



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT:

Gerry Zafra, Stricker Cato Murphy

LOCATION OF PROPOSAL:

13906 NE 9th Place, Bellevue, WA

DESCRIPTION OF PROPOSAL:

Proposal to construct 42 additional apartment units, expand some of the existing units, and construct a new leasing office, clubhouse and maintenance shop within an existing apartment community.

FILE NUMBER: 07-130381-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 Development Services Section. This information is available to the public on request.

- There is no comment period for this DNS
- 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 _____.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment from the date below. Comments must be submitted 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carle Visselend
Environmental Coordinator

2-7-08
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
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: **Woodland Commons**

Proposal Address: 13906 NE 9th Place

Proposal Description: Proposal to construct 42 additional apartment units, expand some of the existing units, and construct a new leasing office, clubhouse and maintenance shop within an existing apartment community.

File Number: **07-130381-LD**

Applicant: Gerry Zafra, Stricker Cato Murphy

Decisions Included: Design Review (Process II)

Planner: Mike Upston, AICP 425/452-2970

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: 2/7/08
Appeal Deadline: 2/21/08

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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ATTACHED:

- Exhibit A: Maps
- Exhibit B: Project Plans

I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval to construct 42 additional apartment units within an existing 236 unit apartment community. The project includes a new leasing office building with clubhouse and a maintenance shop. It also includes the expansion of select existing apartment units with the addition of one bedroom and one bathroom each.

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description

The existing 15.3 acre apartment community is bound by 136th Avenue NE on the west, NE 12th Street on the north, and 140th Avenue NE on the east. This is one of two apartment communities owned by the same entity; the other is Foothill Commons located immediately to the south. (Refer to Exhibit A for a Location Map.)

B. Zoning

The site is split-zoned between R-20 and R-30, as well as overlaid by the Transition Area Design District on a portion of its east side. (Refer to Exhibit A for a Zoning Map and a Transition Area Design District Map).

C. Land Use Context

There are a large variety of land uses proximate to this project site. More multifamily lies to the immediate north and south, with commercial a bit further to the south and commercial/industrial a bit further to the north. Single family lies to the immediate west (hence the Transition Area overlay mentioned above), and office lies to the east with single family beyond.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.10.400 (Use Charts) and LUC 20.25B (Transition Area Overlay District). While the use proposed for this project is simply an expansion of the existing use which is already permitted in the Multifamily Residential (R-20 and R-30) Districts, it is subject to Design Review approval since a portion of it is overlaid by the Transition Area Design District.

2. Dimensional Requirements

All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information, as well as the Project Plans attached as Exhibit B.

	Permitted/Required	Proposed
Building Height	40 feet for buildings located within R-20 and R-30 and overlaid by the Transition Area Design District (30' basic + 5' for under-building parking + 5' for pitched roofs per LUC 20.25B.040.A).	Bldgs F1, F2 and portions of G1, G2, & H3 measure just under 40 feet from average <u>existing</u> grade elevation to the mid-point of the pitched roof.
	40 feet for buildings located within R-20 and <u>not</u> overlaid by the Transition Area Design District (30' basic + 10' for ground-floor parking taking up at least 75% of the bldg footprint per LUC 20.20.010, note 5).	No new bldgs are proposed in the portion of the project site with this zoning. The only work proposed here is bldg addition Q1 which will not exceed the height of the existing LUC-compliant building.
	40 feet for buildings located within the R-30 district and <u>not</u> overlaid by the Transition Area Design District (LUC 20.20.010).	Bldgs H1, H2, H4, L, M, portions of G1, G2, & H3, and all bldg additions except Q1 measure just under 40 feet from average <u>finish</u> grade elevation to the mid-point of the pitched roof. (Refer to plan sheets A1.2 & A3)
Lot Coverage	35% (LUC 20.20.010)	27% combined existing and proposed buildings (Refer to plan sheet A0.20).
Setbacks	West (136 th Ave NE): 30 feet from this property line receiving transition. (LUC 20.25B.040.B)	The closest proposed building to this property line is over 150 feet away.
	North/front (NE 12 th St): 20 feet. East/front (140 th Ave NE): 20 feet. South/side: 20 feet since structures exceed 30' height. (LUC 20.20.010 & 20.25.040.B)	20' minimum is maintained for all of these locations.
	Between structures: 20 feet (LUC 20.25B.040.B)	20' minimum is provided. (Refer to plan sheet A1.20)
Parking	1.2 stalls/1 bdrm unit @ 128 units = 154 1.6 stalls/2 bdrm unit @ 110 units = 176 1.8 stalls/3 bdrm unit @ 40 units = 72 4 stalls/1,000 SF office = 15 stalls Total minimum required = 417 stalls (LUC 20.20.590.F.1)	(Note: All parking calculations shown here include the total of all existing and proposed residential units and the leasing office.) 463 stalls proposed. (Refer to plan sheet A1.20.)

Loading	Minimum one 10' x 55' area accessible to a public right of way. (LUC 20.20.590.K.4)	Not specified. <u>Refer to condition of approval in Section X of this report.</u>
Landscape	Compliance with LUC 20.20.520, 20.20.900 and 20.25B.040.C	The landscape plan complies with all Land Use Code landscape requirements (refer to sheets L1.1 - L1.4). <u>In addition, conditions of approval are included in Section X of this report requiring landscape installation and maintenance assurance devices.</u>
Recycling & Solid Waste Collection Area	At least one collection area for every 30 dwelling units at 1.5 SF/unit (LUC 20.20.725) as calculated below, and contained within a structure enclosed on all four sides (LUC 20.25B.040.F). 278 units divided by 30 units/collection area = 10 collection areas. 1.5 SF X 30 units = 45 SF min per collection area.	Provided. All waste collection areas will be enclosed within cedar wood fencing (refer to sheet A1.21 for locations of new recycling & solid waste collection areas). <u>A condition of approval is included in Section X of this report requiring all lids to be made of molded plastic or other sound-buffering material as required by LUC 20.25B.040.F.</u>
Mechanical Equipment	Located on the roof & visually screened, within the bldg or below grade. (LUC 20.20.525)	All mechanical equipment will be located inside the buildings.

IV. PUBLIC NOTICE AND COMMENT

Application Date: August 3, 2007
 Application Completeness Date: August 16, 2007
 Notice of Application published: September 6, 2007
 Public Notice Sign installed: September 6, 2007
 Minimum Comment Period ended: September 20, 2007

Although the minimum required public comment period ended on September 20, 2007, comments were accepted up to the date of this decision. The sole written public comment received expressed concern about traffic impacts. Statements made in that comment letter spoke to congestion on 140th Avenue NE and NE 8th Street. The letter also suggests that a traffic light at the intersection of NE 14th Street and 140th Avenue NE might improve ingress/egress to the development, as well as benefit traffic entering/exiting from the adjoining neighborhood near that intersection. Traffic impacts and mitigation measures are addressed below in the Technical Review and SEPA sections of this report.

V. TECHNICAL REVIEW

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

The Clearing & Grading Division has no comments or requirements for this Design Review; all comments are reserved for construction permit review.

B. Utilities Department

The City has adequate capacity for providing water, sanitary sewer and storm drainage service for this proposal. Refer to Section X of this report for Utilities Department related Conditions of Approval.

C. Transportation Department

Site Access

No new site access is proposed since the project will be using the access that is currently used by the existing multi family development.

Street Frontage Improvements

The existing street frontage improvements (curb, gutter, and sidewalk) are sufficient and therefore no street frontage improvements are required for this project.

Use of the Right of Way

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

Note that pavement restoration is required if the street surfaces are damaged due to the construction process. 140th Avenue NE is classified as a 'No Cut' street. Prior approval from the Right of Way manager must be obtained before any work that will impact the street is done. If the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of damage) grind and overlay will be required. The extent and type of pavement restoration needed will be specified by the Pavement Manager/Right of Way manager. NE 8th Street is classified as 'Standard Trench Cut' which the City plans to resurface in 2008. Should the street surfaces become damaged as a result of this development after the City resurfaces this street, a full grind and overlay will be required. If construction work is done prior to City's pavement resurfacing program, then pavement restoration required will be specified by the Pavement Manager/Right of Way manager. The major portion of NE 8th Street is classified as 'Overlay Required'. Pavement restoration requirements for roadway damages will be specified by the Pavement Manager/Right of Way manager.

Further, sidewalks may not be closed except as specifically allowed by the Right of Way Use Permit.

Refer to Section X of this report for Transportation Department related Conditions of Approval.

D. Planning & Community Development Dept/ Building Division

The Building Division has no comments or requirements for this Design Review; all comments are reserved for construction permit review.

E. Fire Department

The Fire Department has no comments for this Design Review. However, Fire Department conditions of this Design Review approval are included 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. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2006-2017 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS)* updated November 2006. This document is available in the Records Office at City Hall, 450 110th Avenue NE.

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.

NOISE

Given the project site's close proximity to other residences, consideration of the construction noise will be particularly important. Therefore, conditions of approval pertaining to construction noise are included 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 (TFP) are in place. The TFP EIS divides the City into several Transportation Analysis Zones (TAZ) for analysis purposes. The Woodland Commons Townhomes project lies within TAZ #198, which does not have a 2017 multi family dwelling unit growth projection. This project proposes the addition of 42 townhouse units and leasing office to an existing multi family development. While the TFP EIS does not include this proposal in its projections, it is updated every two years at which time land use projections can be updated to address current growth trends. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees, as described below.

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

Mid-Range Impacts and Mitigation

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

The proposed 42 residential units and a leasing office will generate approximately 21 new p.m. peak hour trips and therefore is not subject to concurrency testing. It is noted that expansion of an adjacent multifamily development is also occurring. However, this project is analyzed independently for purposes of determining whether concurrency testing is required. The estimated new PM peak hour trips are less than that required for concurrency testing. The cumulative analysis for both projects as well as others within TAZ #198 are also addressed as described in the previous section.

Short Term Operational Impacts and Mitigation

The short term operational impacts of this proposal were analyzed in order to recommend mitigation if necessary. The addition of 21 new pm peak hour trips is not expected to have a significant impact on the existing traffic adjacent to the site, so no mitigation is recommended.

VII. CHANGES TO THE PROPOSAL DUE TO CITY REVIEW

Site Planning

The original Site Plan proposed vehicular-oriented access to the townhouse units without proper accommodation for pedestrians. Now the plan provides for comfortable and safe pedestrian access with special paving and planting islands intended for traffic calming along the driveway, paths between the residences and proposed clubhouse/pool area, pedestrian-level lighting, and overhead weather protection. (Refer to the attached Site Plan, sheets A1.20 & A1.21 and the Landscape Plan, sheet L1.1.)

