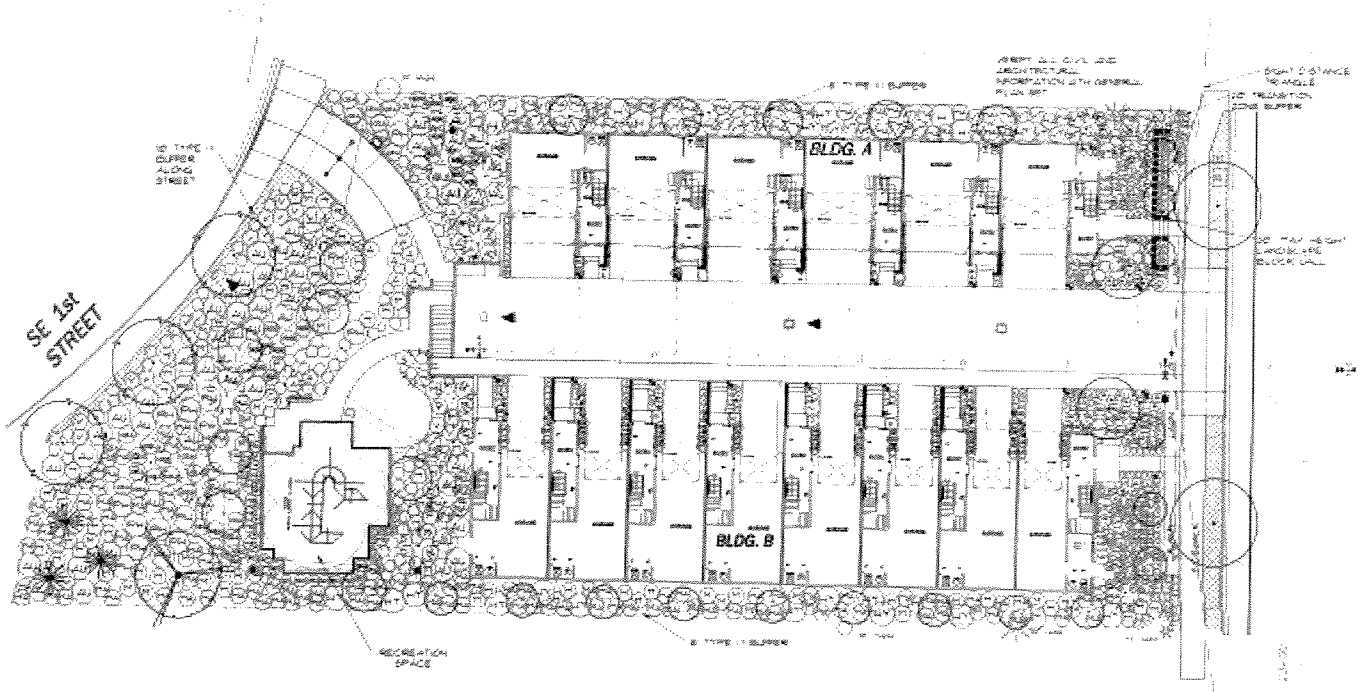
Vicinity Map



A tot lot is proposed in the southwest portion of the site, accessed by stairs at the western end of the private central driveway. The western portion of the site will also be heavily landscaped. An eight foot wide landscape buffer is proposed along the north and south sides of the property. A ten foot wide buffer is proposed along the SE 1st Street frontage and there will be a 20 foot wide landscape buffer along 118th Avenue SE.

A. Site Design

All of the townhomes are accessed from 118th Avenue SE via a central, private driveway that runs in the east-west direction. Building A will be in the northern portion of the site and will contain six townhomes. Building B will be in the southern portion of the site and will contain eight townhomes. Each townhome will have a garage and individual driveway that will face onto this driveway. All townhomes, except for the two eastern-most units, will have their front doors also facing onto the center driveway. The two eastern units will have their front doors facing onto 118th Avenue SE. A concrete sidewalk will run along the southern side



1 LANDSCAPE PLAN

of the driveway. At the western end of the driveway, the grade drops. A set of stairs allows the pedestrian to walk to the active recreation area and play structure in the southwestern corner of the site. From the play area, another section of the path continues over the underground detention vault to SE 1st Street. Thus, a pedestrian is able to walk through the

entire site from 118th Avenue SE to SE 1st Street. Vehicular service access for the vault will be via a short section of paved driveway off of SE 1st Street. This paved section of driveway will also be part of the pedestrian pathway mentioned above.

There will be extensive landscaping throughout the site that will be a mixture of hardy deciduous and evergreen trees and shrubs. The vault and driveway will also be screened with extensive landscaping and removable bollards will be required to block vehicular access from SE 1st Street except for periodic maintenance. There will be streetscape improvements on 118th Avenue SE, including a new curb and gutter, four foot wide planting area, six foot side sidewalk and new street trees. **Refer to attached project plans for more information.**

B. Building Design

Each proposed building is 3-stories high with a garage on the bottom floor and two upper levels of living space. The front doors to all but the two eastern end units will be directly off of the driveway. The proposed façade materials include horizontal lap siding, wood shingles, board and batten siding, black powder-coated aluminum railings, wood trimmed windows, cultured stone and paneled garage doors. The roofs will be a dark asphalt shingle. There will be a variation in window treatment, siding, and colors from unit to unit. Each unit will have a cantilevered porch off of its second floor facing the central drive. Townhouse entries for the two easterly end units will face onto 118th Avenue SE with a private sidewalk

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

Building 'A'

Building 'B'

connection to the street. These units, as well as the end units at the western end of Buildings A and B, will be designed with additional architectural details and materials to strengthen their connection to 118th Avenue SE and SE 1st Street and to take advantage of having only one common wall. Colors for the buildings will be a variation of earth tones and no two homes will be painted with the same color combination; although the color palette will be compatible with each neighboring townhome. Each home will have three base colors (one per floor) and stone accents along the ground floor by the garages and entry doors. The overall height of the buildings will be 40 feet as measured from average existing grade per Transition Area Design District requirements (LUC 20.25B.040.A). The bulk and scale of the units is compatible with the adjacent multi-family housing to the south and to additional multi-family developments on 118th Avenue SE. **Refer to attached project plans for more information.**

C. Review Process

Design Review is required because this site is located within the Single Family Transition Area Design District. The Design Review decision and SEPA determination are both Process II, administrative land use actions requiring public notice and administrative approval. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of Planning and Community Development issues the Design Review decision.

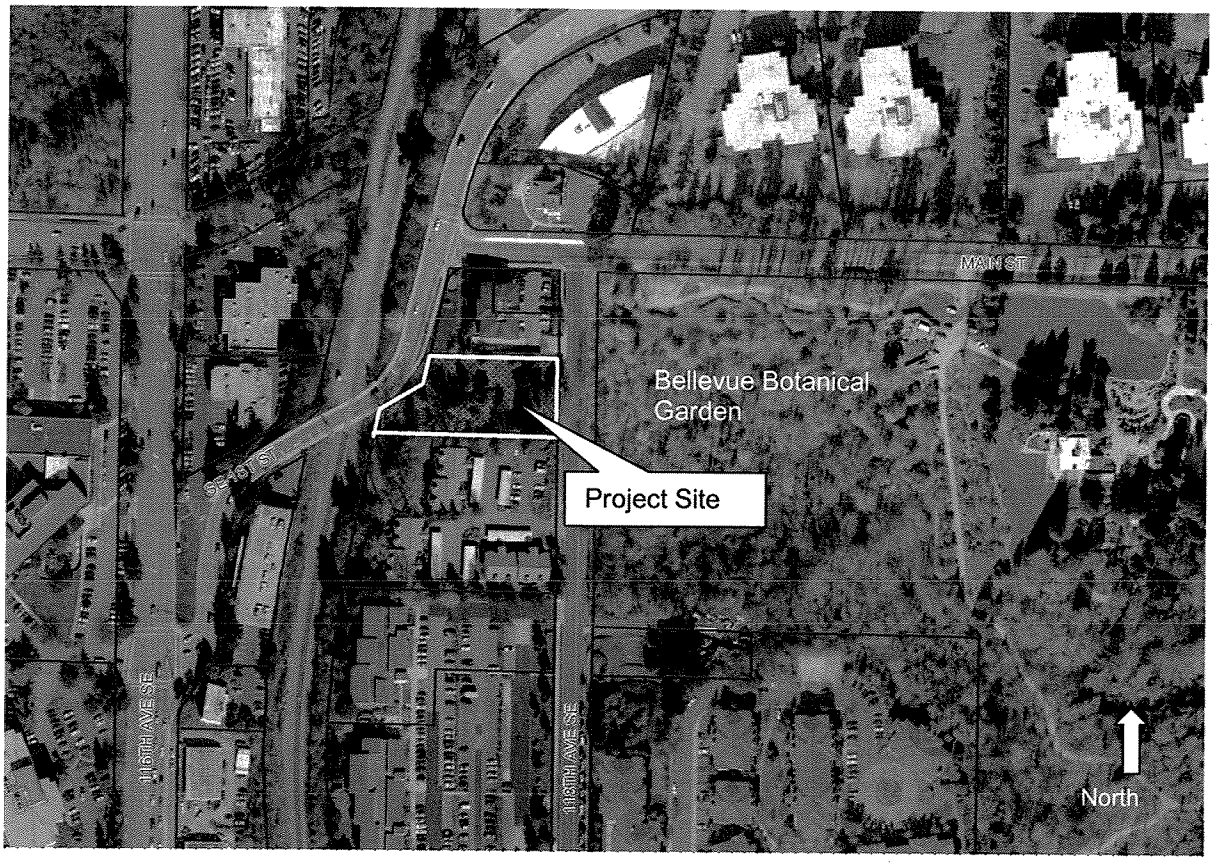
II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description

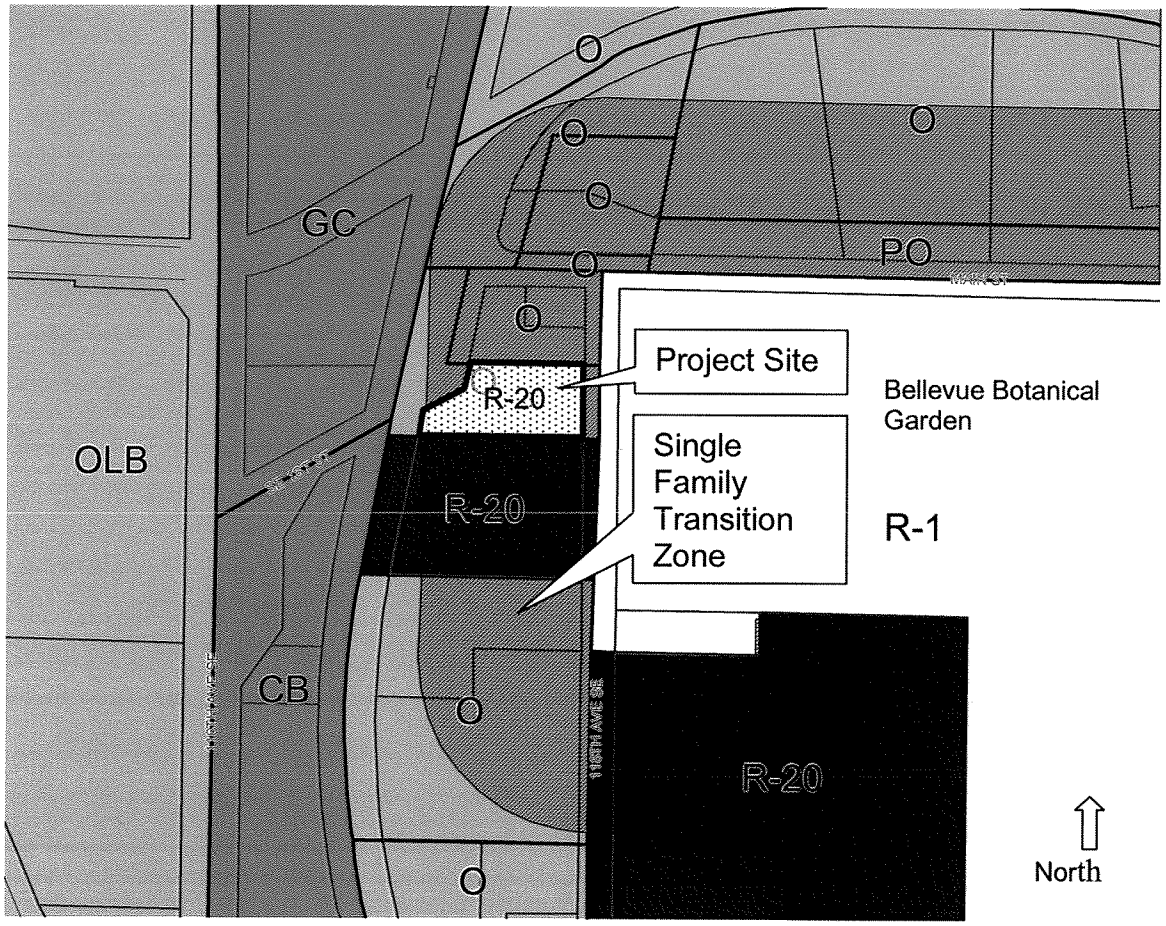
The proposal property is currently undeveloped and natural in character. The site slopes east to west with a high point elevation of approximately 192 feet at the northeast corner to an approximate elevation of 144 feet at the southwest corner. The existing slopes range from 15% to a little over 25%. A small area contains slopes 40% or greater, but is a small enough area that it does not exceed the threshold requiring additional review under the Critical Areas regulations of LUC 20.25H.120. In addition, the change in grade between the north and south property lines into the interior of the site creates a bowl effect. Across 118th Avenue SE, the Bellevue Botanical Garden property lies at a higher elevation than the street.

The vegetation on site is a mixture of grasses, overgrown brush and shrubs, highly invasive English Ivy, old ornamental trees and several significant trees which lie primarily along the southern property line. There are a few mature Western Red Cedars (Thuja plicata) along the southern property line. A 15 foot high, dense evergreen hedge runs along the entire length of the northern property line on the adjacent office property and provides dense screening. However, overall the vegetation on the site is in severe decline. Most of the are either dead or dying. Many have been strangled by English Ivy.

Aerial Photograph/Context



Zoning Map



B. Zoning

The site is located within the Wilburton/N.E. 8th Subarea of the Comprehensive Plan. It has a Multi-Family Medium, R-20 land use designation and is overlaid by the Transition Area Design District due to the adjacent (eastern) parcel's single family zoning designation. The abutting zoning/uses are:

North: Office: A three story office building.
West: Office: SE 1st Street and the Burlington-Northern railroad tracks, with Community Business and General Commercial low-rise office buildings on the west side of the railroad right-of-way.
South: R-20: A three story wood frame multi-family apartment complex.
East: R-1: The Bellevue Botanical Garden, which is located within Wilburton Park.