Building Design

The back sides of all proposed buildings have been improved with enhancements in exterior materials and additional windows at the ground level. Exterior materials proposed at the front facades have been carried around to the sides and rear to provide continuity, and previously solid garage doors now have view panels which provide visual relief along the driveway-side building elevations. Last, originally-proposed pop-outs at upper floors which made the buildings appear top-heavy have been reduced. (Refer to the attached exterior elevations on sheets A3.10-A3.33.)

VIII. DECISION CRITERIA

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

1. **The proposal is consistent with the Comprehensive Plan.**

This project is consistent with the Comprehensive Plan, which includes policies for the provision of housing along with policies that address the goals of site and building design. The addition of new, and improvement of existing, residential units is consistent with the City's goal of creating and maintaining housing for its population and the region under the State's Growth Management Act. This project is also in alignment with the City's commitment to maintain, strengthen, protect and enhance its existing residential neighborhoods.

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.

Policy HO-25. Ensure that affordable housing opportunities are not concentrated, but rather are dispersed throughout the city. **Policy HO-30.** Encourage preservation, maintenance, and improvements to existing affordable housing.

Consistent with these policies, the proposal involves infilling within an existing residential neighborhood (apartment community). This is beneficial to the City's housing goals and the region's promotion of jobs/housing balance under the State's Growth Management Act; this project will help provide additional housing for people who choose to live near their jobs Downtown or in other proximate locations within the City.

Policy UD-2. *Support designs for the built environment that are visually stimulating and thoughtful and which convey excellence in architecture and workmanship, and durability in building materials.*

Consistent with this policy, the proposal improves the attractiveness and livability of the existing apartment community. Further, the building improvements, new clubhouse along with improvements to landscaping, sidewalks and pedestrian pathways will increase the opportunities for community interaction and promote resident pride.

Policy UD-3. *Encourage a variety of site and building designs which are compatible and consistent with surrounding development and that implement the policies of this plan.*

The architectural details of the buildings are proposed to be contextual, as well as to introduce new materials and colors for a more vibrant, updated, northwest appearance.

2. **The proposal complies with the applicable requirements of this Code.**

The proposal complies with all applicable requirements of the Land Use Code. Refer to Section III of this report for specific information on Land Use Code consistency.

3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

As conditioned, the proposal complies with all applicable Design Guidelines contained in LUC 20.25B.050, Transition Area Design District. Key points are summarized as follows:

Site Design Guidelines

Site development should maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses (LUC 20.25B.050.A.3).

Vegetation will only be removed in the area where the proposed buildings are to be constructed.

Surrounding vegetation, topography, street patterns, parking configuration, and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development (LUC 20.25B.050.A.4). No new access is proposed; existing access to the property is to remain unchanged.

Building Design Guidelines

Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surrounding uses, and which minimize reflected lighting (LUC 20.25B.050.B.1). Proposed cladding to new buildings will be similar to existing materials which are lap siding and asphalt shingle roofing. New materials added are board and batten and stone veneer.

Building facades should incorporate elements such as setbacks, offsets, angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale (LUC 20.25B.050.B.2). The townhouse building elevations use modulations through bay windows, overhangs, setbacks and overhead decks. The mix of exterior materials also help scale down the size of these buildings.

Pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas (LUC 20.25B.050.B.3). Pitched roofs are proposed. Gable roofs are used on the townhouse buildings and hip roofs are used for the leasing office, maintenance shop and existing apartment buildings.

Materials and colors used on the building facades should be compatible with nearby residential buildings and the surrounding natural environment (LUC 20.25B.050.B.2). As described above, proposed cladding and roof material on the new buildings will be compatible with the materials on the existing buildings.

4. 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 described in Section VIII.A.3 above, the proposed buildings have been designed to be compatible with the surrounding apartment buildings and site layout.

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

All required public services and facilities are available to the site.

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:

The following conditions are imposed under the authority referenced:

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

1. CONSTRUCTION HOURS

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020.C when necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

Authority: BCC 9.18.040

Reviewer: Mike Upston, 425-452-2970

2. USE OF BEST AVAILABLE NOISE ABATEMENT TECHNOLOGY

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

Authority: BCC 9.18.020F

Reviewer: Mike Upston

3. PRELIMINARY DESIGN APPROVAL

The Utilities Department approval of the Design Review application is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

Authority: BCC Title 24.02, 24.04, 24.06

Reviewer: Don Rust, 425-452-4856

4. UTILITY CODES & ENGINEERING STANDARDS

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust, (425) 452-4856

B. PRIOR TO CLEARING & GRADING PERMIT: The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Clearing and Grading Code - BCC 23.76	Savina Uzunow	425/452-7860
Bellevue Development Standards	"	
Transportation Code - BCC 14.60	Rohini Nair	425/452-2569
Trans. Improvement Program - BCC.22.16	"	
Right-of-Way Use Permit - BCC 14.30	Jon Regalia	425/425-4599
Bellevue Utilities Code - BCC Title 24	Don Rust	425/452-4856
Construction Codes - BCC Title 23	Tom Miller	425/452-5369
Land Use Code - BCC Title 20	Mike Upston	425/452-2970
Sign Code - BCC Title 22B	"	
Noise Control - BCC 9.18	"	
International Fire Code	Adrian Jones	425/452-6032

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, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30

Reviewer: Jon Regalia

C. PRIOR TO BUILDING PERMIT: The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building permit application:

1. RECYCLING AND SOLID WASTE COLLECTION

All trash and recycling container lids shall be made of molded plastic or other sound-buffering material.

Authority: LUC 20.25B.040.F

Reviewer: Mike Upston

2. PROVISIONS FOR LOADING

The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.

Authority: LUC 20.20.590.K.4

Reviewer: Mike Upston (425) 452-2970

3. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance. The impact fee is estimated to be \$9,027.90. 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 (425) 452-2569

4. SPRINKLERS

Remove comment on sheet A1.21 regarding IFC Table B105 for sprinklers. IFC 5749 & BCC 23.11.903.2.10.4 Amends this to any building over 10,000 square feet requires sprinklers.

Authority: IFC 5749 & BCC 23.11

Reviewer: Adrian Jones

D. PRIOR TO TCO: The following conditions are required by City Code and supported by City Policy. These conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

1. LANDSCAPE INSTALLATION ASSURANCE DEVICE

All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan.

Authority: LUC 20.40.490

Reviewer: Mike Upston

2. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

The applicant shall file with the Dept of Planning & Community Development a landscape maintenance assurance device for a one-year period; provide an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

Authority: LUC 20.40.490

Reviewer: Mike Upston

3. PAVEMENT RESTORATION

Pavement restoration of damaged street surfaces shall be provided if the street surfaces are damaged due to the construction process.

b) 140th Avenue: This street is classified as a 'No Cut' street. Prior approval from the Right of Way manager must be obtained before any work that will impact the street is done. If the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of damage) grind and overlay will be required. The extent and type of pavement restoration needed will be specified by the Pavement Manager/Right of Way manager.

c) NE 8th Street: A portion of NE 8th street is classified as 'Standard Trench Cut' which the City plans to resurface in 2008. Should the street surfaces become damaged as a result of this development after the City resurfaces this street, a full grind and overlay will be required. If construction work is done prior to City's pavement resurfacing program, then pavement restoration required will be specified by the Pavement Manager/Right of Way manager. The major portion of NE 8th Street is classified as 'Overlay Required'. Pavement restoration requirements for roadway damages will be specified by the Pavement Manager/Right of Way manager.