C. Land Use Context

The proposal site has street frontage on two sides. The front of the property (side from which it will gain access) is along the eastern property line on 118th Avenue SE. Further south on 118th Avenue S.E. there are additional multi-family projects and a two-story office complex. The rear (western) property line lies along SE 1st Street, which crosses the railroad tracks to the east, below the site, and winds uphill in a north-south orientation. A twenty foot wide sewer easement also runs along the western property line of the property.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.10.440 (Use Charts), 20.20 (General Development Requirements), and 20.25B (Transition Area Design District). The multi-family use proposed on this site is permitted with Design Review approval.

2. Dimensional Requirements

As conditioned, the proposal meets all of the dimensional and parking requirements as illustrated in the following table and in Section X of this report.

LUC DIMENSIONAL REQUIREMENTS FOR THE R-20 LAND USE DISTRICT

CATEGORY	REQUIREMENT(S)	PROPOSAL	COMMENTS
Site Area	Minimum 8,500 SF in an R-20 zone LUC 20.20.010	31,036 SF	Meets LUC requirements
Density	31,036 SF at 20 units per acre = 14 units LUC 20.20.010	14 units in two buildings	Meets LUC requirements
Lot Coverage by Structure	10,862 SF = 35% maximum LUC 20.20.010	10,766 SF = 34.6%	Meets LUC requirements
Impervious Surface Area	24,828 SF =80 percent (of gross lot area or 31,036 SF) LUC 20.20.010	18,040 SF = 58 percent	Meets LUC requirements
Max. bldg. height from Avg. Exist'g Grade	30 feet min./40 feet with Bonuses LUC 20.25B.040.A	30 feet with 10 feet of Allowed Bonuses: 1. Pitched roof = 5 foot bonus	Meets LUC Transition Area requirements

CATEGORY	REQUIREMENT(S)	PROPOSAL	COMMENTS
Building Height (Cont'd)		2. No mechanical equipment on roof = 5 foot bonus	
Distance Between Primary Structures	20 feet between structures LUC 20.25B.040.B	20 feet between Building A and Building B	Meets LUC Transition Area requirements
Building Setbacks	Front: 20 feet min. Rear: 25 feet min. Side: 5 feet min. for one side; 15 feet min. for 2 sides LUC 20.25B.040.B	Front: 20 feet (east) Rear: 25 feet (west) Side(s): 8 feet and 8 feet; 16 feet total for 2 sides (north and south)	Meets LUC requirements Note: Front setback may be 20 feet because 118th Avenue SE lies in-between the site and the single family (Bellevue Botanical Garden) property
Required Parking	Multiple-Unit Structure: 2-bedroom unit = 1.6 spaces:unit 3-bedroom unit = 1.8 spaces:unit LUC 20.20.590	(6) 2-bedroom units = 10 spaces (8) 3-bedroom units = 15 stalls Minimum 25 spaces total	Each unit has a 2-car garage = 28 spaces Driveway depth is sufficient for 2 guest stalls per unit in the driveways of Building A and 1 guest stall per unit in the driveways of Building B Total spaces provided = 48 (28 in garages/20 in driveways) Meets LUC requirements
Site Landscaping: <u>Site Perimeter:</u> East (along 118th Avenue SE) North and South	 20 feet min. (along area receiving transition) 30-feet 8 foot wide minimum Type III landscape buffer	 20 foot wide landscape buffer 8 foot wide Type III landscape buffer	 Meets LUC requirements Meets LUC requirements

CATEGORY	REQUIREMENT(S)	PROPOSAL	COMMENTS
Site Perimeter Landscaping Cont'd West (along SE 1st Street)	10 foot wide minimum Type III landscape buffer LUC 20.20.520 & 20.25B.040.C	10 foot wide Type III landscape buffer along street and over 10 feet in from actual property line	Meets LUC requirements
Tree Retention Site Perimeter: Site Interior:	100% diameter inches of significant trees 15% of the diameter inches of significant trees LUC 20.20.900	Proposal is for removal of all significant trees on site Proposal is for removal of all significant trees on site	Request for Alternative Tree Retention Option – See Tree Retention discussion below.
Mechanical Equipment	Mechanical equipment located on the roof shall be incorporated into the pitched or stepped roof form LUC 20.25B.040E	No mechanical equipment will be located on the roof	Meets LUC requirements
Recycling & Solid Waste Collection Area	Refuse and recycling containers shall be contained within structures enclosed on all four sides LUC 20.25B.040.F	All garbage and recycling containers will be stored in individual garages & and has an agreement with the waste hauler	Meets LUC requirements **Refer to Condition of Approval regarding solid waste and recycling in Section X of this report.**

a) Tree Retention

Land Use Code Standards:
The entire site has 15 significant trees with a total of 238 caliper inches and two (2) trees within the existing right-of-way.
Site Interior: Of the 76 significant tree caliper inches within the site interior, 15% (11 caliper inches) are required to be protected (20.20.520F and 20.25B.040.C).

Site Perimeter: All of the 98 significant tree caliper inches within the site perimeter and required landscape buffer are required to be retained (20.20.520F and 20.25B.040). However, five of these perimeter trees and the two trees in the right-of-way are in areas to be cleared for required infrastructure work (including roads, utilities, sidewalks and storm drainage improvements) and thus are exempt from the tree retention requirement (LUC 20.20.900.D.1).

Protection is required for all healthy significant trees to be retained (LUC 20.20.520F and LUC 20.25B.040.C), as well as for any trees on adjacent properties that might be damaged during construction. The applicant proposes to remove all existing significant trees on site. This proposal includes a request for approval of an Alternative Tree Retention Option (LUC 20.20.900) to reduce to zero the number of protected diameter inches. See section 3. below, for specific information regarding this request. **Refer to Condition of Approval regarding tree protection for trees on adjacent properties in Section X of this report.**

Proposed Alternative:
The project proposal is to remove all significant trees on site and to request approval of an Alternative Tree Retention Option. The request to remove all significant trees on the site is due to several factors:
1) The overall condition and/or appearance of the trees in the perimeter and interior is very poor and many are being strangled by English Ivy. The Tree Condition Evaluation and Significance Status Report, dated Oct 22, 2007, prepared by Arboricultural Consulting is available for public viewing in the project file.
2) All four (4) existing interior trees conflict with proposed building footprints and hardscape areas.

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

i) The modification is consistent with the stated purpose of this section; and

ii) The modification proposal either:

a. Incorporates the retention of significant trees equal in equivalent diameter inches or incorporates the increased retention of significant trees and naturally occurring undergrowth, to what would otherwise be required, or

b. Incorporates the retention of other natural vegetation in

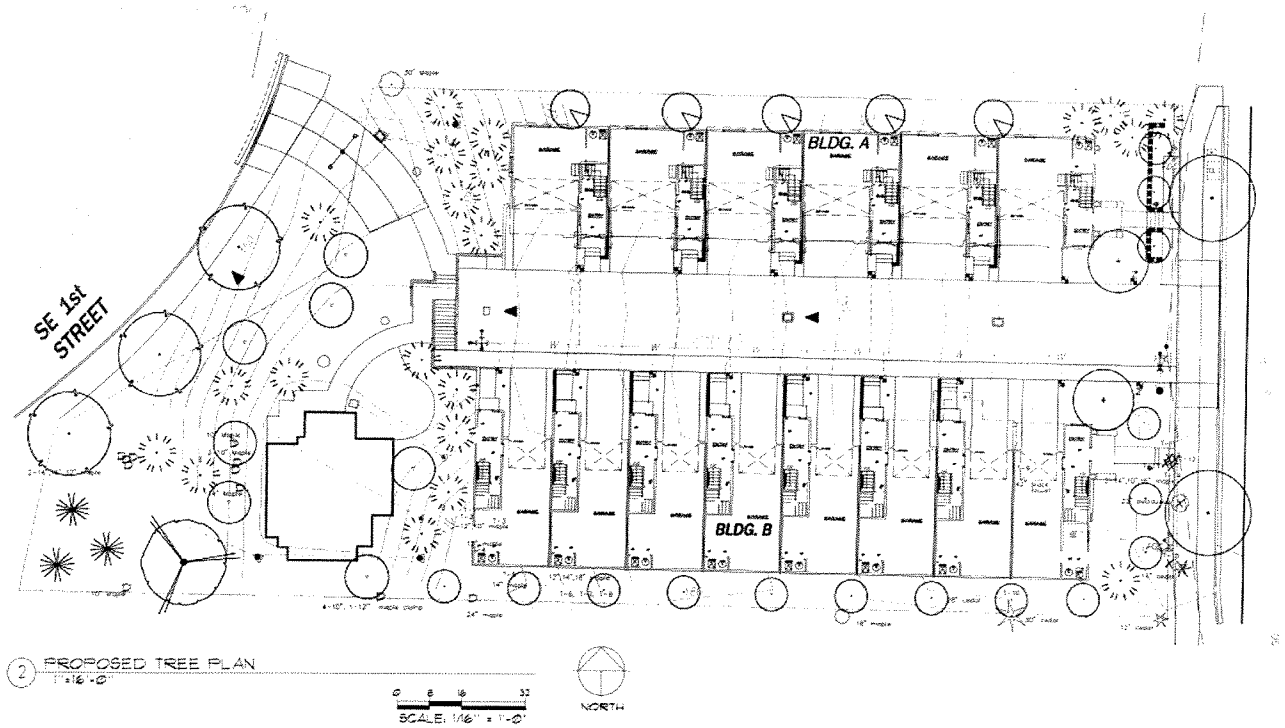
c. consolidated locations which promotes the natural vegetated character of the site and neighborhood including use as pasture land or for agricultural uses.

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

Finding: Because the existing trees have been neglected and are generally in poor

condition, the heavy replanting of the site with new, healthy plant materials will result in a site landscape and perimeter landscape that will be superior to that which would occur if the trees were retained. The perimeter landscape will also create a more pleasant view from adjacent properties and the perimeters of the site will appear to be more cohesive with the significant new landscape proposed for the entire site. In addition, the street right-of-way, which is now neglected, will be improved with a new four foot planting area, sidewalk, irrigation, and two new street trees that match the existing trees on 118th Avenue SE.

The applicant proposes to plant 59 trees; in the perimeter, site interior and in the right of ways, for a total of approximately 120 diameter inches. The perimeter will be replanted with the required Type III landscaping. The trees planted in the southern perimeter will



be evergreen trees with multi-seasonal interest. The northern perimeter will be planted with a combination of deciduous flowering trees and at least 50% conifers. In addition, a very tall conifer hedge that is located on the adjacent property to the north will remain. To fully comply with the Type III landscaping along the southern perimeter, near the play area, the applicant will be required to plant an addition three (3) trees. This will bring the number of trees planted for the Alternative Tree Retention Option to 62.

There are also four significant trees on the adjacent property to the south that are extremely close to the property line. They are to be protected during construction.

Lastly, the applicant has proposed to heavily underplant all landscape areas with shrubs and groundcovers that either are native or have a Northwest character. All of the

plant materials proposed complement the natural character of the Pacific Northwest. **Refer to Conditions of Approval regarding tree protection for trees on adjacent property, the alternative tree retention option and tree replacement, and the landscape installation and maintenance assurance devices in Section X of this report.**

IV. PUBLIC NOTICE AND COMMENT

Application Date: August 15, 200706
Notice of Application: August 30, 2007
Public Notice Sign: August 30, 2007
Minimum Comment Period: September 13, 2007

The City initially notified the public of this proposal on August 30, 2007 with mailed notice and publication in the Weekly Permit Bulletin and Seattle Times. A public information sign was installed on the site the same day. No written comments were received regarding this proposal.

V. TECHNICAL REVIEW

A. Planning & Community Development Dept/ Clearing & Grading Division

The Clear and Grade Reviewer reviewed the plans and materials submitted for this project and determined that clearing and grading portion of this land use application can be approved without conditions of approval. The future Clearing and Grading Permit application for this development must comply with City of Bellevue Clearing and Grading Code (BCC 23.76).

B. Utilities Department

The water, sewer and storm drainage utility systems must be designed to meet the requirements found in City of Bellevue Utility Codes and Utility Engineering Standards. All plan approval and field inspection shall be performed under the Utilities Developer Extension Agreement. The Utilities Department review of this application is based on a conceptual design. Final Engineering approval may require changes to the site layout to accommodate the necessary utilities, including but not limited to: the building footprint, runoff control and treatment facilities, water and sewer infrastructure, parking lots and proposed utility easements. **Refer to Condition of Approval regarding utilities design in Section X of this report.**

C. Transportation Department

Site Access
Site access will be provided by a driveway from 118th Avenue SE. Initially, the applicant had proposed full access from SE 1st Street also. However, access will not be allowed from SE 1st Street due to proximity to an at-grade railroad crossing and sight distance concerns.

Vehicular access from SE 1st Street shall be allowed for the sole purpose of maintenance of the utility vault located on that side of the site. This maintenance access driveway shall not be connected to the driveway accessed from 118th Avenue SE, and it will be blocked by removable bollards during times of non-maintenance use and it will be signed. **Refer to Condition of Approval regarding vehicular access and signage on SE 1st Street in Section X of this report.**

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform 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) The frontage improvements shall consist of roadway shoulder, curb, gutter, landscaped planter strip, and sidewalk.

b) The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. ADA compliant ramps shall be installed where needed, consistent with standard drawings.

c) The design and appearance of the sidewalk and landscaped planter strip on 118th Avenue SE shall comply with the standards and drawings in the Transportation Department Design Manual , including standard drawing TE-11.

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

e) Landscaping within the planter strip on 118th Avenue SE shall be irrigated with a private metered water source. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

f) The driveway on 118th Avenue SE shall have the apron design specified during final engineering review or in the field by the City's transportation inspector.

g) No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-6. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.

h) No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

i) 2 each "Type 2 Junction Boxes" will be needed at each end of the sidewalk with 2

each two-inch schedule 40 PVC conduit. Junction box cover shall be non-skid surface type (SlipNOT ® or equal).

j) All vault lids in the sidewalk area will need to be SlipNOT ® or equal type lids. No vaults shall be in the travel lane.

k) "No Parking" signs need to be provided on 118th Avenue SE preventing parking in front of the property. Signs are to be provided and installed by the developer as per Transportation Department standards. All signs shall be in good condition.

Refer to Condition of Approval regarding street frontage and driveway improvements in Section X of this report.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of the sidewalks and transportation infrastructure along 118th Avenue SE, adjacent to the project site. **Refer to Conditions of Approval regarding pedestrian easements, easements for signal control and street light boxes and vaults, and civil engineering plans for transportation in Section X of this report.**

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department. **Refer to Condition of Approval regarding holiday construction and traffic restrictions in Section X of this report.**

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right-of-Way Use Permit for such activities must be acquired prior to issuance of any construction permit, including a demolition permit. Sidewalks may not be closed except as specifically allowed by a Right-of-Way Use Permit. This permit is issued directly by the Transportation Department. After construction, on-street loading and unloading will not be permitted on 118th Avenue SE. **Refer to Conditions of Approval regarding the Right-of-Way Use Permit and loading in Section X of this report.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench

walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Adjacent to the site, 118th Avenue SE and SE 1st Street are classified by the City as "No Cut" streets. Prior to any roadway work on 118th Avenue SE, a variance request must be made to the Right-of-Way manager. Street cutting is permitted only with extraordinary pavement restoration and prior approval from the Right-of-Way manager. Full width pavement restoration will be required. Exact pavement restoration requirements will be specified within the Right-of-Way permit for this project. SE 1st Street was recently overlaid by the City. Prior approval from the Right- of-Way manager must be obtained before beginning any work affecting SE 1st Street. Pavement restoration needs will also be specified in the Right-of-Way Use Permit. **Refer to Condition of Approval regarding pavement restoration in Section X of this report.**

D. Fire Department

The site development plans for this decision generally conform to the Fire Code requirements. **Refer to Condition of Approval regarding fire department connections in Section X of this report.**

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The annotated environmental checklist is in the project file. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the SEPA requirements, with incorporation by reference of the *2006-2017 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) updated November 2006. This document is available in the Department of Planning and Community Development Records Room, Bellevue City Hall, 450 110th Ave NE. Transportation-related impacts associated with the Bella Vista Townhomes project are consistent with the potential projected impacts analyzed in the 2006-2017 TFP EIS.