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

Reviewer: Jon Regalia (425) 452-4599

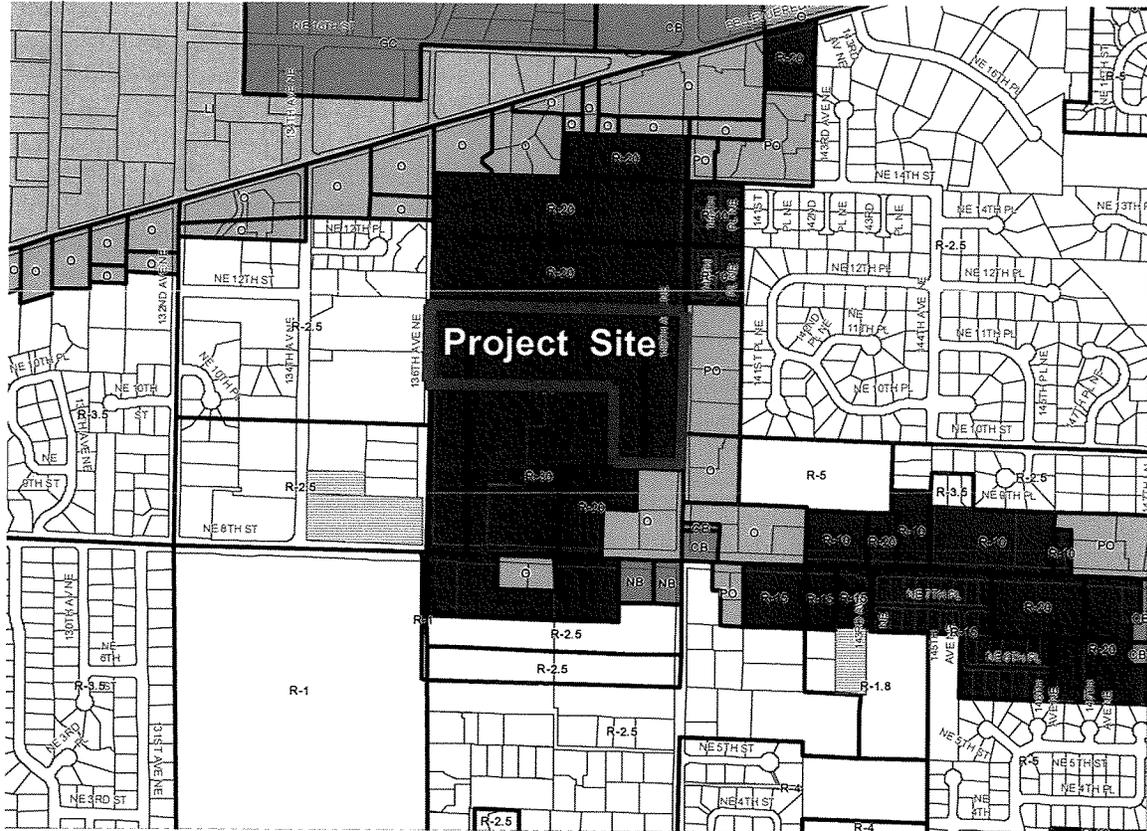
Exhibit A

Maps

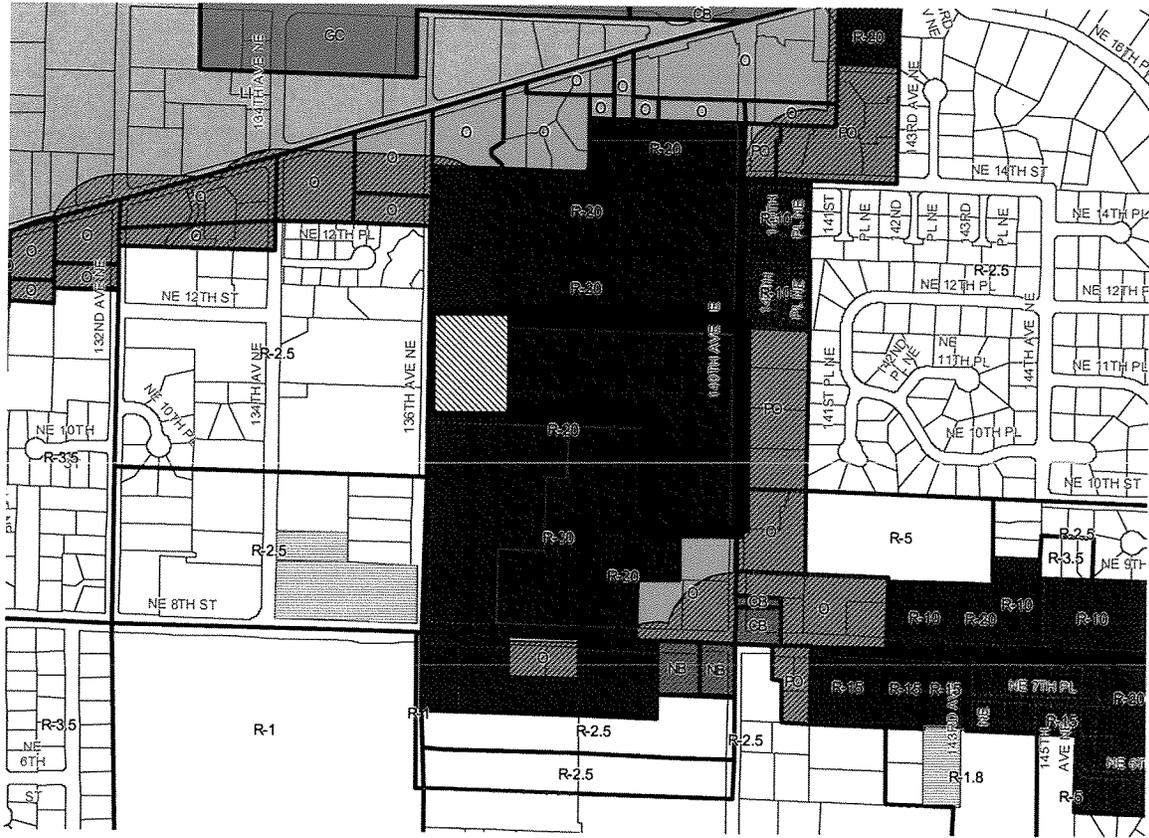
Location Map



Zoning Map



Transition Area Map



The box with dashed red lines denotes the portion of the project site overlaid by the Transition Area Design District.

Exhibit B

Project Plans



WOODLAND COMMONS REDEVELOPMENT PROJECT
 1800 NE 9TH PLACE
 BELLEVUE, WA
 PROJECT NO. 2007-08-06
 DATE: 05/08/08
 DESIGNER: STRICKER CATO MURPHY ARCHITECTS
 ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 LANDSCAPE ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 CIVIL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 ELECTRICAL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 MECHANICAL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 PLUMBING ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 STRUCTURAL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 ENVIRONMENTAL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 HISTORIC PRESERVATION ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 INTERIOR ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 LIGHTING DESIGNER: STRICKER CATO MURPHY ARCHITECTS
 SIGNAGE DESIGNER: STRICKER CATO MURPHY ARCHITECTS
 TRANSPORTATION ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 UTILITY ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 VEGETATION ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 WETLAND Delineation ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 WIND ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 ZONING CONSULTANT: STRICKER CATO MURPHY ARCHITECTS

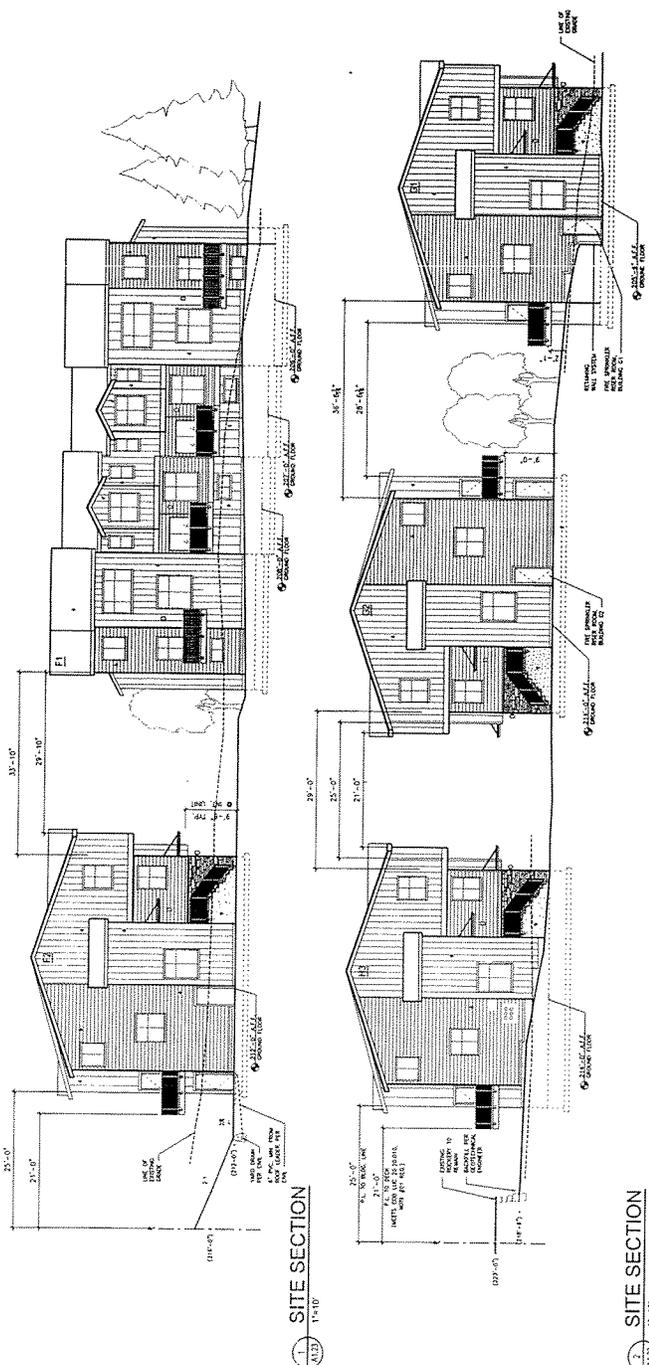
CONTRACT NO. _____

CLIENT
 ESSEX PROPERTY TRUST NO.
 2220 CLARENDON ST. SUITE 200
 WOODLAND HILLS, CA 91367

PROJECT
 WOODLAND COMMONS
 REDEVELOPMENT
 1800 NE 9TH PLACE
 BELLEVUE, WA

DATE	DESCRIPTION
2007-07-31	DESIGN REVIEW SET
2007-08-06	200% CONSTRUCTION DOCUMENT SET
2007-11-13	PERMIT SET RELEASE
2008-01-15	PERMIT SET RELEASE
2008-02-15	CONSTRUCTION SET RELEASE

A1.23



WOODLAND COMMONS REDEVELOPMENT PROJECT
 1800 NE 9TH PLACE
 BELLEVUE, WA
 PROJECT NO. 2007-08-06
 DATE: 05/08/08
 DESIGNER: STRICKER CATO MURPHY ARCHITECTS
 ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 LANDSCAPE ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 CIVIL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 ELECTRICAL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 MECHANICAL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 PLUMBING ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 STRUCTURAL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 ENVIRONMENTAL ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 HISTORIC PRESERVATION ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 INTERIOR ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 LIGHTING DESIGNER: STRICKER CATO MURPHY ARCHITECTS
 SIGNAGE DESIGNER: STRICKER CATO MURPHY ARCHITECTS
 TRANSPORTATION ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 UTILITY ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 VEGETATION ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 WETLAND Delineation ARCHITECT: STRICKER CATO MURPHY ARCHITECTS
 WIND ENGINEER: STRICKER CATO MURPHY ARCHITECTS
 ZONING CONSULTANT: STRICKER CATO MURPHY ARCHITECTS



CONTRACT NO. 2007-01-01
 PROJECT NO. 2007-01-01
 SHEET NO. A3.10
 DATE 05/20/2008
 DESIGN REVIEW SET
 2007-01-31
 PERMIT SET RELEASE
 2007-01-15
 207 SET RELEASE
 207 SET RELEASE
 PERMIT CONSTRUCTION
 CONSTRUCTION SET RELEASE

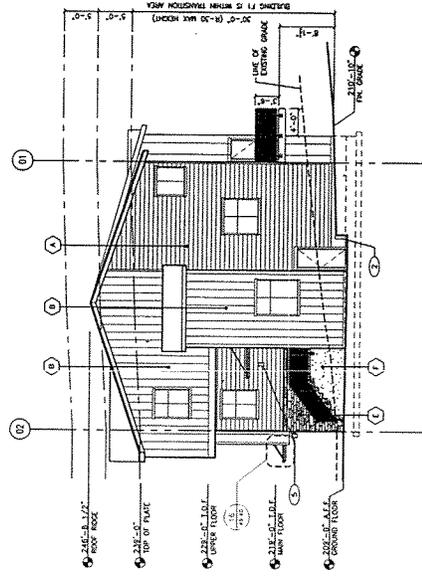
WOODLAND COMMONS
 REDEVELOPMENT
 1800 NE 8TH PLACE
 BELLEVUE WA
 ESSEX PROPERTY TRUST INC.
 2220 CLARENDON ST. SUITE 200
 WOODLAND HILLS, CA 91367