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

Earth

Although there are approximately 895 square feet of steep slopes on site (slopes 40% or greater), the slope area does not meet the definition for steep slopes in Land Use Code 20.25.120.A.2, and is therefore exempt from steep slope regulations. A letter dated November 14, 2006 from David Pyle to Shawnte Anderson documents this information and is available for public viewing in the project file at City Hall. There are no additional Critical Areas or environmental issues associated with this site. Therefore, issuance of a DNS is the appropriate threshold determination under the SEPA requirements.

Noise

While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, BCC 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays. Therefore, no specific measures to reduce noise during this period are proposed.

Note: The Department Director, as outlined in the Noise Control Ordinance, may grant an approval to expand the hours for which construction-related noise emanates from the site subject to meeting the criteria of BCC 9.18.020.C.1&2. **Refer to Conditions of Approval regarding noise & construction hours and holiday construction and traffic restrictions in Section X of this report.**

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2017 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2017 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Transportation Analysis Zones (TAZ) for analysis purposes. The proposed Bella Vista development lies within TAZ # 101, which has a 2017 total growth projection of 135 additional multi-family units. This development proposes 14 multi-family units. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. **Refer to Condition of Approval regarding transportation impact fees in Section X of this report.**

Mid-Range Impacts and Mitigation

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

Short Term Operational Impacts and Mitigation

The Bella Vista development of 14 multi family units will only generate approximately 7 new p.m. peak hour trips and therefore is not be subject to concurrency testing. City staff analyzed the short-term operational impacts of this proposal in order to evaluate potential traffic problems and recommend mitigation if necessary. A review of the site did not show

any operational traffic concerns in the area. The volume and nature of existing traffic is such that the added trips from 14 multi family units is not expected to cause traffic concerns. The City has required the applicant to maintain sightlines from the access drive at 118th Avenue SE. Meeting the requirement may necessitate the removal of existing rockeries.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

A. Building Exterior

1. To visually soften the development from off-site views, this applicant provided an increase in the kinds of exterior materials on the back facade (as well as front) of each structure. In addition, all end units now address the streets – by front entries from the units on 118th Avenue SE and additional architectural detail on the SE 1st Street-facing facades.

B. Site Design

1. Due to the generally poor condition of the trees, the site topography and the building configurations, the applicant does not propose to save any trees. Therefore, the applicant has proposed an Alternate Tree Retention Option and has provided 59 new trees on site. As conditioned, the applicant must provide 64 new trees. **Refer to Condition of Approval regarding the alternative tree retention option and tree replacement in Section X of this report.**

2. The detention vault was resized and relocated to reduce the length of the access driveway off of SE 1st Street, thereby reducing the visual intrusion of this road and providing an improved street frontage along S.E. 1st Street. The shorter section of paving will also become part of the pedestrian path system that connects 118th Avenue SE to SE 1st Street and will be screened with evergreen vegetation. As conditioned, the northern five feet of this driveway shall be treated, either by a change in color, materials, and/or texture, to visually and physically appear to be a piece of the adjoining pedestrian path coming from the western end of the proposal's internal private driveway (off on 118th Avenue SE). **Refer to Condition of Approval regarding the design of the access driveway on SE 1st Street in Section X of this report.**

3. The lot coverage by structure in the original proposal exceeded the maximum allowance of 35%. The applicant revised the building footprints to meet this requirement.

VIII. DECISION CRITERIA

The Director may approve, or approve with modifications, an application for Design Review if:

A. The proposal is consistent with the Comprehensive Plan.

The project is consistent with the Comprehensive Plan's Urban Design Element and the Wilburton/NE 8th Subarea Plan. The proposed development supports the following Subarea and Comprehensive Plan Policies:

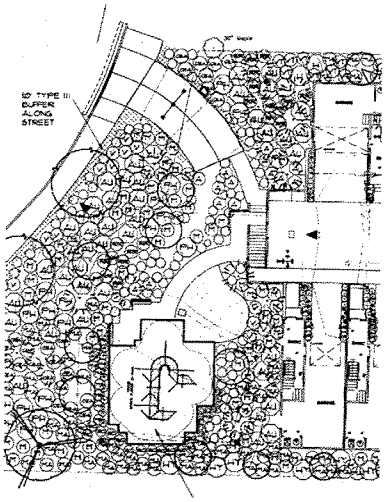
Subarea Policies

Policy S-WI-5: *The area between the Burlington Northern Railroad tracks and 118th Avenue SE, if extended to the north, and approximately 190 feet north of SE 5th Street and south of the Main Street extension is appropriate for Office and Multifamily Medium-Density residential use in accordance with the Land Use Plan. Proposed projects within the area should be subject to design review to insure that structures are residential in design, height, and bulk.;*

Policy S-WI-15: *Encourage multifamily development to provide adequate play areas and other amenities for families;*

Policy S-WI-30: *Improve the appearance of public streets by completing the sidewalk system and adding pedestrian amenities such as benches, bus shelters, public art, and landscape barriers where appropriate;*

Finding: The proposal will provide a multi-family residential community that will appear to be complementary to the existing neighborhood due largely to scale, height, materials, colors, building articulation and detailing, and landscaping. An active play area with a play structure benches and lawn for active recreation will be provided in the southwestern portion of the site. It can be accessed via stairs from the western end of the private driveway. The streetscape along 118th Avenue SE will be enhanced to include a new sidewalk, street trees and landscaping and a new pedestrian path system will safely connect 118th Avenue to SE 1st street.



Recreation Space

Housing Policies

Policy HO-5: *Assure that site and building design guidelines create an effective transition between substantially different land uses and densities;*

Policy HO-10: *Support housing with appropriate amenities for families with children;*

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

Finding: The proposal site is currently vacant and the vegetation on-site is neglected. The increased landscaping and streetscape improvements will provide an effective buffer between the proposal property and the Bellevue Botanical Garden to the east. The proposed project will provide an infill development that is compatible in use and scale with the surrounding neighborhood (an office to the north and multi-family housing to the south) and existing development along 118th Avenue SE. Lastly, the development provides a housing type that will be attractive to families with children due to its location near a major city park, the size of the townhome units, and the provision of an active recreation area for children in the western portion of the site (see above).

Land Use Policies

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

Finding: The project proposes 14 units - the maximum density allowed on this site.

B. The proposal complies with the applicable requirements of the Land Use Code.

As conditioned, the proposal complies with applicable requirements of the Land Use Code. Refer to Section III of this report for further information on Land Use Code consistency.

C. The proposal addresses all applicable design guidelines or criteria of the Land Use Code in a manner which fulfills their purpose and intent.

As conditioned, the proposal complies with the Development Standards and Design Guidelines for multi-family development in a Transition Area Design District (LUC 20.25B), outlined below:

Site Design Guidelines

a) Vehicular Access

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

b) Loading and Refuse Collection

Refuse containers will be stored inside the individual garages. As with a traditional single family neighborhood, the owners (or homeowners association) shall provide for the return of receptacles and trash not removed from the property back into the building the day of pick-up. All rights of way and public easements shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items. The applicant has provided a written document showing that Allied Waste has been contacted to establish adequate sizing of the recycling and solid waste collection area for this building using current standards. This document is available for public viewing in the project file at City Hall. **Refer to Condition of Approval regarding solid waste and recycling in Section X of this report.**

c) Tree Retention

Due to the generally poor condition of the vegetation on site, this proposal does not include protection of any significant trees within the required site perimeter landscape area and from the site interior. Refer to Section VIII.1.c of this report regarding tree retention and landscaping. The proposal landscape plan includes a large number of replacement trees and will result in a site and landscape design that will be superior to a landscape plan where the existing trees would be retained. A landscape maintenance assurance device will be required to ensure that the new trees are healthy and become established.

In addition, there are significant trees very close to the property line on the properties directly adjacent to the south and the north. The trees to the south are a 30" cedar, a 12" cedar and an 18" maple. The tree to the north is a 30" maple. Portions of the driplines of these trees overhang the proposal site. Tree protection must be provided for these trees so that this project does not impact their health. **Refer to Section VIII.1.c above regarding tree retention and to Conditions of Approval regarding tree protection, the alternative tree retention option and the landscape and installation maintenance assurance devices in Section X of this report.**

d) Contextual Compatibility

Multi-family zoning and development exists along the south property line of the site. Directly adjacent to the north is a commercial office building. To the west, the property is bounded by SE 1st Street and the Burlington-Northern railroad tracks. The property to the west is zoned as single-family. However, the land is part of the Bellevue Botanical Garden, which is located within Wilburton Park. As conditioned, the proposed project is compatible within this context. Compatibility is achieved in part by the townhome concept, which has a scale and appearance similar to single family, and a density similar to multi-family. Compatibility is also achieved by the lack of surface parking areas, 20-feet of separation between structures, a minimum 30-foot structure setback from the single-family zone, a minimum 20-foot landscaped buffer on 118th Avenue SE, the planting of additional trees, shrubs and groundcover in the site perimeter and interior, a large amount of landscaped open space, greater architectural interest on the back facades of Buildings A and B, the orientation of all of the end units to the streets, the provision of active and passive open space, sidewalks on one side of the private driveway that are part of a path system that connects to 118th Avenue SE to SE 1st Street, and the completion of the streetscape along 118th Avenue SE to include a sidewalk, street trees and landscaping. **Refer to Condition of Approval regarding the design of the access driveway on SE 1st Street in Section X of this report.**

Building Design Guidelines

a) Exterior Surfaces

The proposed façade materials include horizontal lap siding, board and batten siding, shingle siding, accent trim and cultured stone. This variation of materials will create visual interest and help break down the scale of the building. In addition, they are compatible with the multi-family apartment building to the south.

b) Building Façade

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

c) Roof Form

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

d) Communication Dishes

No communication dishes greater than one meter in diameter are proposed for this

project.

e) Exterior Materials and Colors
As noted, the proposed façade materials and colors are compatible with the residential context and also work well with the earthtone color palette on the office building to the north and other existing multi-family properties along 118th Avenue SE.

D. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.
As conditioned, the proposal is sensitive to and compatible with the site context. Compatibility is achieved with pitched roofs, increased building modulation to help reduce the overall scale of each building, by requiring more diversity in the exterior materials on the backside of each building, the 40 foot height and overall residential scale of the buildings, and an extensive landscape plan that will help screen the project from neighbors as well as enhance the vegetated quality of the existing neighborhood.

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

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:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES
The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Bldg. Desk, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Sally Nichols, 425-452-2727
Environmental Procedures Code – BCC Title 22.02	Sally Nichols, 425-452-2727
Noise Control – BCC 9.18	Sally Nichols, 425-452-2727
Right of Way Use Code – BCC 14.30	Jon Regalia, 425-452-4599
Sign Code – BCC Title 22	Sally Nichols, 425-452-2727
Transportation Code – BCC 14.60	Rohini Nair, 425-452-2569
Utility Code – BCC Title 24	Nicole Mecum, 425-313-1078

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

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

1. Noise & Construction Hours
The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to PCD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.
AUTHORITY: BCC 9.18.020.C & 9.18.040
REVIEWER: Sally Nichols, Department of Planning and Community Development

2. Holiday Construction & Traffic Restrictions
Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly.
AUTHORITY: BCC 14.30.060
REVIEWER: Jon Regalia, Transportation Department

3. Vehicular Access & Signage on SE 1st Street
Access to this site from SE 1st Street will be allowed only for utility vault maintenance purposes. Signage must be provided stating that the driveway off of SE 1st Street is for maintenance access only.
AUTHORITY: BCC 14.60.150
REVIEWER: Rohini Nair, Transportation Department

4. Access from SE 1st Street
The design shall be revised so that the maintenance driveway appears to be an extension of the adjoining pedestrian path coming from the western end of the internal private driveway on 118th Avenue SE. This may be done by treating approximately five feet along the entire northern portion of the driveway with a change in color, materials, and/or texture.
AUTHORITY: LUC 20.25B.040.D and 20.25B.050.4
REVIEWER: Sally Nichols, Department of Planning and Community Development

5. Loading
The property owner shall provide an off street loading space which can access a public street. On-street loading and unloading on 118th Avenue SE will not be permitted. "No Parking" signs shall be provided preventing parking on 118th Avenue SE. Signs are to be provided and installed by the developer as per Transportation Department Standards.
AUTHORITY: LUC 20.20.590.K.4
REVIEWER: Jon Regalia, Transportation Department

6. Solid Waste/Recycling

The applicant shall provide a written document showing that Allied Waste has been contacted to establish adequate sizing of the recycling and solid waste collection area for this building using current standards. In addition, the owner shall provide for the return of receptacles and trash not removed from the property back into the building the day of pick-up; all rights of way and public easements shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items.
AUTHORITY: LUC 20.20.725
REVIEWER: Sally Nichols, Department of Planning and Community Development

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

1. Tree Protection for Trees on Adjacent Properties

To mitigate adverse impacts during construction to all trees on adjacent property that have driplines on the proposal site or may be damaged by construction associated with this proposal, the applicant must comply with the following:

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

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

The trees to be protected include, but are not limited to, a 30" maple along the northern property line, and an 18" maple, a 30" cedar and a 12" cedar along the southern property line, as shown on Sheet L-3, Preliminary Tree Retention Plan.
AUTHORITY: BCC 23.76.060
REVIEWER: Sally Nichols, Department of Planning and Community Development

2. Right-of-Way Use Permit

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

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

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities

such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant will secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, foundation or demolition permit.
AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Jon Regalia, Transportation Department

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

a) Traffic signs and markings.
b) Roadway shoulder, curb, gutter, landscaped planter strip, and sidewalk design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed). The new frontage improvements should tie in with the existing frontage improvements along 118th Avenue SE to the north and south of the site.
c) Sight distance (show the required sight triangles and include any sight obstructions, including those off-site).
d) Location of fixed objects in the sidewalk or near the driveway approach.
e) Trench restoration within any right of way or access easement. Label the "No Cut" streets. Add note in the plans saying that the details of pavement restoration needed will be specified in the right of way use permit. Add note saying that the City transportation inspector has the right to amend pavement restoration requirements as needed.
f) The driveway on 118th Avenue SE shall have the apron design specified during final engineering review or in the field by the City's transportation inspector.
g) Location and details of guard rail and hand rail at the western end of the access drive.