DATE 05/20/2008
 DESIGN REVIEW SET
 2007-01-31
 PERMIT SET RELEASE
 2007-01-15
 207 SET RELEASE
 207 SET RELEASE
 PERMIT CONSTRUCTION
 CONSTRUCTION SET RELEASE

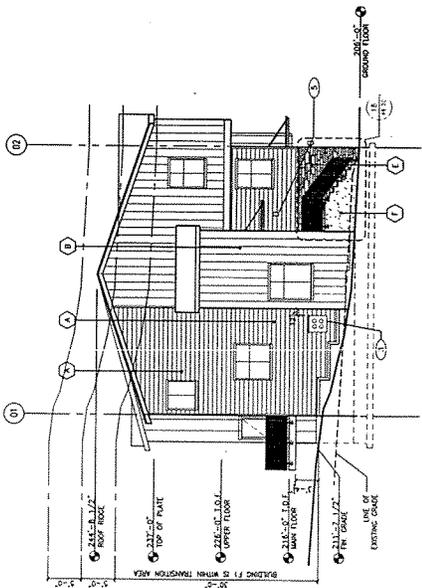
WOODLAND COMMONS
 REDEVELOPMENT
 1800 NE 8TH PLACE
 BELLEVUE WA
 ESSEX PROPERTY TRUST INC.
 2220 CLARENDON ST. SUITE 200
 WOODLAND HILLS, CA 91367

DATE 05/20/2008
 DESIGN REVIEW SET
 2007-01-31
 PERMIT SET RELEASE
 2007-01-15
 207 SET RELEASE
 207 SET RELEASE
 PERMIT CONSTRUCTION
 CONSTRUCTION SET RELEASE

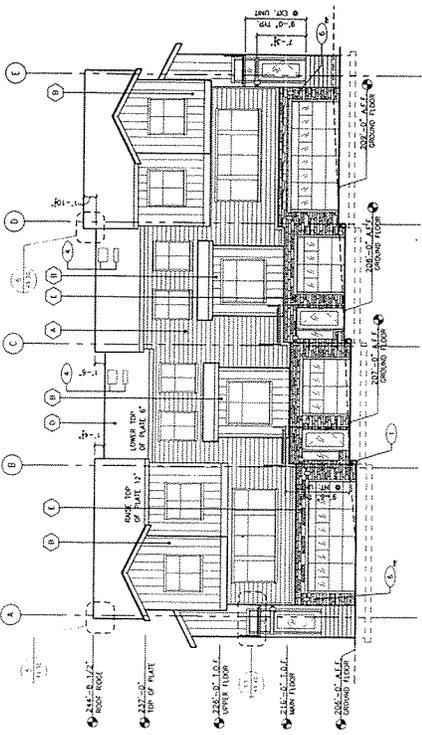
A3.10



BUILDING F1 RIGHT-SIDE ELEVATION
 1/8" = 1'-0"



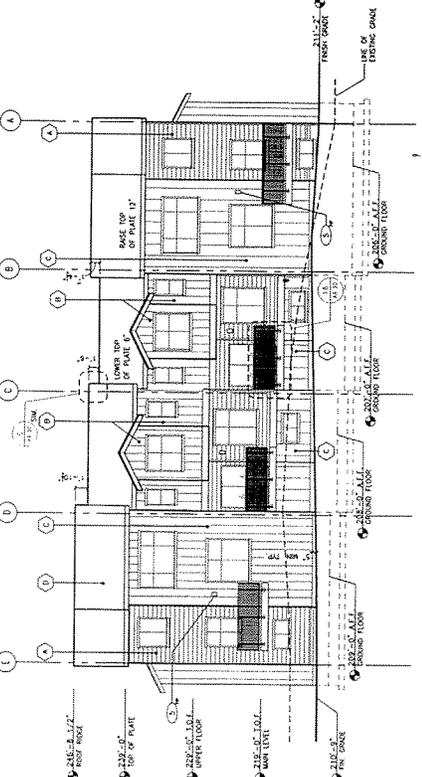
BUILDING F1 LEFT-SIDE ELEVATION
 1/8" = 1'-0"



BUILDING F1 FRONT ELEVATION
 1/8" = 1'-0"

- ELEVATION KEYNOTES**
- 1 EXTERIOR BRICK/SERENADE
 - 2 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 3 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 4 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 5 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 6 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 7 1/2" THICK LAY SHINGLES, 8" LAPSPREAD

- ELEVATION KEYNOTES**
- 1 EXTERIOR BRICK/SERENADE
 - 2 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 3 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 4 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 5 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 6 1/2" THICK LAY SHINGLES, 8" LAPSPREAD
 - 7 1/2" THICK LAY SHINGLES, 8" LAPSPREAD



BUILDING F1 REAR ELEVATION
 1/8" = 1'-0"



CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

WOODLAND COMMONS
2220 CLARENDON ST. SUITE 200
WOODLAND HILLS, CA 91367

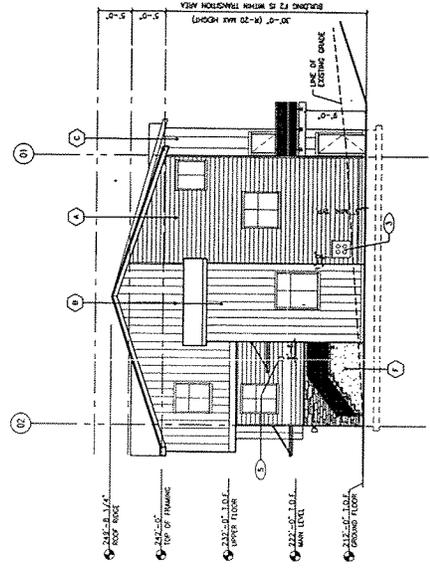
WOODLAND COMMONS
REDEVELOPMENT
13800 NE 9TH PLACE
BELLEVUE WA

DATE: 2021-01-11
DESIGN REVIEW SET
2021-01-11
PERMIT SET RELEASE
2021-11-13
SIT SET RELEASE
2021-11-13
CONSTRUCTION SET RELEASE

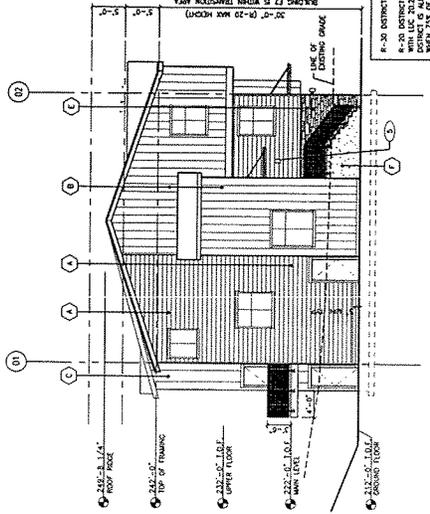
DATE	SCALE DESCRIPTION
2021-01-11	DESIGN REVIEW SET
2021-01-11	PERMIT SET RELEASE
2021-11-13	SIT SET RELEASE
2021-11-13	CONSTRUCTION SET RELEASE

PROJECT: WOODLAND COMMONS
REDEVELOPMENT
13800 NE 9TH PLACE
BELLEVUE WA

A3.11

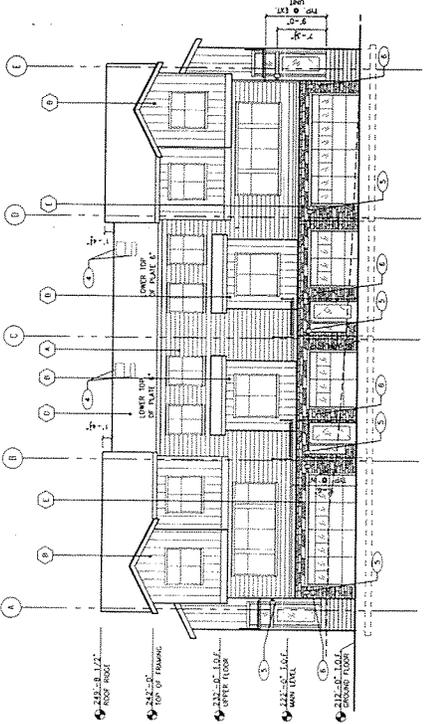


BUILDING F2 RIGHT-SIDE ELEVATION
1/8" = 1'-0"



BUILDING F2 LEFT-SIDE ELEVATION
1/8" = 1'-0"

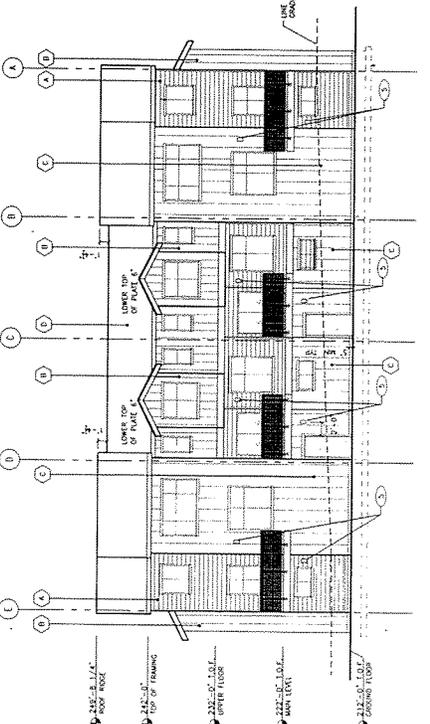
PER IUC 2021-01-11-11-13, BUILDING IS ALLOWED TO EXCEED THE 45-0" HEIGHT LIMITATION. PER IUC 2021-01-11-11-13, BUILDING IS ALLOWED TO EXCEED THE 45-0" HEIGHT LIMITATION. PER IUC 2021-01-11-11-13, BUILDING IS ALLOWED TO EXCEED THE 45-0" HEIGHT LIMITATION.



BUILDING F2 FRONT ELEVATION
1/8" = 1'-0"

- ELEVATION KEYNOTES**
- 1 ROOFING: ROOF AS REQUIRED
 - 2 RETAINING WALL HEIGHT AS REQUIRED
 - 3 ELECTRIC METER BOARD WITH MAIN DISCONNECT. SEE 1/18-20
 - 4 SWATCH, TYP.
 - 5 EXTERIOR WALL PACK LIGHTING
 - 6 REED SPONGE 4" WICK 1/2" STROKE LETTERS WALL, PER FC 301

- EXTERIOR FINISH SCHEDULE**
- A TRIP-CHEST LIP SIDING, 6" EXPOSURE
 - B TRIP-CHEST SIDING & BATTEN, 1" EXPOSURE
 - C TRIP-CHEST SIDING & BATTEN, 3" EXPOSURE
 - D UNPAINTED ASPH/FLT SHINGLES
 - E CHARBRED STONE VENEER W/ ANGLE JI SYSTEM
 - F DIVIDED AGGREGATE CONCRETE FINISH



BUILDING F2 REAR ELEVATION
1/8" = 1'-0"



WOODLAND COMMONS
REDEVELOPMENT
13800 NE 8TH PLACE
BELLEVUE, WA

PROJECT:
WOODLAND COMMONS
REDEVELOPMENT
13800 NE 8TH PLACE
BELLEVUE, WA

CLIENT:
ESSEX PROPERTY TRUST INC.
2230 CLAYBORN ST. SUITE 200
WOODLAND HILLS, CA 91387

DATE: 05/05/09
DESIGN REVIEW SET
NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

DATE: 05/05/09
DESIGN REVIEW SET
NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

DATE: 05/05/09
DESIGN REVIEW SET
NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

DATE: 05/05/09
DESIGN REVIEW SET
NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

DATE: 05/05/09
DESIGN REVIEW SET
NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

DATE: 05/05/09
DESIGN REVIEW SET
NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

DATE: 05/05/09
DESIGN REVIEW SET
NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

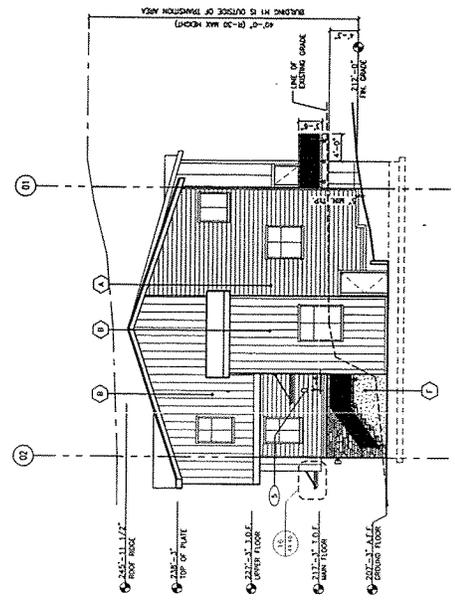
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NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

DATE: 05/05/09
DESIGN REVIEW SET
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CONSTRUCTION SET
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PROJ. # 09-0000000000

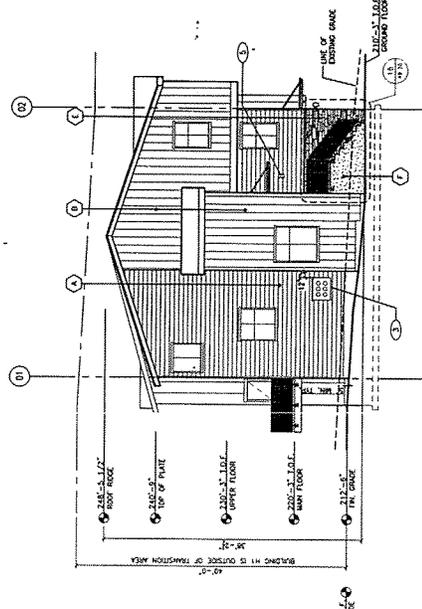
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NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

DATE: 05/05/09
DESIGN REVIEW SET
NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000

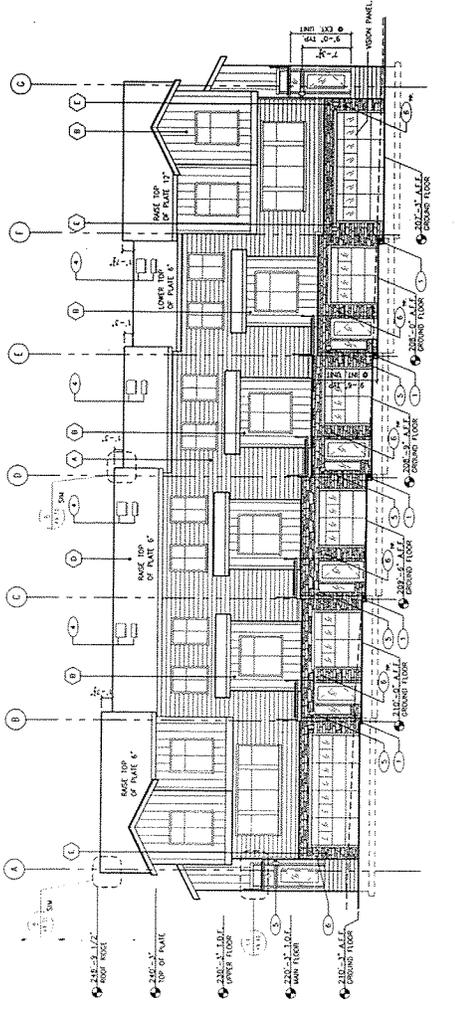
DATE: 05/05/09
DESIGN REVIEW SET
NO. 10
CONSTRUCTION SET
NO. 11-15
PERMIT SET
NO. 16-18
PROJ. # 09-0000000000



1. BUILDING H1 RIGHT-SIDE ELEVATION
1/8" = 1'-0"



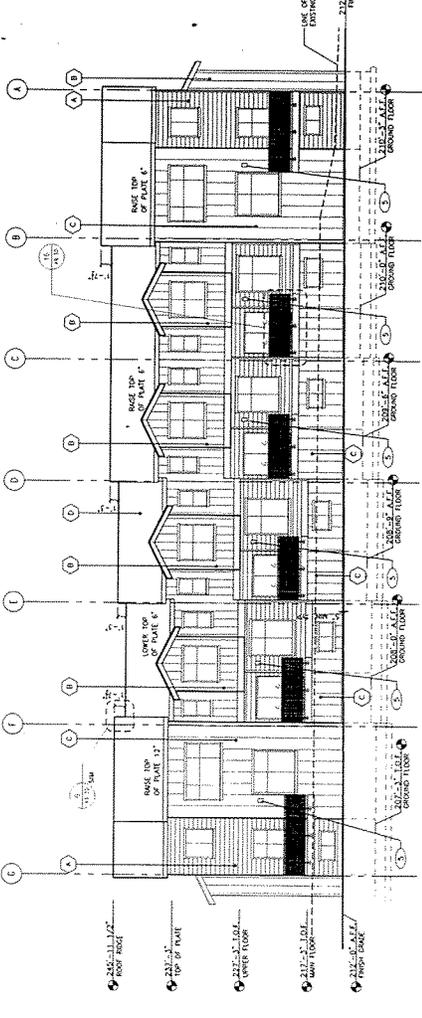
2. BUILDING H1 LEFT-SIDE ELEVATION
1/8" = 1'-0"



3. BUILDING H1 FRONT ELEVATION
1/8" = 1'-0"

- ELEVATION KEYNOTES**
- 1. ROOFING: AS REQUIRED
 - 2. RETAINING WALL: HEIGHT AS REQUIRED
 - 3. EXTERIOR WALL: FINISH AS SHOWN
 - 4. EXTERIOR WALL: FINISH AS SHOWN
 - 5. EXTERIOR WALL: FINISH AS SHOWN
 - 6. EXTERIOR WALL: FINISH AS SHOWN
 - 7. EXTERIOR WALL: FINISH AS SHOWN

- EXTERIOR FINISH SCHEDULE**
- A. 1/2" X 1/2" X 1/2" CONCRETE
 - B. 1/2" X 1/2" X 1/2" CONCRETE
 - C. 1/2" X 1/2" X 1/2" CONCRETE
 - D. 1/2" X 1/2" X 1/2" CONCRETE
 - E. 1/2" X 1/2" X 1/2" CONCRETE
 - F. 1/2" X 1/2" X 1/2" CONCRETE
 - G. 1/2" X 1/2" X 1/2" CONCRETE
 - H. 1/2" X 1/2" X 1/2" CONCRETE
 - I. 1/2" X 1/2" X 1/2" CONCRETE
 - J. 1/2" X 1/2" X 1/2" CONCRETE
 - K. 1/2" X 1/2" X 1/2" CONCRETE
 - L. 1/2" X 1/2" X 1/2" CONCRETE



4. BUILDING H1 REAR ELEVATION
1/8" = 1'-0"

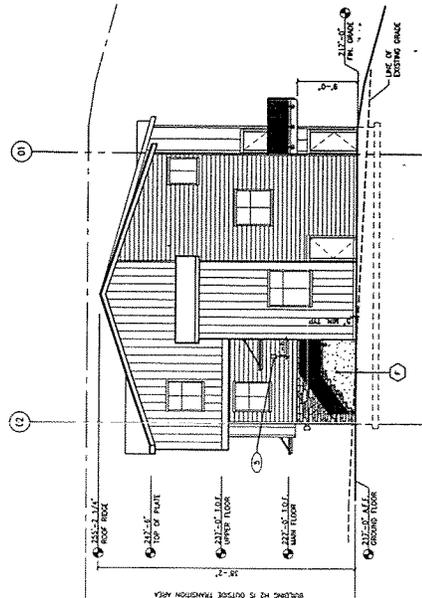
WOODLAND COMMONS
REDEVELOPMENT
1880 NE 9TH PLACE
BELLEVUE WA

WOODLAND COMMONS
ESSEX PROPERTY TRUST INC.
2220 CLARIBON ST. SUITE 200
WOODLAND HILLS, CA 91367

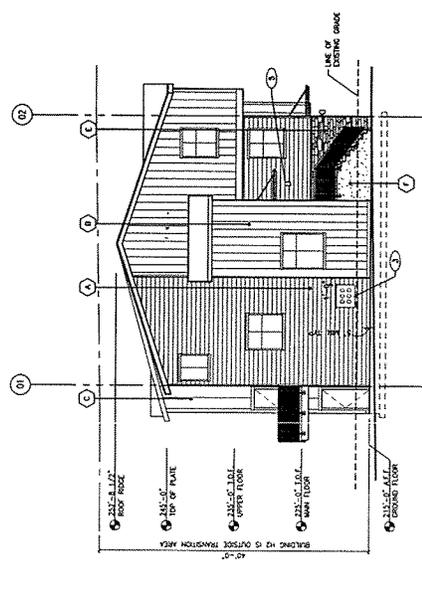
DATE	ISSUES DESCRIPTION
2007-01-31	ORIGIN PERFORM SET
2007-04-08	POST CONSTRUCTION DOCUMENT SET
2007-11-15	PERMIT SET RELEASE
2008-07-08	50% SET RELEASE
2008-07-08	CONSTRUCTION SET RELEASE