AUTHORITY: BCC 14.60; Transportation Design Manual
REVIEWER: Rohini Nair, Transportation Department

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS

1. Alternative Tree Retention Option - Tree Replacement
The Final Landscape Plan must be revised to include one more Acer ginnala 'Flame' (Flame Maple) at the southwest corner of the recreation area (within the perimeter) , two more Thuja plicata 'Excelsa' (Red Cedar) in the perimeter just west of this new Flame Maple, and two more 10 foot tall Pinus contorta (Shore Pine) in the right-of-way on SE 1st Street for a total of 64 new trees. The Cercidiphyllum japonicum (Katsura)

currently show in the perimeter shall be moved further into the site interior to accommodate the two new Red Cedars in the perimeter.
AUTHORITY: LUC 20.20.900.F
REVIEWER: Sally Nichols, Department of Planning and Community Development

2. Fire Department Connections
The Fire Department connections shall be located at the entrance road to the development.
AUTHORITY: IFC 903 and 508
REVIEWER: Adrian Jones, Fire Department

3. Transportation Impact Fee
Payment of the traffic impact fee will be required at the time of building permit issuance. The current impact fee is $177.47 per multi-family unit. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.
AUTHORITY: BCC 22.16
REVIEWER: Rohini Nair, Transportation Department

4. Easements for Signal Control and Street Light Boxes and Vaults
The applicant shall provide easements to the City for all locations of signal and street light facilities such as above-grade boxes and below-grade vaults.
AUTHORITY: BCC 14.60.100
REVIEWER: Rohini Nair, Transportation Department

5. Pedestrian Easements
The applicant shall provide sidewalk and utility easements to the City covering the entire required area of the new sidewalk adjacent to the site such that sidewalks and the adjacent maintenance area outside of the City right-of-way, along the property frontage are located within a pedestrian easement area.
AUTHORITY: BCC 14.60.100
REVIEWER: Rohini Nair, Transportation Department

6. Utilities Design
The Utilities Department approval of the proposal development is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities design review plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes. Water, Sewer and Storm Developer Extension Agreements will be required.

The existing sewer main condition must be documented by video prior to approval of the deviation submitted November 27, 2007. If the sewer main condition is acceptable, the deviation will be approved. The sewer main must be documented by video post-construction as well to confirm that no damage occurred during construction.

AUTHORITY: BCC 24.02, 24.04 & 24.06
REVIEWER: Nicole Mecum, Utilities Consultant, J3ME

D. PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY

1. Landscape Installation Assurance Device

If a Temporary Certificate of Occupancy is requested prior to completion of the landscape installation, the applicant shall file with PCD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.
AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Department of Planning & Community Development

E. PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

1. Landscape Maintenance Assurance Device

The applicant shall file with the Department of Planning & Community Development a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 30% of the cost of labor and materials for all landscaping on the site. The City shall have access to the funds for a minimum period of one-year. The City shall release the device after one year provided that the site landscaping has been inspected by City staff, conforms to the approved plan, and all of the plants are healthy. Any dead or dying plants shall be replaced by the applicant prior to releasing the maintenance device.
AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Department of Planning & Community Development

2. Street Frontage and Driveway Improvements

All street frontage improvements and other required transportation elements 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. Bonding or other types of assurance devices will not be accepted in lieu of construction. Specific requirements are detailed below:

a) Paved driveway off of 118th Avenue SE, and paved maintenance access drive off of SE 1st Street.
b) Frontage improvements including roadway shoulder, curb, gutter, landscaped planter strip, and sidewalk on 118th Avenue SE. These improvements must tie in with the improvements existing on the north and south of the site. Changes to the existing pavement markings and buttons, if needed, shall be extended to the intersection of Main Street and 118th Avenue SE.
c) Signage on SE 1st Street stating that the access from SE 1st is for maintenance purpose only.
d) 2 Removable bollards must be installed on the maintenance access.
e) 2 each "Type 2 Junction Boxes" will be needed at each end of the sidewalk with 2 each two-inch schedule 40 PVC conduit. Junction box cover shall be non-skid surface type (SlipNOT ® or equal).
f) All vault lids to be placed in the sidewalk area will need to be replaced with SlipNOT ® or equal type lids.
g) Guard rails and handrails are required adjacent to all open hard surfaced areas

facing west towards SE 1st street at the end of the private access drive.

h) All existing appurtenances located within the proposed shoulder area are to be relocated outside the shoulder area.

i) Any non-standard features or vegetation shall create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone.

j) Landscaping within the planter strip on 118th Avenue SE shall be irrigated with a private metered water source. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

k) "No Parking" signs shall be installed on 118th Avenue SE preventing parking on 118th Avenue SE. Signs are to be provided and installed by the developer as per Transportation Department standards. The sign installation must be done after field layout approval from Scott Zydeck (425-452-2741). All signs must be in good condition.

l) Miscellaneous: Driveway aprons must be constructed in accordance with Design Manual Standard Drawing and shall be field specified by the City transportation inspector. The new curb and gutter should match existing curb and gutter.

Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade. Driveway slopes behind the first 20 feet must not exceed 15%.

Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance requirements must be met at 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.

Existing rockeries, appurtenances, vegetation, and other obstructions to sight distance shall be removed or modified to meet BCC sight distance requirements.

AUTHORITY: BCC 14.60.090, 110, 120, 150, 181, 200, 210, 240, 241; Transportation Department Design Manual.
REVIEWER: Rohini Nair, Transportation Department

3. Pavement Restoration

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

SE 1st Street: This street was recently overlaid and a five year no-street cut moratorium is currently in effect. Prior to any roadway work on SE 1st street, a variance request must be made to the Right-of -Way manager. Street cutting is allowed only with the prior approval from the Right-of-Way manager. Full-street width pavement restoration will be required. Pavement restoration requirements will be specified in the right-of-way permit. The City transportation inspector has the right to amend pavement restoration requirements as required in the field.

118th Avenue SE is classified with the City's overlay program as "No Cut street". Prior to any roadway work on 118th Avenue SE, a variance request must be made to the Right-of-Way manager. Street cutting is permitted only with extraordinary pavement

restoration and prior approval from the Right-of-Way manager. Full street width pavement restoration will be required. Pavement restoration requirements will be specified in the right-of-way permit. The City transportation inspector has the right to amend pavement restoration requirements as required in the field.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #21
REVIEWER: Jon Regalia, Transportation Department

SW 1/4 SEC 33 TWP 25N R 5E, W.M.

HABITAL SPACES AND COVERED PORCH AREAS

BUILDING A = 4,107 SF (0.094 AC)
BUILDING B = 6,659 SF (0.153 AC)
TOTAL STRUCTURE COVERAGE = 10,776 SF (0.247 AC)

LOT COVERAGE BY STRUCTURE

TOTAL STRUCTURE COVERAGE = 10,788 SF (0.247 AC)
TOTAL SITE AREA = 11,036 SF (0.713 AC)
TOTAL SITE COVERAGE BY STRUCTURE = 34.6%

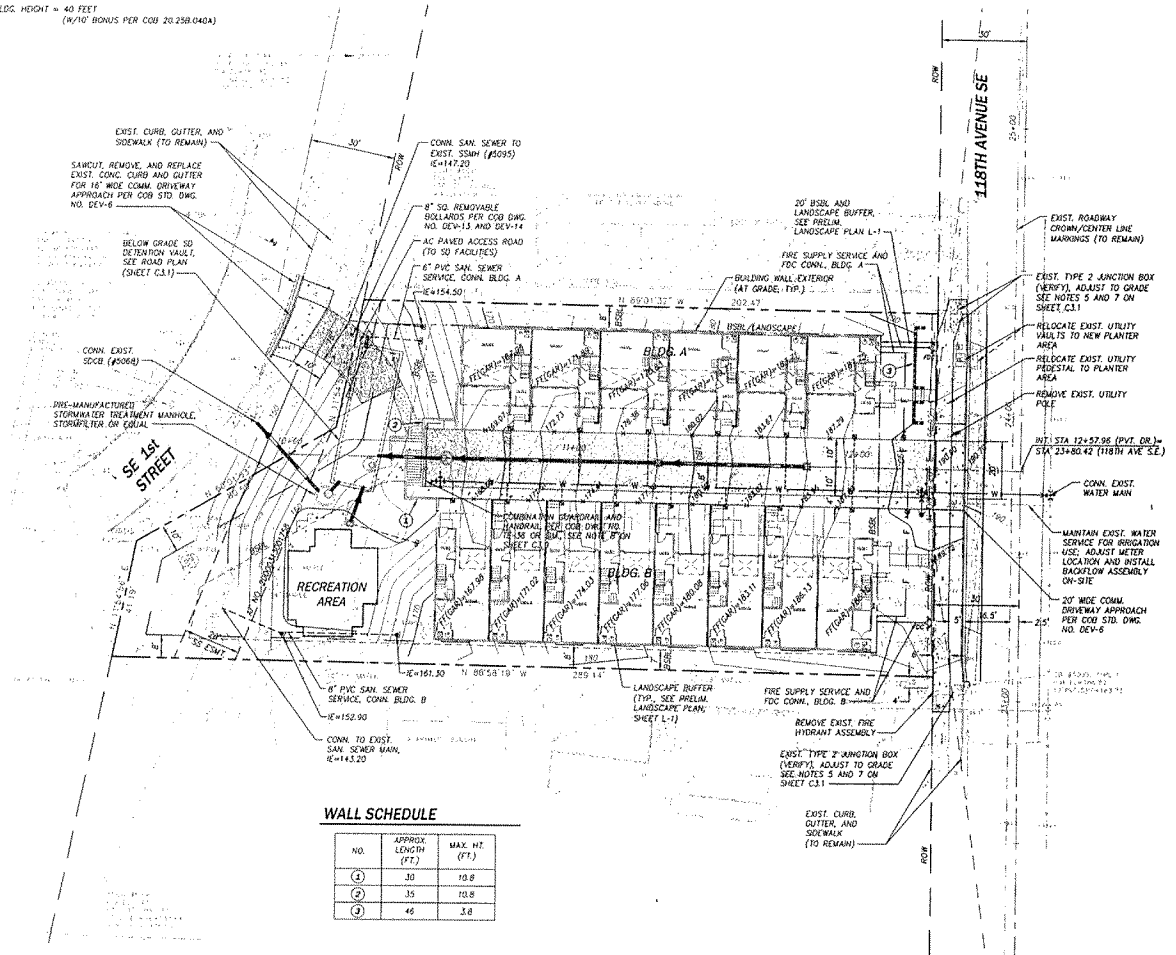
LAND USE / STRUCTURE INFORMATION

LAND USE = RESIDENTIAL TOWNHOMES, R-20 TRANSITION AREA DESIGN DISTRICT

BUILDING A: 6 UNITS
2,999 GSF (GARAGE)
8,875 GSF (LIVING)
432 GSF (COVERED DECK)

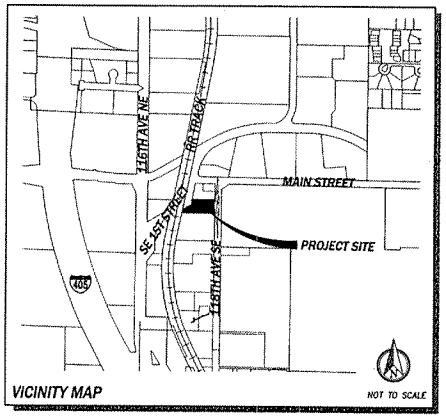
BUILDING B: 8 UNITS
4,013 GSF (GARAGE)
13,867 GSF (LIVING)
308 GSF (COVERED DECK)

MAX. BLDG. HEIGHT = 40 FEET
(W/10' BONUS PER COB 20.25B.040A)



WALL SCHEDULE

NO.	APPROX. LENGTH (FT.)	MAX. HT. (FT.)
1	30	10.8
2	35	10.8
3	46	3.8



SURVEY DATA

EXIST. SURVEY BASEMAP AND PROPERTY DATA SHOWN IN THESE PLANS AND USED AS THE BASIS FOR DESIGN ARE PER MEAD GILMAN AND ASSOCIATES, INC. (PROJ. NO. 08182, DATED 03/08/07):

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTH HALF OF ALL THAT PART OF LOT 4, STRAWBERRY LAWN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE(S) 30 1/2, RECORDS OF KING COUNTY, WASHINGTON;
SUBJECT TO RIGHT OF WAY FOR COUNTY ROAD WHICH LIES EAST OF THE RIGHT OF WAY FOR NORTHERN PACIFIC RAILWAY COMPANY AND NORTH OF A ONE ACRE TRACT IN SAID LOT 4, DESCRIBED AS FOLLOWS:
BOUNDED ON THE EAST BY THE EAST LINE OF LOT 4; ON THE SOUTH BY THE SOUTH LINE THEREOF; ON THE WEST BY THE EAST LINE OF SAID RAILWAY RIGHT OF WAY; AND ON THE NORTH BY A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT;
EXCEPTING THEREFROM ALL THAT PART OF SAID TRACT LYING THE NORTH HALF OF THE NORTH HALF OF THAT PORTION OF SAID LOT 4 LYING EAST OF SAID RAILROAD RIGHT OF WAY.