NO.	PROVISION	DATE
1	PREPARED FOR SUBMITTAL	11/15/08

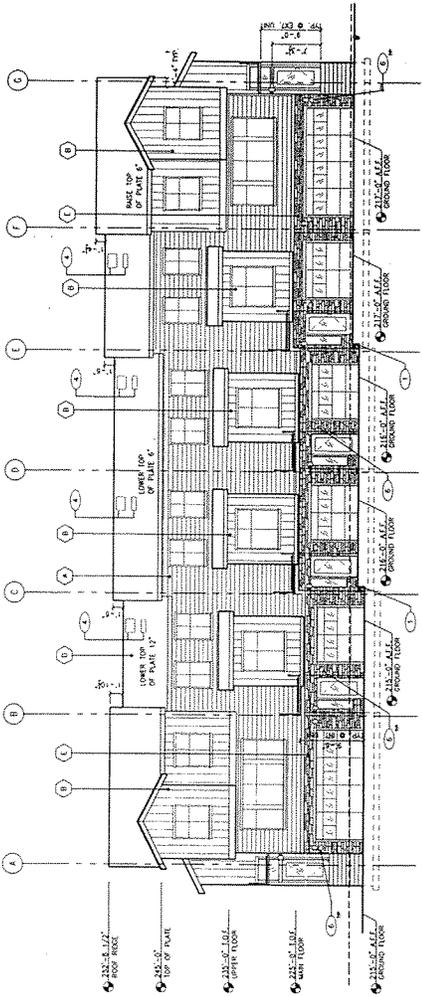
A3.31



BUILDING H2 RIGHT-SIDE ELEVATION
1/8" = 1'-0"

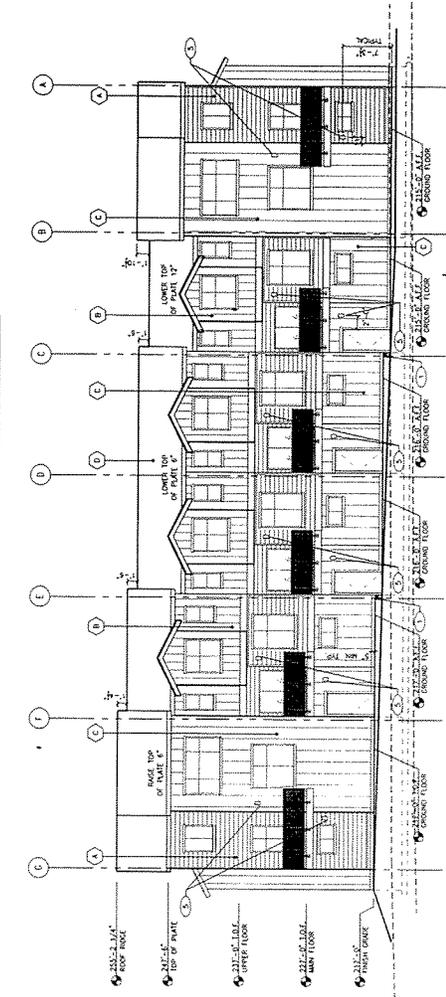


BUILDING H2 LEFT-SIDE ELEVATION
1/8" = 1'-0"



BUILDING H2 FRONT ELEVATION
1/8" = 1'-0"

- EXTERNAL MATERIAL SCHEDULE**
- (A) 1/2" X 1/2" X 1/2" SINK, 6" EXPOSED
 - (B) 1/2" X 1/2" X 1/2" SINK, 14" EXPOSED
 - (C) 1/2" X 1/2" X 1/2" SINK, 20" EXPOSED
 - (D) 1/2" X 1/2" X 1/2" SINK, 26" EXPOSED
 - (E) 1/2" X 1/2" X 1/2" SINK, 32" EXPOSED
 - (F) 1/2" X 1/2" X 1/2" SINK, 38" EXPOSED
 - (G) 1/2" X 1/2" X 1/2" SINK, 44" EXPOSED
 - (H) 1/2" X 1/2" X 1/2" SINK, 50" EXPOSED
 - (I) 1/2" X 1/2" X 1/2" SINK, 56" EXPOSED
 - (J) 1/2" X 1/2" X 1/2" SINK, 62" EXPOSED
 - (K) 1/2" X 1/2" X 1/2" SINK, 68" EXPOSED
 - (L) 1/2" X 1/2" X 1/2" SINK, 74" EXPOSED
 - (M) 1/2" X 1/2" X 1/2" SINK, 80" EXPOSED
 - (N) 1/2" X 1/2" X 1/2" SINK, 86" EXPOSED
 - (O) 1/2" X 1/2" X 1/2" SINK, 92" EXPOSED
 - (P) 1/2" X 1/2" X 1/2" SINK, 98" EXPOSED
 - (Q) 1/2" X 1/2" X 1/2" SINK, 104" EXPOSED
 - (R) 1/2" X 1/2" X 1/2" SINK, 110" EXPOSED
 - (S) 1/2" X 1/2" X 1/2" SINK, 116" EXPOSED
 - (T) 1/2" X 1/2" X 1/2" SINK, 122" EXPOSED
 - (U) 1/2" X 1/2" X 1/2" SINK, 128" EXPOSED
 - (V) 1/2" X 1/2" X 1/2" SINK, 134" EXPOSED
 - (W) 1/2" X 1/2" X 1/2" SINK, 140" EXPOSED
 - (X) 1/2" X 1/2" X 1/2" SINK, 146" EXPOSED
 - (Y) 1/2" X 1/2" X 1/2" SINK, 152" EXPOSED
 - (Z) 1/2" X 1/2" X 1/2" SINK, 158" EXPOSED



BUILDING H2 REAR ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES

- (1) ROCKET, 180° AS REQUIRED
- (2) FINISH WALL REPORT AS REQUIRED
- (3) ELECTRIC METER BOUND WITH MAIN SERVICE PANEL
- (4) SPOKES, 1/2"
- (5) CROWN WALL, 1/2" X 1/2" X 1/2" STRIKE
- (6) 1/2" X 1/2" X 1/2" STRIKE
- (7) 1/2" X 1/2" X 1/2" STRIKE

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES.
 8. ALL EXCAVATIONS SHALL BE PROPERLY SHORED AND BRACED.
 9. ALL FOUNDATIONS SHALL BE PROPERLY CONCRETE AND REINFORCED.
 10. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 11. ALL INTERIORS SHALL BE FINISHED TO A HIGH STANDARD OF QUALITY.
 12. ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODES.
 13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
 15. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 16. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY OTHER TRADES.
 17. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 18. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL WORK.
 19. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

CONTRACT NO. 2023-01-11

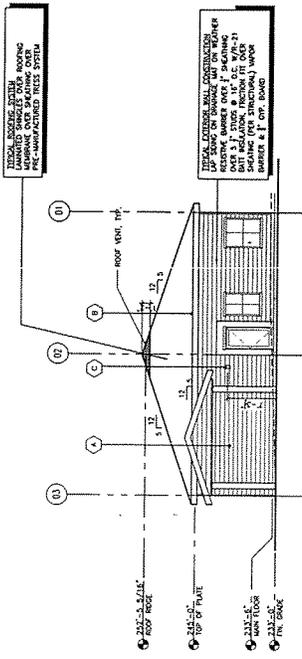
ESSEX PROPERTY TRUST INC.
 2220 CLAYDON ST. SUITE 200
 WOODLAND HILLS, CA 91367

WOODLAND COMMONS
 REDEVELOPMENT
 13800 NE 8TH PLACE
 BELLEVUE WA

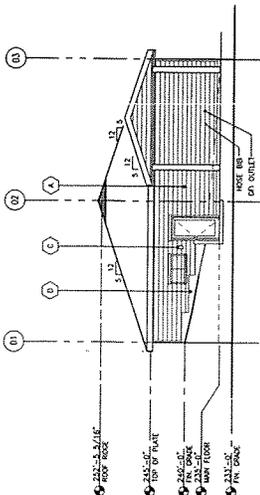
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2023-01-11	ISSUE CONSTRUCTION DOCUMENT SET
2023-11-13	PERMIT SET RELEASE
2023-11-13	PERMIT SET RELEASE
2023-11-13	PERMIT SET RELEASE
2023-11-13	CONSTRUCTION SET RELEASE

NO.	REVISION
1	ISSUE PERMITS SET
2	ISSUE CONSTRUCTION DOCUMENT SET
3	PERMIT SET RELEASE
4	PERMIT SET RELEASE
5	PERMIT SET RELEASE
6	CONSTRUCTION SET RELEASE

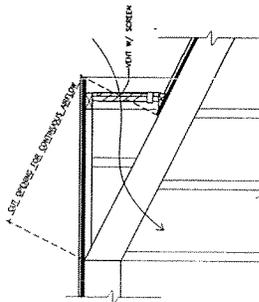
A3.80



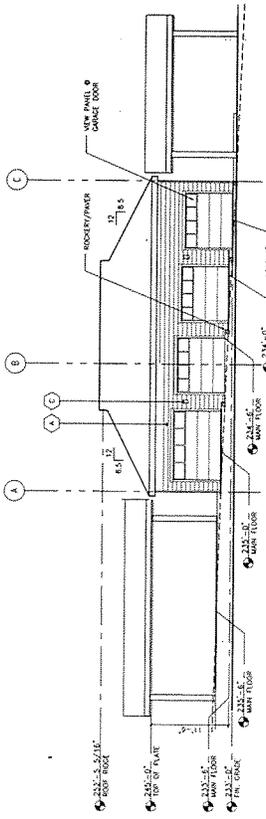
2 MAINTENANCE SHOP RIGHT SIDE ELEVATION
 1/8" = 1'-0"



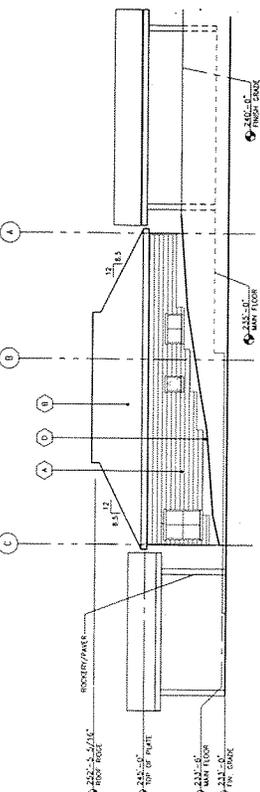
3 MAINTENANCE SHOP LEFT SIDE ELEVATION
 1/8" = 1'-0"