MERIDIAN:

WASHINGTON COORDINATE SYSTEM NAD 83 (1991) - NORTH ZONE

DATUM:

CITY OF BELLEVUE (NAVD 88)

CONTOUR INTERVAL:

2-FOOT

LEGEND

- EXIST. TOPOGRAPHIC CONTOUR
- PROPOSED TOPOGRAPHIC CONTOUR
- AC PAVEMENT (PROPOSED, SEE SHEET C3.1)
- CEMENT CONC. SIDEWALK/PAVEMENT (PROPOSED, SEE SHEET C3.1)
- SS — SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- W — DOMESTIC WATER MAIN
- F — FIRE SERVICE
- DOMESTIC WATER SERVICE
- WATER METER
- BACKFLOW ASSEMBLY
- BLOW-OFF ASSEMBLY (TRAFFIC / PAVED AREA)
- FDC — FIRE DEPT. CONN.
- STORM DRAIN (SD) CATCH BASIN
- STORM DRAIN MAIN
- STORM DRAIN SERVICE (FOR ROOF, YARD, OR TRENCH DRAIN)

SCALE 0 20 40 IN FEET

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PERMIT REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY	APP.
A	05/30/08	DESIGN REVIEW RESUBMITTAL	MJH	

BELLA VISTA
DESIGN REVIEW
SITE PLAN B
CITY OF BELLEVUE
KING COUNTY, WA

CLIENT
D.R. HORTON America's Builder
12931 NE 126 TH PLACE
KIRKLAND, WA 98034
PHONE:(425) 821-3400
FAX:(425) 636-3012

CP|H CONSULTANTS
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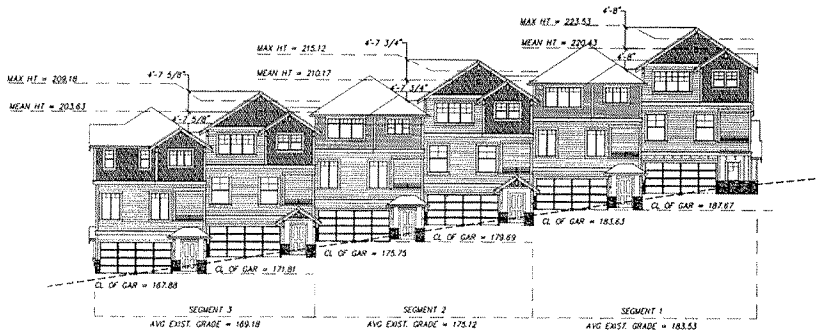
Project Management • Land Development Consulting
733 7th Avenue, Suite 100
Kirkland, WA 98033
Phone: (425) 285-2300
FAX: (425) 285-2303
www.cphconsultants.com

PROJECT NO.
0035-06-001

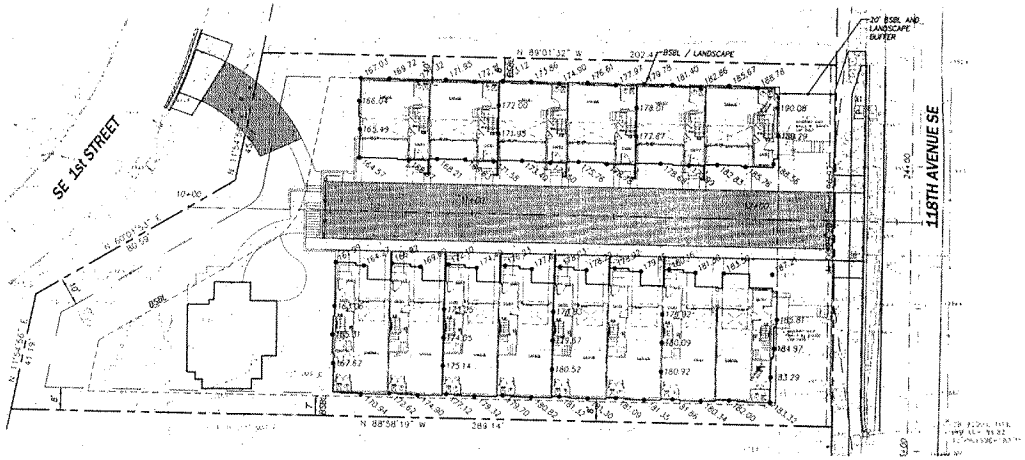
DRAWING
C1.1

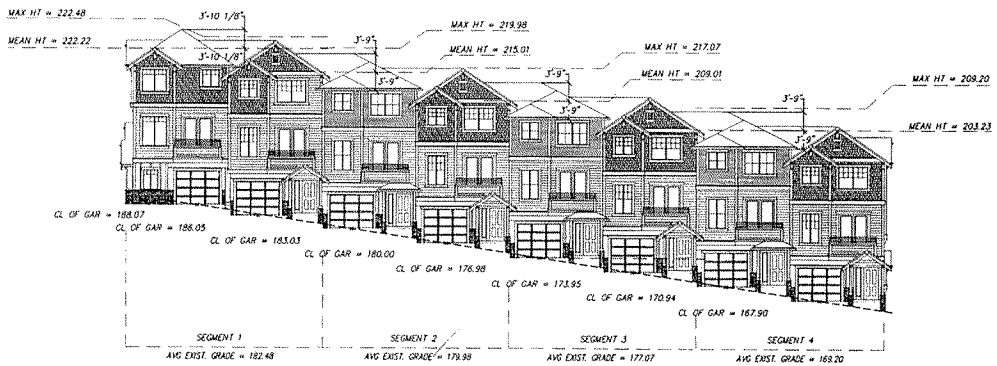
SHEET _____ OF _____

SW 1/4 SEC 33 TWP 25N R 5E, W.M.



BLDG. A





BLDG. B

LEGEND

•190.04 EXIST. GRADE SPOT ELEVATION

AVERAGE EXIST. GRADE ANALYSIS

BLDG A		
Segment 1	Segment 2	Segment 3
190.08	178.01	172.00
189.29	177.67	171.95
188.56	176.78	171.58
185.76	175.76	169.63
182.83	174.50	168.21
179.99	173.40	166.87
178.68	171.95	164.57
177.67	172.00	165.49
178.01	173.12	166.04
179.78	173.86	167.03
181.40	174.90	169.72
182.86	176.61	171.32
185.67	177.97	171.95
188.78		172.11

BLDG B			
Segment 1	Segment 2	Segment 3	Segment 4
187.21	179.92	178.83	173.25
185.81	180.09	179.67	174.05
184.97	180.92	180.52	175.14
183.29	181.35	180.82	174.90
183.32	181.09	179.70	172.62
182.00	181.30	179.32	170.94
180.34	181.32	177.12	167.52
181.88	180.52	175.14	165.31
180.92	179.67	174.05	163.06
180.09	178.83	173.25	161.99
179.92	178.03	172.10	164.27
180.16	178.29	174.49	166.82
181.30	178.92	176.23	169.60
183.50	179.46	177.67	

NOTE:
BUILDING HEIGHT ELEVATIONS SHOWN ON THIS PLAN PER INFORMATION PROVIDED BY ARCHITECT.

0 20 40
SCALE IN FEET

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PERMIT REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY	APP.
1	03/04/08	DESIGN REVIEW RE-SUBMITTAL	MJH	

BELLA VISTA
DESIGN REVIEW
BUILDING HEIGHT CALCULATIONS
CITY OF BELLEVUE KING COUNTY, WA

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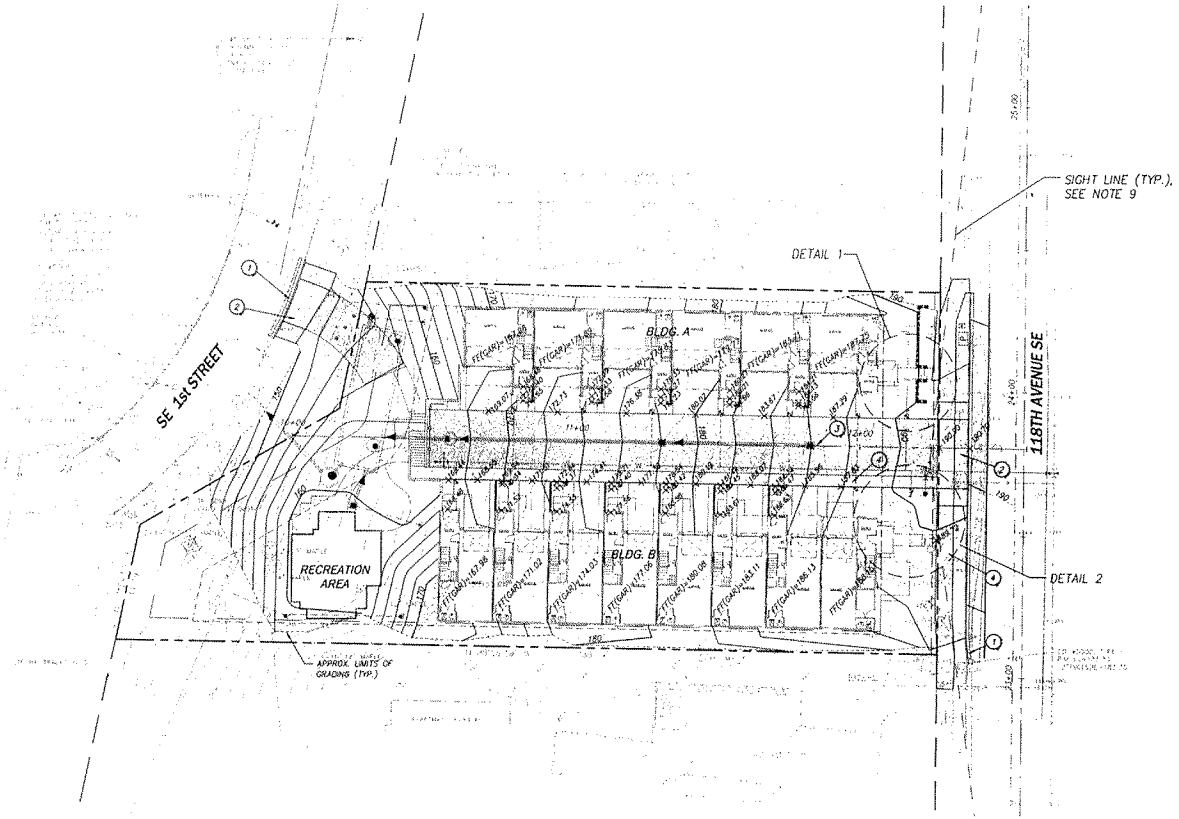
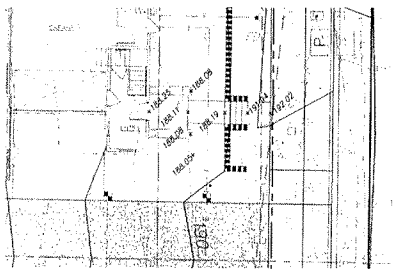
PROJECT NO.
0035-06-001

DRAWING
C2.0

SHEET ____ OF ____

SW 1/4 SEC 33 TWP 25N R 5E, W.M.





DETAIL 1

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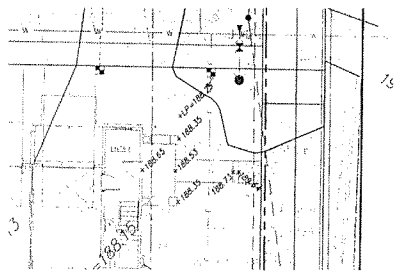

DETAIL 2

SCALE=1"=10'

CONSTRUCTION NOTES

1. CEMENT CONC. CURB AND GUTTER PER COB DWG. TE-10
2. DRIVEWAY/PRIVATE APPROACH PER COB DWG. NO. DEV-7A
3. VALLEY FLOWLINE
4. CEMENT CONC. SIDEWALK PER COB DWG. TE-11

NOTES:

1. SPOT ELEVATIONS REPRESENT FINISHED GRADE AT FLOWLINE FACE OF CURB, FACE OF BUILDING, OR SURFACE OF SIDEWALK UNLESS NOTED OTHERWISE.
2. WALL TOP AND TOE ELEVATIONS REPRESENT FINISHED GRADE ELEVATION AT THE FACE OF WALL.
3. SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL BUILDING PLANTING AND RECREATION AREA DETAILS.
4. TREE PROTECTION TECHNIQUES AND ASSOCIATED DETAILS ARE SHOWN ON THE TREE RETENTION PLAN, SHEET L1.
5. ALL EXIST. UTILITY VAULT LIDS PROPOSED WITHIN SIDEWALK OR OTHER PAVED PEDESTRIAN AREAS SHALL BE SLIPNOT® OR EQUAL.
6. 118TH AVENUE SE, IS IDENTIFIED BY THE CITY OF BELLEVUE AS A "NO-CUT" STREET. RESTORATION FOR PERPENDICULAR TRENCH CUTS MAY INCLUDE FULL-WIDTH OVERLAY FOR A DISTANCE OF 50 FEET EACH DIRECTION FROM CUT ZONE. THE ULTIMATE LIMITS OF RESTRICTION AND/OR OVERLAY SHALL BE DETERMINED BASED ON FINAL ENGINEERING DESIGN AND AT THE TIME OF APPROVAL FOR THE CLEAR AND GRADE AND RIGHT-OF-WAY PERMITS FOR THE PROJECT.
7. 2 EACH TYPE 2 JUNCTION BOXES WILL BE REQUIRED AT EACH END OF THE SIDEWALK IMPROVEMENTS FOR THIS PROJECT. THESE FACILITIES APPEAR TO EXIST BASED ON CURRENT SURVEY DATA AND FIELD OBSERVATIONS (SEE SHEET C1.1), AND THIS SHALL BE VERIFIED PRIOR TO FINAL ENGINEERING APPROVAL OF THE 118TH AVENUE FRONTAGE IMPROVEMENTS. DETAILS OF THE EXISTING OR PROPOSED (AS REQUIRED) SHALL BE PROVIDED WITH THE CLEAR AND GRADE PERMIT PACKAGE FOR THE PROJECT.
8. A GUARDRAIL WILL BE REQUIRED AT THE WESTERLY LIMIT OF THE PRIVATE ACCESS DRIVE AND HANDRAILS MAY BE REQUIRED AT SPECIFIC PEDESTRIAN ROUTES BASED ON THE FINAL DESIGN GRADES AT THESE AREAS. THE DETAILS AND ULTIMATE EXTENT OF THESE FACILITIES WILL BE PROVIDED AND APPROVED WITH THE CLEAR AND GRADE PERMIT FOR THE PROJECT.
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10. THE FINAL DRIVEWAY APRON DESIGN SHALL BE AS DIRECTED IN THE FIELD BY THE CITY TRANSPORTATION INSPECTOR UNLESS OTHERWISE APPROVED BY THE CITY DURING FINAL ENGINEERING REVIEW.

APPROX. EARTHWORK SUMMARY

EXCAVATION (UNSUITABLE)	1,450 CY
CUT (SUITABLE)	120 CY
FILL	3,600 CY
NET	3,480 CY (IMPORT)

0 20 40
SCALE IN FEET

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PERMIT REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY	APR.
1	03/14/08	DESIGN REVIEW RESUBMITTAL	MJH	

BELLA VISTA

DESIGN REVIEW

PRELIMINARY CLEARING AND GRADING

CITY OF BELLEVUE KING COUNTY, WA

CLIENT

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FAX: (425) 285-2380
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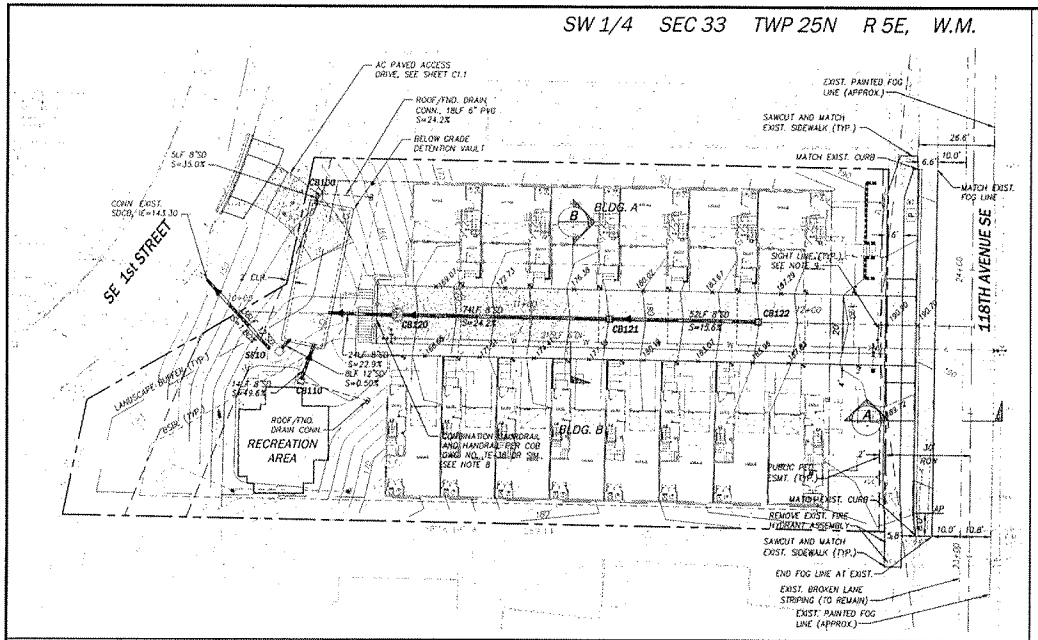
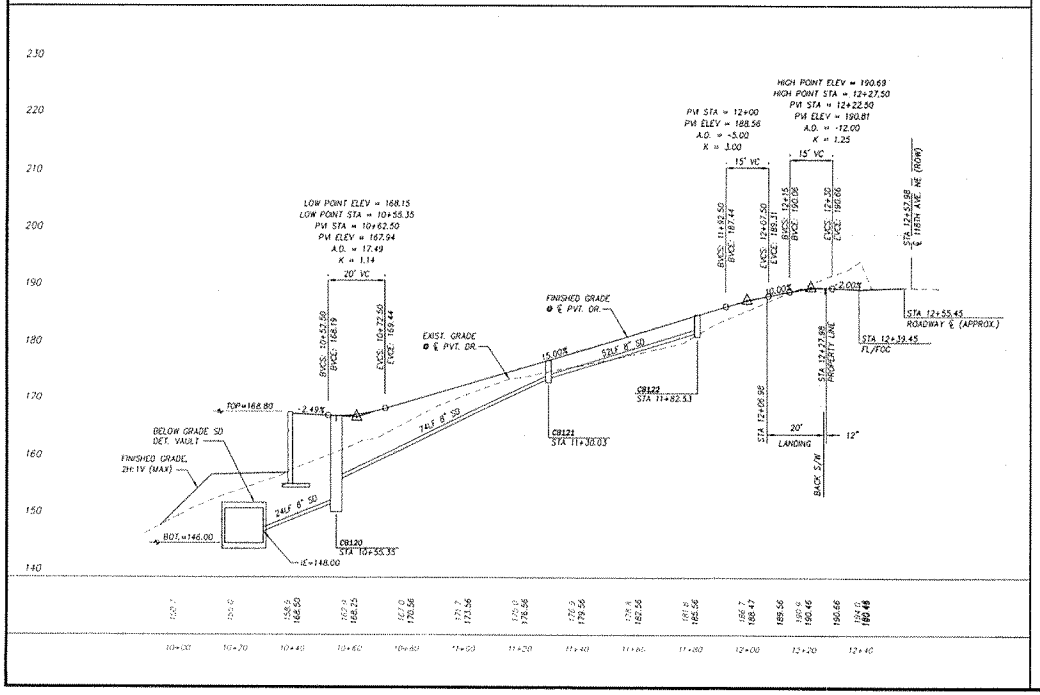
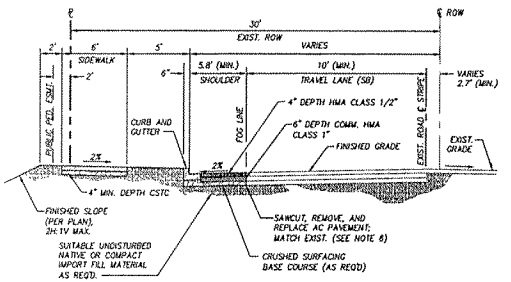
PROJECT NO. 0035-06-001

DRAWING C3.0

SHEET ____ OF ____

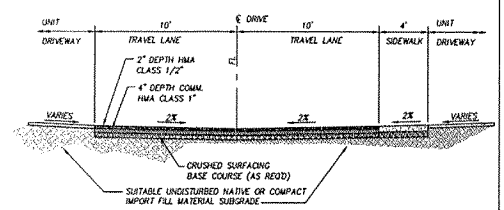






A 118TH AVE SE

NOT TO SCALE



B PRIVATE ACCESS DRIVE

NOT TO SCALE (STA: 10+48.63 TO STA: 12+27.98)

APPROX. EARTHWORK SUMMARY

EXCAVATION (UNSUITABLE)	1,450 CY
CUT (SUITABLE)	120 CY
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DRAINAGE STRUCTURE TABLE

DRAINAGE STRUCTURE TABLE

STRUCTURE				GRATE		INVERT	
ID	TYPE	NORTH	EAST	TYPE	ELEVATION	IN	OUT
SF10	TYPE 2	225194.47	1307318.58	S	158.50	146.35	144.10
CB100	TYPE 2	225251.01	1307333.57	S	158.30	151.65	151.32
CB110	TYPE 1	225177.47	1307307.79	V	159.75	154.95	154.95
CB120	TYPE 2	225208.06	1307354.58	S	168.15	156.90	153.20
CB121	TYPE 1	225206.76	1307435.74	V	178.00	174.80	174.80
CB122	TYPE 1	225205.87	1307468.23	V	186.00		182.90

VERT. SCALE 0 10 20 IN FEET

SCALE 0 20 40 IN FEET

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PERMIT REVIEW - NOT FOR CONSTRUCTION

BELLA VISTA

DESIGN REVIEW

ROAD PLAN

CITY OF BELLEVUE

KING COUNTY, WA

NO.	DATE	REVISION	BY	APR.
1	05/26/09	DESIGN REVIEW RESUBMITTAL	MJH	

CLIENT
D.R. HORTON America's Builder
12931 NE 126 TH PLACE
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FAX:(425) 636-3012

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Project Management • Land Development Consulting
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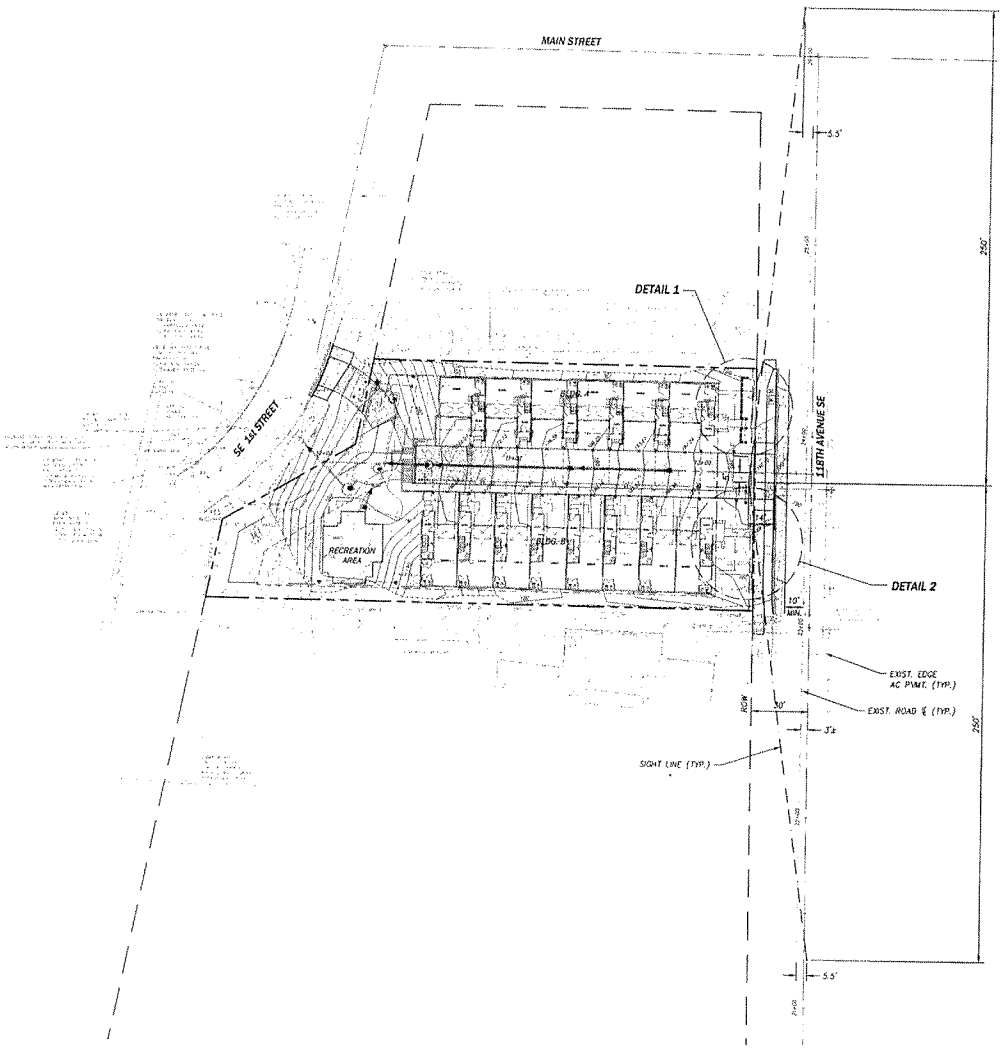
Kirkland, WA 98033
Phone: (425) 285-2300
FAX: (425) 285-2385
www.cphconsultants.com

PROJECT NO. 0035-06-001

DRAWING C3.1

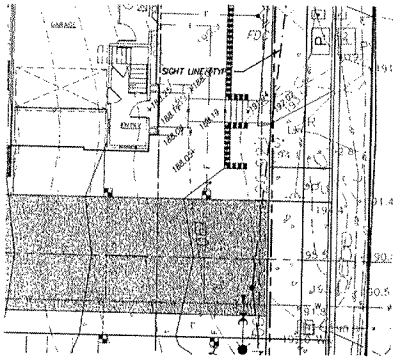
SHEET ____ OF ____

SW 1/4 SEC 33 TWP 25N R 5E, W.M.



PLAN

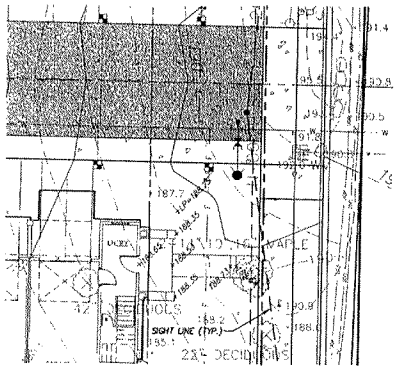
HORIZ SCALE 0 30 60 IN FEET



DETAIL 1

SCALE=1"=10'

HORIZ SCALE 0 10 20 IN FEET



DETAIL 2

HORIZ SCALE 0 10 20 IN FEET

N

SCALE 0 20 40 IN FEET

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PERMIT REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY	APPR.
2	05/04/08	DESIGN REVIEW RESUBMITTAL	MJH	

MATTHEW J. HOUGHTON — STATE OF WASHINGTON — 22000 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES 11/27/08

BELLA VISTA

DESIGN REVIEW

SIGHT DISTANCE SETBACK

CITY OF BELLEVUE KING COUNTY, WA

CLIENT

D.R. HORTON America's Builder

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PROJECT NO. 0035-06-001

DRAWING EXHIBIT B

SHEET ____ OF ____

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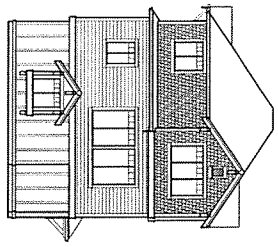
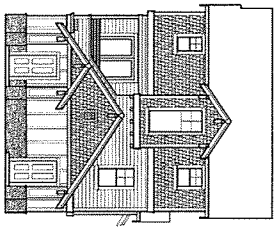
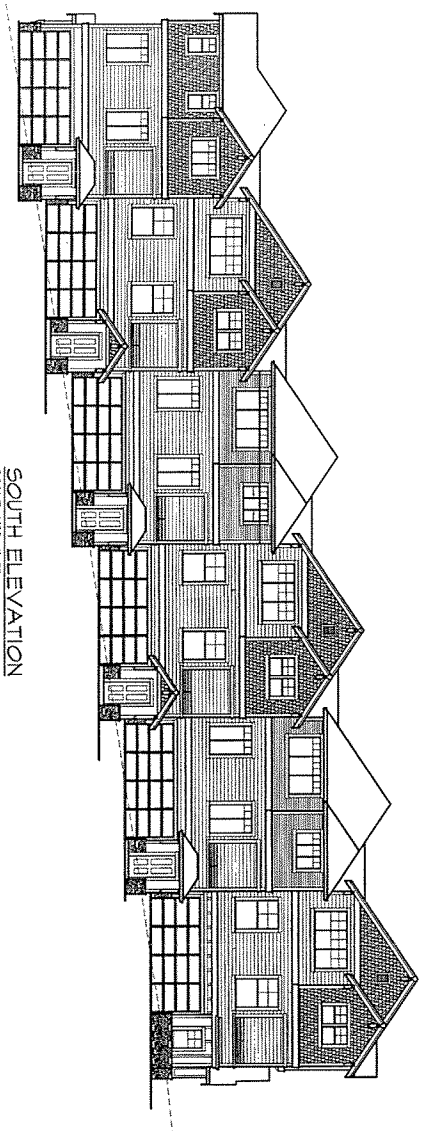


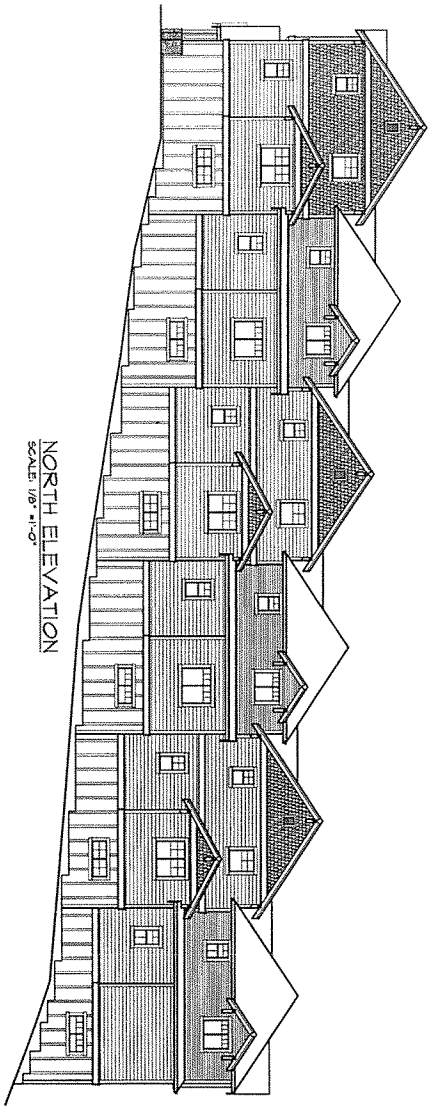
WEST ELEVATION
SCALE: 1/8" =1'-0"



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



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



NORTH ELEVATION
SCALE: 1/8" =1'-0"

3.1

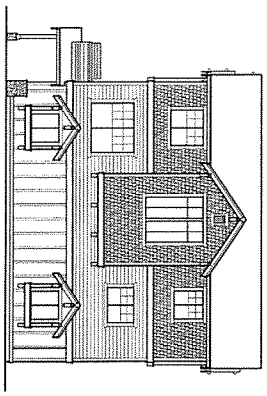
NC 8/07/07

D·R·HORTON America's Builder

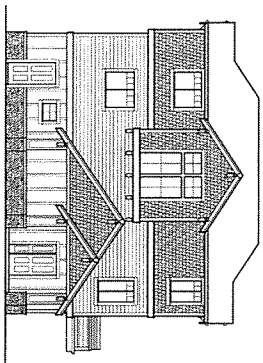
BELLA VISTA - A
BLDG. 'B' ELEVATIONS

BUILDER/DESIGNER:
D.R. HORTON
12931 NE 126th Place
Kirkland, WA 98034
425-821-3400