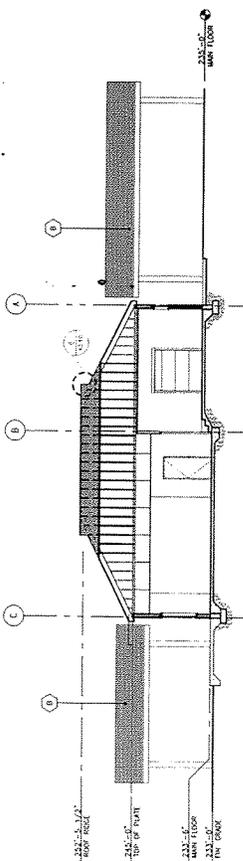
6 ROOF VENT DETAIL
 1" = 1'-0"



1 MAINTENANCE SHOP FRONT ELEVATION
 1/8" = 1'-0"



3 MAINTENANCE SHOP REAR ELEVATION
 1/8" = 1'-0"



3 MAINTENANCE SHOP SECTION
 1/8" = 1'-0"

LEGEND:
 1. 1/8" = 1'-0"
 2. 1/4" = 1'-0"
 3. 1/2" = 1'-0"
 4. 3/4" = 1'-0"
 5. 1" = 1'-0"
 6. 1 1/2" = 1'-0"
 7. 2" = 1'-0"
 8. 3" = 1'-0"
 9. 4" = 1'-0"
 10. 6" = 1'-0"
 11. 8" = 1'-0"
 12. 10" = 1'-0"
 13. 12" = 1'-0"
 14. 16" = 1'-0"
 15. 20" = 1'-0"
 16. 24" = 1'-0"
 17. 30" = 1'-0"
 18. 36" = 1'-0"
 19. 48" = 1'-0"
 20. 60" = 1'-0"
 21. 72" = 1'-0"
 22. 84" = 1'-0"
 23. 96" = 1'-0"
 24. 108" = 1'-0"
 25. 120" = 1'-0"

AMCS

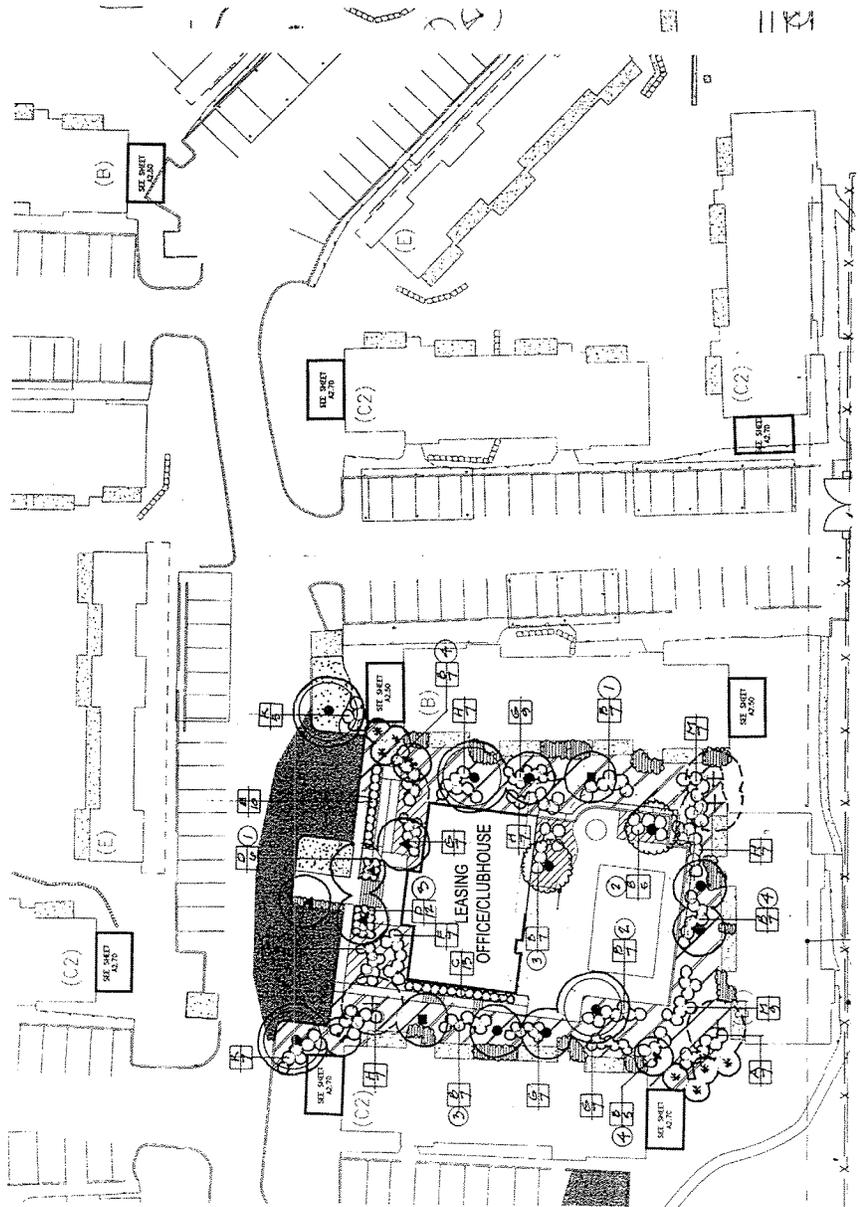
WOODLAND COMMONS
 1800 NE 8TH PLACE
 BELLEVUE WA
 REDEVELOPMENT
 ESSEX PROPERTY TRUST NO.
 2220 CLARIFON ST. SUITE 200
 WOODLAND HILLS, CA 91387

DATE: 2007-03-21
 DESIGN REVIEW SET
 2007-03-09
 BOSS CONSTRUCTION DOCUMENT SET
 2007-11-15
 PERMIT SET RELEASE
 2007-11-15
 PERMIT SET RELEASE
 2007-03-21
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2007-03-21	PERMIT SET RELEASE	
2007-03-21	PERMIT SET RELEASE	

L1.2
 11-14-07



PLANTING PLAN
 1-2007-02



WOODLAND COMMONS
 REDEVELOPMENT
 1830 NE 8TH PLACE
 BELLEVUE WA

ESSEX PROPERTY TRUST INC.
 2220 CLARENCE ST. SUITE 200
 WOODLAND HILLS, CA 91367

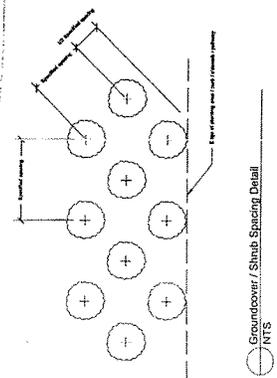
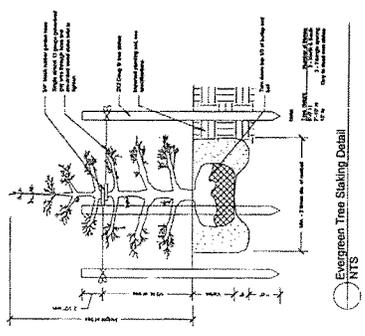
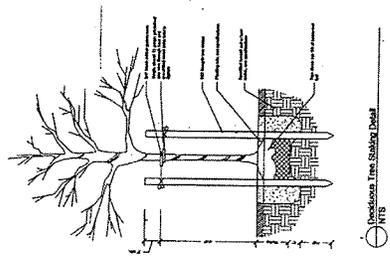
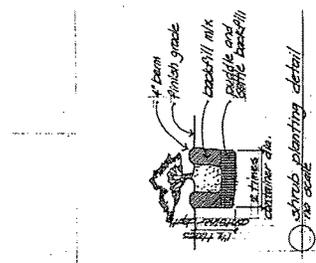
CONSULTANTS

DATE 2002-02-27
SCALE 1/4" = 1'-0"
PROJECT 100% DESIGN DEVELOPMENT SET
DESIGNER 100% DESIGN DEVELOPMENT SET
DATE 2002-02-27
START DATE 2002-02-27

11.4
 11/14/07

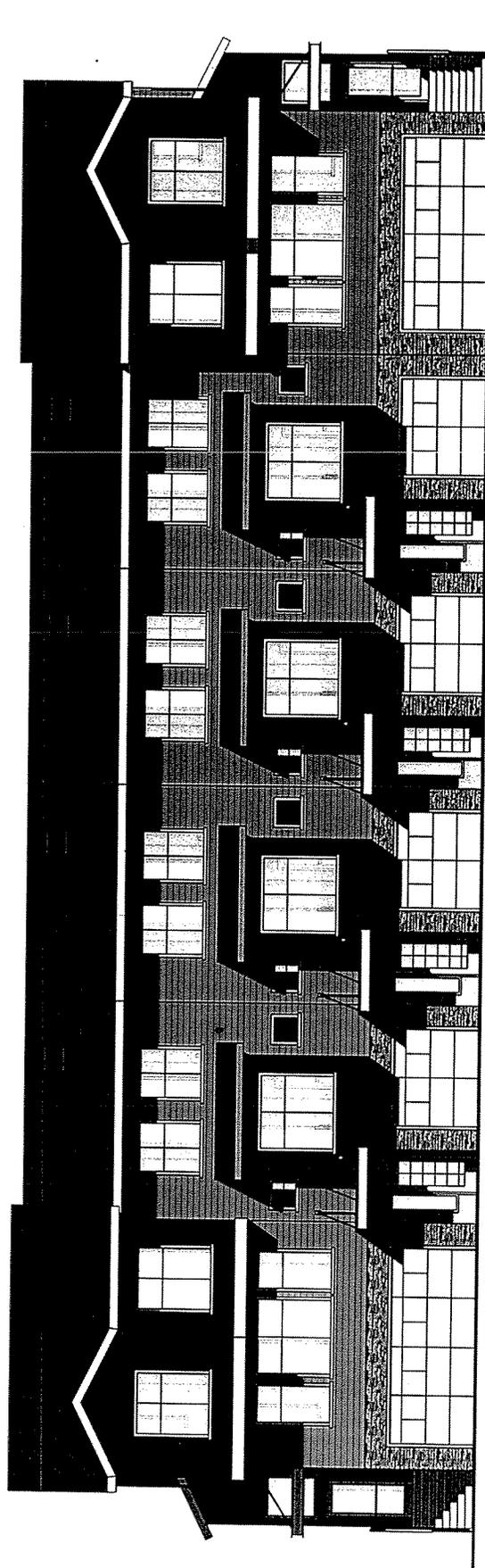


● IRRIGATION PLAN shall be prepared and submitted by a design/build company including all water estimate usage charts. Landscape architect shall review plan prior to submittal. L.P. shall provide a performance spec.