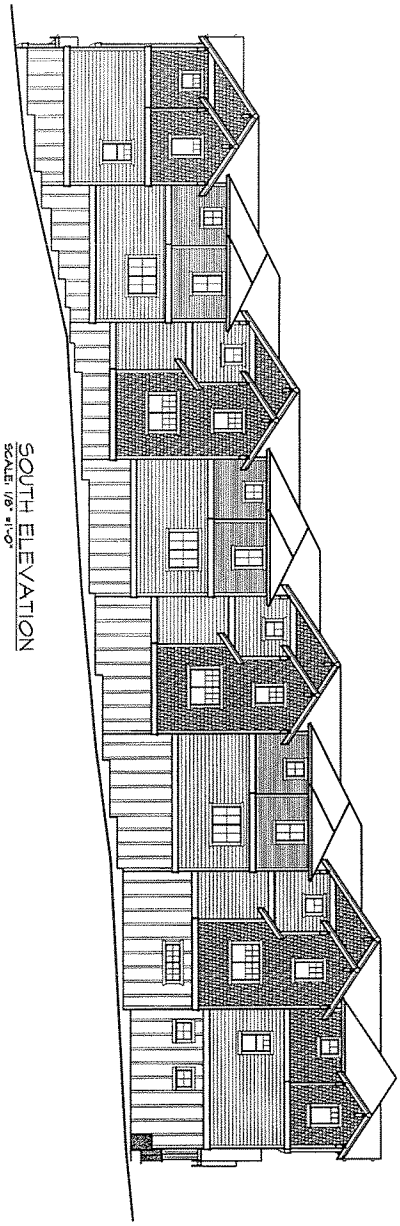
STRUCTURAL DESIGN:



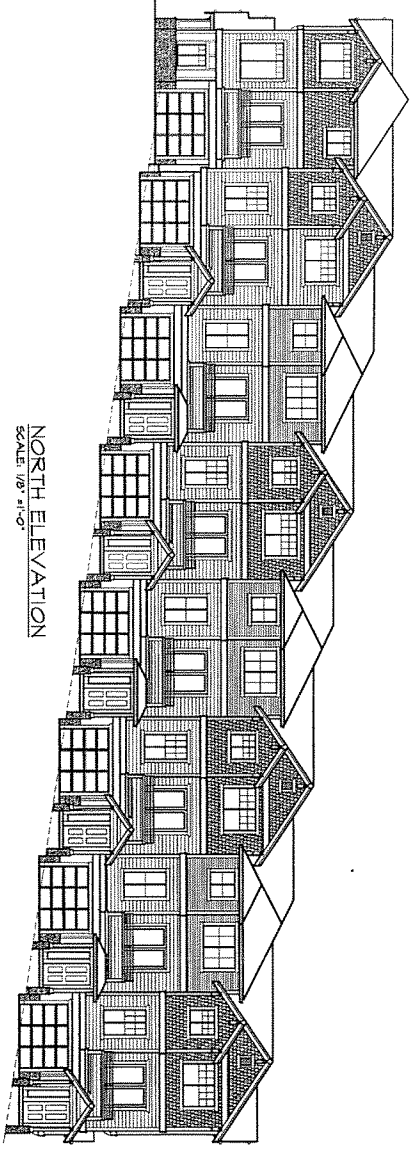
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

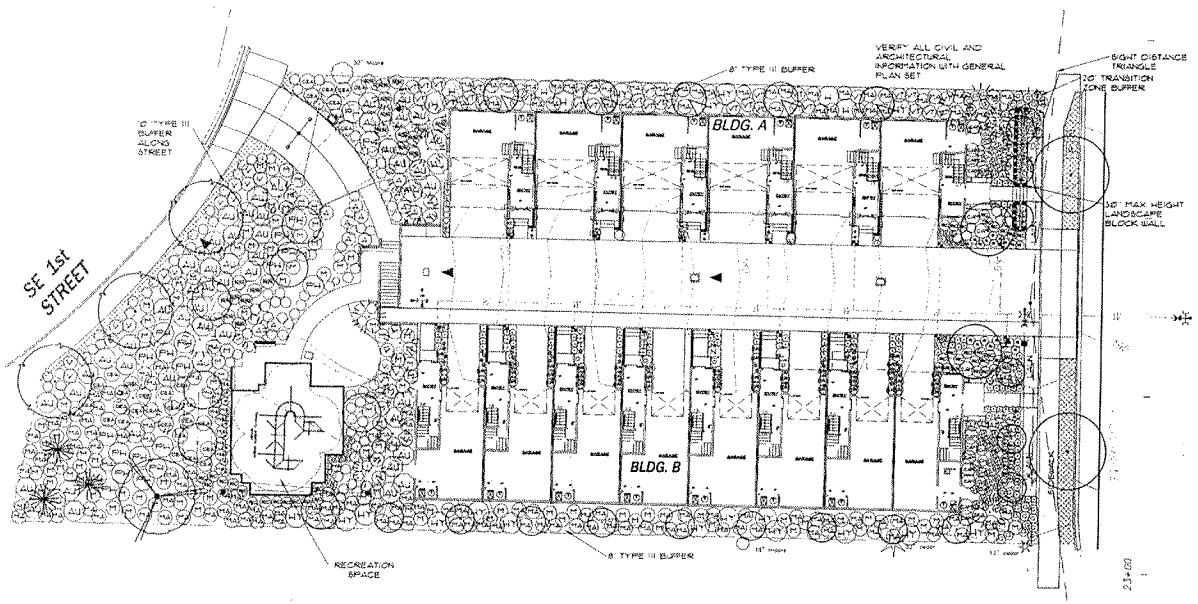
3.1
NC 8/07/07

D·R·HORTON
America's Builder

BELLA VISTA - B
BLDG. 'B' ELEVATIONS

BUILDER/DESIGNER:
D.R. HORTON
12931 NE 126th Place
Kirkland, WA 98034
425-821-3400

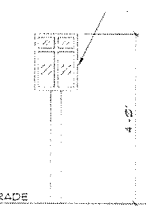
STRUCTURAL DESIGN:



1 LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

NORTH



2 YARD LIGHT ELEVATION

SCALE: 3/4" = 1'-0"

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
7	ACER GINNALA 'FLAME'	FLAME MAPLE, MULTI STEM	1-8'	2-3 STEMS
3	ACER TRUNCATUM X NORTHMORE'	NORWEGIAN SUNSET MAPLE	2" CAL	
1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL	
5	CORNUS KOUSA HYBRID	KOREAN DOGWOOD	10' CAL	
9	MAGNOLIA LITTLE GEM	LITTLE GEM EVERGREEN MAGNOLIA	6	10' CAL
6	MAGNOLIA LITTLE GEM	IN 20' BUFFER ALONG 118TH AVE SE	10-12'	3" CAL
11	PINUS CONTORTA	SHORE PINE	6-7'	2" CAL
4	PINUS CONTORTA	IN 20' BUFFER ALONG 118TH AVE SE	10'	3" CAL
7	PRUNUS OKAME	IN 20' BUFFER ALONG 118TH AVE SE	2 1/2" CAL	
2	PYRUS C. GLEN'S FORM'	CHANTICLEER FLOWERING PEAR	2" CAL	
3	THUJA PLICATA 'EXCELSA'	EXCELSA WESTERN RED CEDAR	7-8'	10' CAL
SHRUBS				
93	ARBUTUS UNEDO	STRAWBERRY BUSH	2 GAL	
14	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	2 GAL	
176	ARCTOSTAPHYLLOS UVA URSI	KINNIKINICK MASSACHUSETTS	1 GAL	24" O.C.
18	AZALEA PURPLE EMPEROR	EVERGREEN AZALEA	2 GAL	
32	BERBERIS CHENON FYGHT'	CHENON FYGHT' JAPANESE BARBERRY	2 GAL	
125	BUXUS 'UNTER GEM'	UNTER GEM BOXWOOD	2 GAL	
14	CAMELLIA SAMANGIA APPLE BLOSSOM	UNTER FLOWERING CAMELLIA	5 GAL	-12
32	CEANOTHUS 'MUSET BLUE'	MUSET BLUE CALIFORNIA LILAC	2 GAL	
12	CHAENOMELES TEXAS SCARLET	TEXAS SCARLET FLAME QUINCE	1 GAL	
109	CISTUS HYBRIDUS	ROCKROSE	2 GAL	
6	DAPHNE ODORA MARGINATA	VARIEGATED UNTER DAPHNE	1 GAL	
59	ERICA BARNWOOD UNITE	UNTER HEATHER	1 GAL	
36	GAULTHERIA SHALLON	SALAL	1 GAL	
8	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN JAPANESE FOREST GRASS	1 GAL	
9	HAMAMELIS MOLLIS	WITCH HAZEL	4-5'	-15
11	HYDRANGEA QUERCIFOLIA 'ALICE'	OAKLEAF HYDRANGEA ALICE	5 GAL	-13
1	LIGUSTRUM TEXANUM	LAVALEAF PRIVET	5 GAL	
200	LIRIOPE 'SILVERY SUNPROOF'	VARIEGATED MONDO GRASS	1 GAL	
14	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	
84	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	-84
15	MISCANTHUS GRACILLIMUS	MAIDEN GRASS	5 GAL	
50	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	-25
7	NANDINA MOON BAY	SEMI DWARF NANDINA	2 GAL	
4	NANDINA D. COMPACTA	COMPACT HEAVENLY BAMBOO	5 GAL	
1	PARTHENOCISSUS T. 'GREEN SHOWERS'	GREEN SHOWERS BOSTON IVY	1 GAL	
21	PHILADELPHUS 'MINNESOTA SNOWFLAKE'	HOCK ORANGE	5 GAL	
8	POTENTILLA ABBOTSWOOD WHITE	WHITE FLOWERING POTENTILLA	5 GAL	
41	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	
33	PRUNUS MT VERNON	MT VERNON LAUREL	2 GAL	
8	PRUNUS OTTO LUYKEN	OTTO LUYKEN LAUREL	2 GAL	
40	RH CUNNINGHAM'S WHITE	RHODENDRON	24-30"	
20	ROSA FLORAL CARPET WHITE	CARPET ROSE, WHITE	3 GAL	
32	ROSA RUGOSA 'ALBA'	RUGOSA ROSE	3 GAL	
14	ROSEMARY 'ARP'	ARP ROSEMARY	3 GAL	
60	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	3 GAL	
8	SPIREA BNOWMOUND	SNOWMOUND SPIREA	2 GAL	
33	VIBURNUM TINUS	LAURESTINUS VIBURNUM	5 GAL	-33
20	VIBURNUM P. T. SUPPEN SNOWFLAKE'	DOUBLEFILE VIBURNUM	5 GAL	
	THIS SYMBOL IS USED FOR THE FOLLOWING TO BE USED IN GROUPINGS PER LANDSCAPE ARCHITECT			
10	ACANTHUS MOLLIS	BEARS BREACH	1 GAL	
10	ANEMONE JAPONICA ALBA	WHITE FLOWERING JAPANESE ANEMONE	1 GAL	
10	BLECHNUM SPICANT	DEER FERN	1 GAL	
10	HELLEBORUS HYBRIDS	HELLEBORUS HYBRIDS	1 GAL	
10	HOSTA HYBRIDS	VARIEGATED HOSTA	1 GAL	
10	POLYGONATUM ODORATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL	1 GAL	

* INDICATES QUANTITY OF TOTAL PLANTS THAT MUST BE 42" TALL AT TIME OF PLANTING PER CODE. SEE COMMENTS COLUMN. UP SIZE TO LARGER CONTAINER OR BIG STOCK IF NECESSARY. FOR INSTANCE THERE ARE 30 MYRICA AND 25 NEED TO MEET THE 42" HT. SPEC.

AN IRRIGATION SYSTEM WILL BE PROVIDED FOR THE WHOLE SITE. THE PLAN WILL BE PROVIDED DURING THE FINAL REVIEW PROCESS.

SOD: SOD LAWN

YARD LIGHT

6' BENCH
SET IN CONCRETE FOOTINGS PER MANUFACTURERS SPECIFICATIONS
SET LEVEL

METAL RAILINGS

42" deciduous
11' cedar
OFF-SITE TREE

REVISIONS	BY
9-25-07	
11-9-07	
11-21-07	
3-3-08	

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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D·R·HORTON RHI NYSE America's Builder

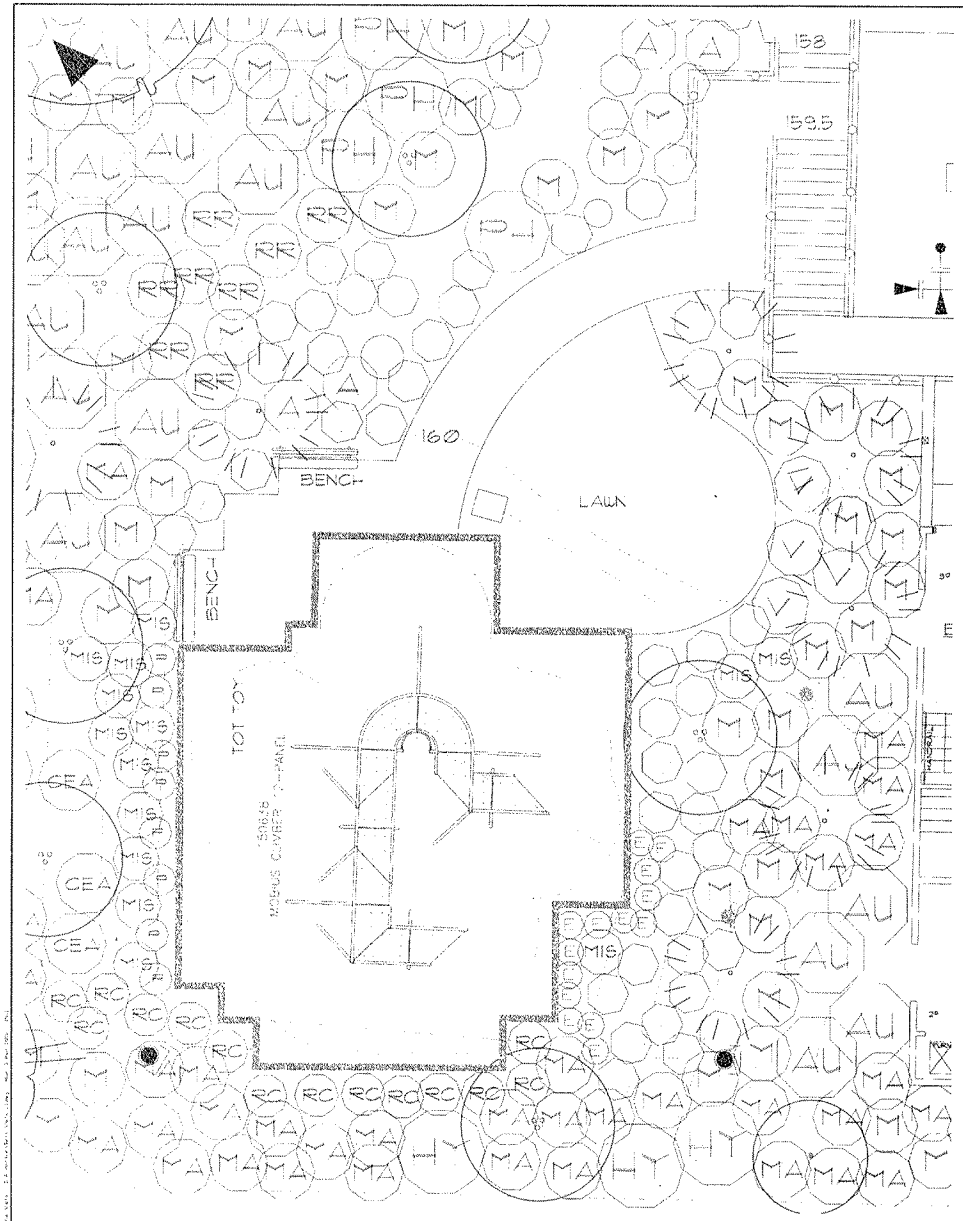
BELLA VISTA PLAT
118th Ave SE, BELLEVUE, WA
PRELIMINARY LANDSCAPE PLAN

STATE OF WASHINGTON LANDSCAPE ARCHITECT Neil Buchanan NEIL BUCHANAN CERTIFICATE NO. 512

DATE: 6-26-07
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

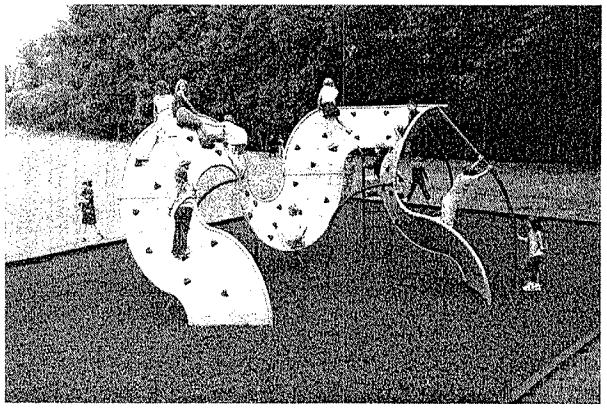
L - 1

SHEET 1 OF 3



ON SITE RECREATION REQUIREMENTS PER 20.20.540
14 UNITS REQUIRES 1000 SQ. FT.
PROVIDED RECREATION SPACE EQUALS 1000 SQ FT.

6' BENCH



TOT TOY

REVISIONS	BY
9-25-07	
11-9-07	
11-21-07	
3-3-08	

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SEATTLE, WA 98117
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D·R·HORTON PUGET SOUND REGION
America's Builder

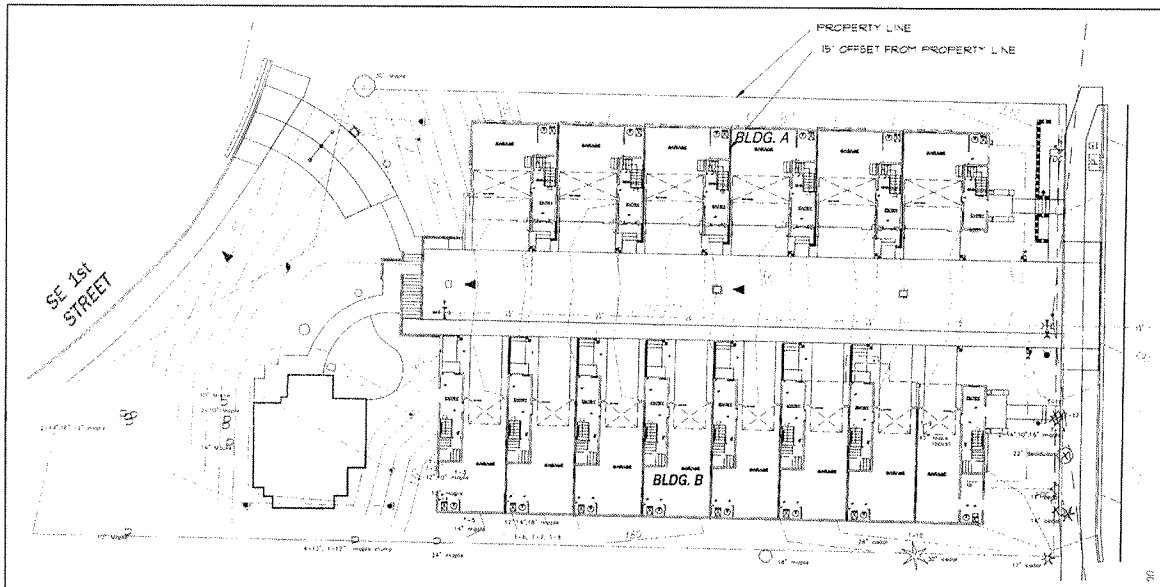
BELLA VISTA PLAT
118th Ave SE, BELLEVUE, WA
PRELIMINARY AMENITY PLAN

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Neil Buchanan
NEIL BUCHANAN
CERTIFICATE NO. 571

DATE: 6-26-07
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L - 2

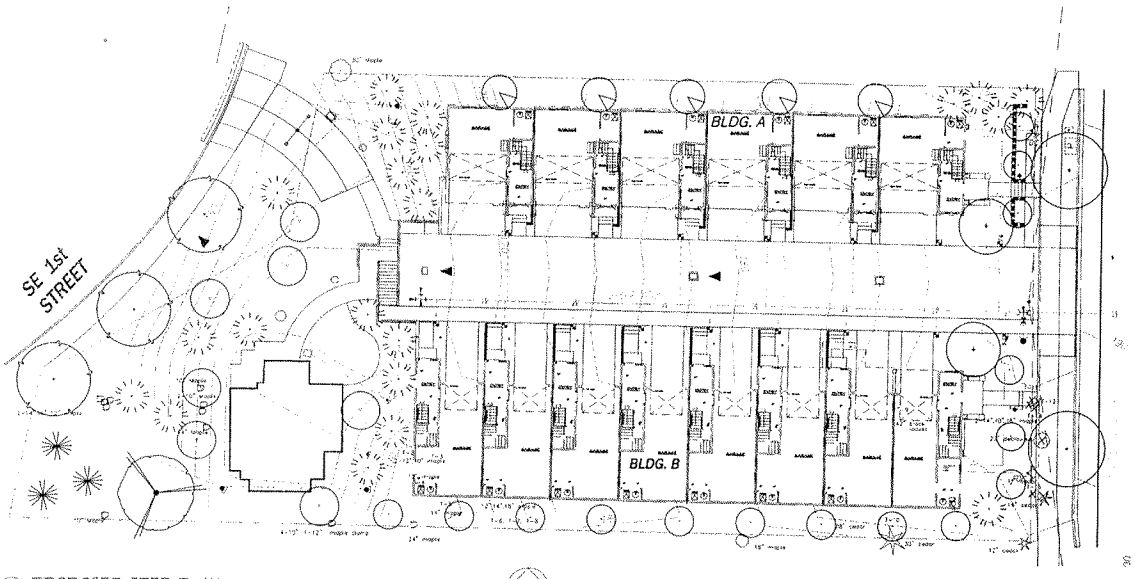
SHEET 2 OF 3



1 TREE RETENTION PLAN
1"=16'-0"

SCALE: 1/16" = 1'-0"

NORTH



2 PROPOSED TREE PLAN
1"=16'-0"

SCALE: 1/16" = 1'-0"

NORTH

42" deciduous / 11" cedar — OFF-SITE TREE

42" deciduous / 11" cedar — ON-SITE TREE TO BE REMOVED DUE TO INFRASTRUCTURE IMPROVEMENTS, UTILITIES, AND SIDEWALKS.

42" deciduous / 11" cedar — OFF-SITE TREE TO BE REMOVED DUE TO INFRASTRUCTURE IMPROVEMENTS, UTILITIES, AND SIDEWALKS.

42" deciduous / 11" cedar — ON-SITE TREE TO BE REMOVED

42" deciduous / 11" cedar — ON-SITE TREE THAT IS DEAD OR IN SUCH POOR HEALTH THAT IT WILL NOT RECOVER PER ARBORIST'S REPORT DATED 7/6/2007, TO BE REMOVED

Bella Vista Tree Retention Calculations				11/1/2007
Trees in 15' perimeter of site:				
Tree	Species	Diameter inches	Saved inches	
T-4	Bigleaf Maple	12		
T-5	Bigleaf Maple	14		
T-6	Bigleaf Maple	12		
T-7	Bigleaf Maple	14		
T-8	Bigleaf Maple	18		
T-10	Cedar	28		
	Total Inches	98	0	
Trees in interior of site.				
Trees must retained at 15% of the total diameter in the interior of the site.				
Tree	Species	Diameter inches	Saved inches	
T-1	Bigleaf Maple	10		
T-2	Bigleaf Maple	12		
T-3	Bigleaf Maple	12		
T-9	Black Locust	42		
	Total Inches	76	0	
	15% Equals	11.4		
Total required replacement inches		109.4		
Proposed caliper of trees for entire site, not including street trees		116		
The following trees located in eastern landscape buffers are being removed due to infrastructure improvements.				
T-11	Bigleaf Maple	14		
T-12	Bigleaf Maple	14		
T-13	Bigleaf Maple	16		
T-14	Bigleaf Maple	10		
T-15	Western Red Cedar	10		
All trees in perimeter landscape buffers are being removed, due to roads, utilities, sidewalk or storm drainage installation as allowed per City of Bellevue code 20.20.900				
Note: See drawings for existing trees that were accessed to be dead or in such poor health, that they will not survive. These trees are not part of this tree replacement calculation.				

(SEE SHEET L1 FOR FULL SCHEDULE OF PLANTS)

PLANT SCHEDULE

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
7	ACER GINNALA 'FLAME'	FLAME MAPLE, MULTI STEM	1-8	7-3 STEMS
3	ACER TRUNCATUM 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2" CAL	
1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL	
6	CORNUS KOUSA HYBRID	KOREAN DOGWOOD	15" CAL	
3	MAGNOLIA LITTLE GEM	LITTLE GEM EVERGREEN MAGNOLIA	6'	15" CAL
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10	PINUS CONTORTA	SHORE PINE	6-7	2" CAL
4	PINUS CONTORTA	IN 20' BUFFER ALONG 118TH AVE SE	10'	3" CAL
7	PRUNUS CAMPE	IN 20' BUFFER ALONG 118TH AVE SE	1 1/2" CAL	
2	PYRUS C. 'GLEN'S FORM'	CHANTICLEER FLOWERING PEAR	3" CAL	
3	THUJA PLICATA 'EXCELSA'	EXCELSA WESTERN RED CEDAR	1-8'	15" CAL

REVISIONS	BY
11-9-07	
11-21-07	
3-3-08	

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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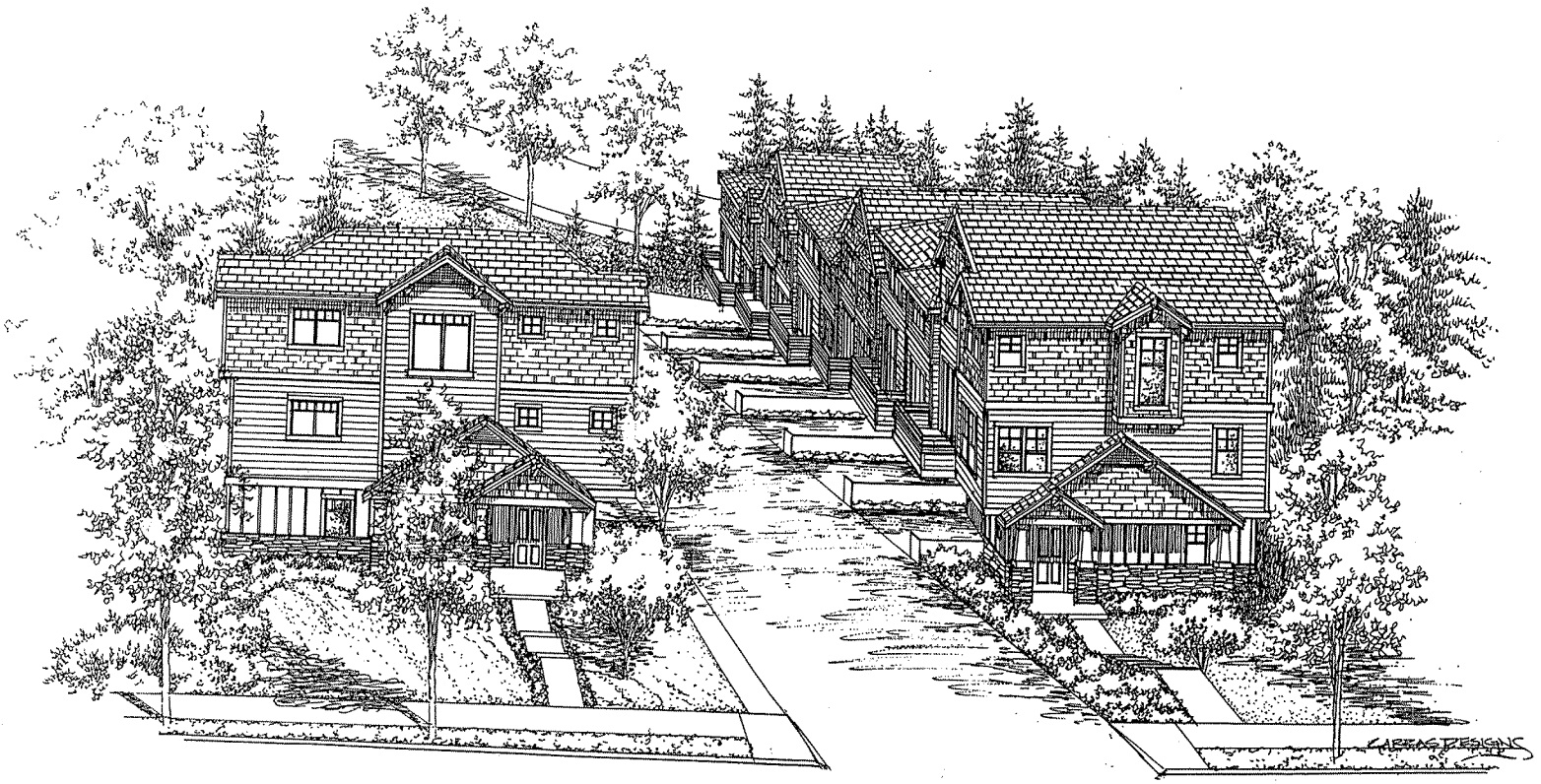
BELLA VISTA PLAT
118th Ave SE, BELLEVUE, WA
PRELIMINARY TREE RETENTION PLAN

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
NEIL BUCHANAN
CERTIFICATE No. 913

DATE: 6-26-07
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L - 3

SHEET 3 OF 3



BELLA VISTA

BELLA VISTA