PLANT LEGEND:

SYMBOL	BOTANICAL / COMMON PLANT NAME	SIZE	QTY	REMARKS
	<i>Acer rubrum</i> 'burbankii' / burbank red maple	2" cal.	6	b4b
	<i>Betula jurgenei</i> / indian birch	2" cal.	11	b4b
	<i>Prunus cerasifera</i> 'nana' / nana plum	2" cal.	7	b4b
	<i>Stewartia pseudacantha</i> / jap. stewartia	4" cal.	15	b4b
	<i>Acer circinnatum</i> / vine maple	10-12' ht.	24	b4b 5-6 cal. min
	<i>Thuja plicata</i> 'fastigiata' / japon cedar	8'-10' ht.	14	b4b
	<i>Pseudotsuga menziesii</i> / douglas fir	6'-8' ht.	14	b4b
	<i>Prunus serotina</i> 'kwanzaan' / Am. cherry	2" cal.	4	b4b
	<i>Chamaecyparis nortoniensis</i> / amoke cedar	7'-8' ht.	40	b4b
	<i>Thuja occidentalis</i> 'emerald green' / Am. arborvitae	6' ht.	40	b4b
	<i>Evonymus alata</i> 'compacta' / dwarf spindle bush	9' gal.	7	container
	<i>Macrandanthus</i> 'nana' / nana blueberry	10" sq.	11	"
	<i>Nandina domestica</i> / heavenly bamboo	9' gal.	13	"
	<i>Aralia</i> 'hina-cinnam' / yucca pink	2' gal.	10	"
	<i>Evonymus alatum</i> 'golden prince' / evonymus	5' gal.	10	"
	<i>Hydrangea nana</i> 'blue' / garden hydrangea	5' gal.	22	"
	<i>Leucostaphyle uva-ursi</i> / leucostaphyle	2' gal.	37	"
	<i>Viburnum tinus</i> 'spring bouquet' / viburnum	5' gal.	54	"
	<i>Malva</i> 'apollonia' / orange gypsophylla	5' gal.	72	"
	<i>Viburnum opulus</i> 'nauseosum' / dwarf amurhambur shrub	5' gal.	24	"
	<i>Prunus japonica</i> 'mountain fire' / prunus	5' gal.	43	"
	<i>Celtis occidentalis</i> / purple cedar	5' gal.	41	"
	<i>Prunus laurocerasus</i> 'rubra' / laurel	5' gal.	18	"
	<i>Cornus alternifolia</i> / cornus	1' gal.	18	container plant c 24" x 24"
	<i>Arctostaphylos uva-ursi</i> / kinnikinnick	1' gal.	18	container plant c 24" x 24"
	<i>Vinca minor</i> / periwinkle	1' gal.	18	container plant c 24" x 24"
	<i>Prunus x hillieri</i> 'spine' / spine cherry	4" cal.	4	b4b
	<i>Ilex cuneata</i> 'cuneata' / Japanese holly	2' gal.	30	container dr. symbol = 2 plants typ.
	<i>Hibiscus syriacus</i> 'catalina' / rose of sharon	2" cal.	6	b4b container plant
	<i>ACEV rubrum</i> 'armstrongii' / armstrong red maple	3" cal.	12	b4b



STRICKER CATO MURPHY
■ ARCHITECTS, P.S. ■

6-PLEX FRONT ELEVATION
WOODLAND COMMONS



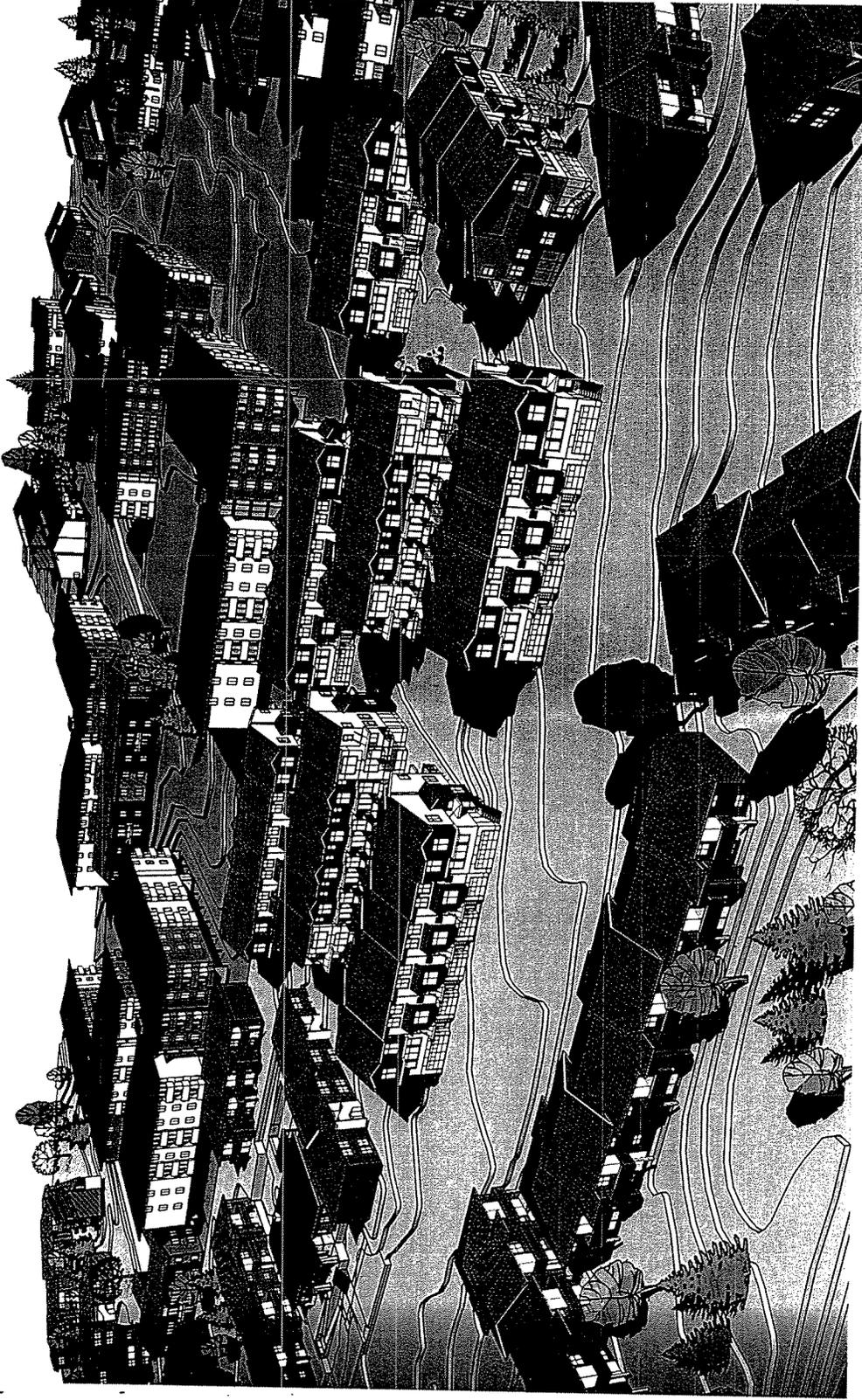
STRICKER CATO MURPHY
ARCHITECTS, P.S.

6-PLEX SIDE ELEVATION
WOODLAND COMMONS



STRICKER CATO MURPHY
■ ARCHITECTS, P.S. ■

6-PLEX BACK ELEVATION
WOODLAND COMMONS

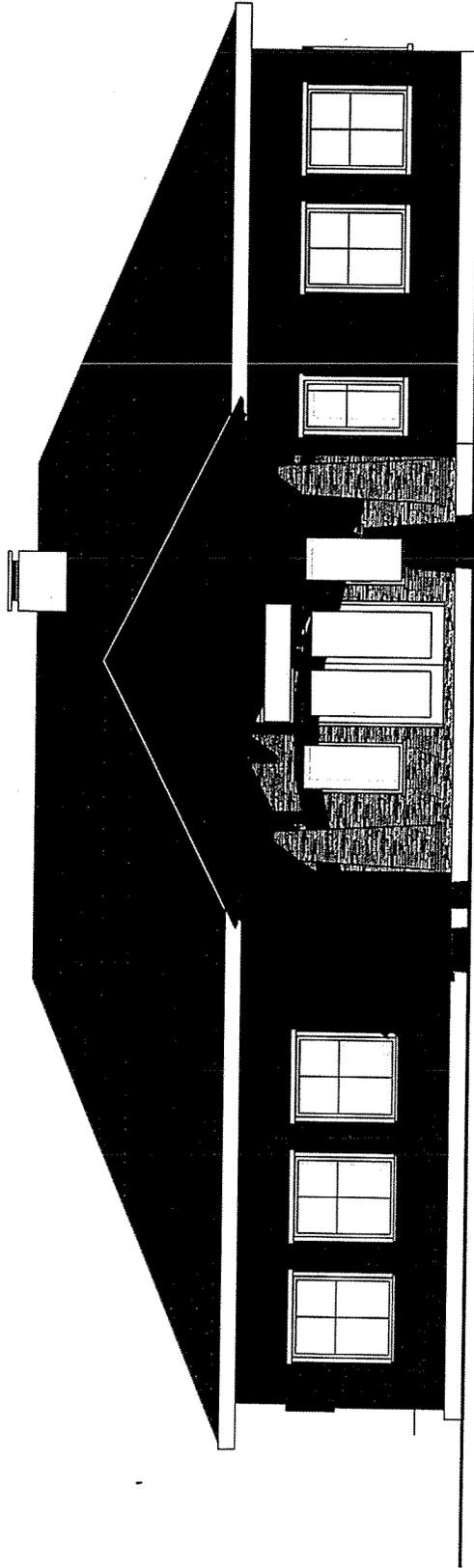


STRICKER GATO MURPHY
■ ARCHITECTS, P.S. ■

PERSPECTIVE







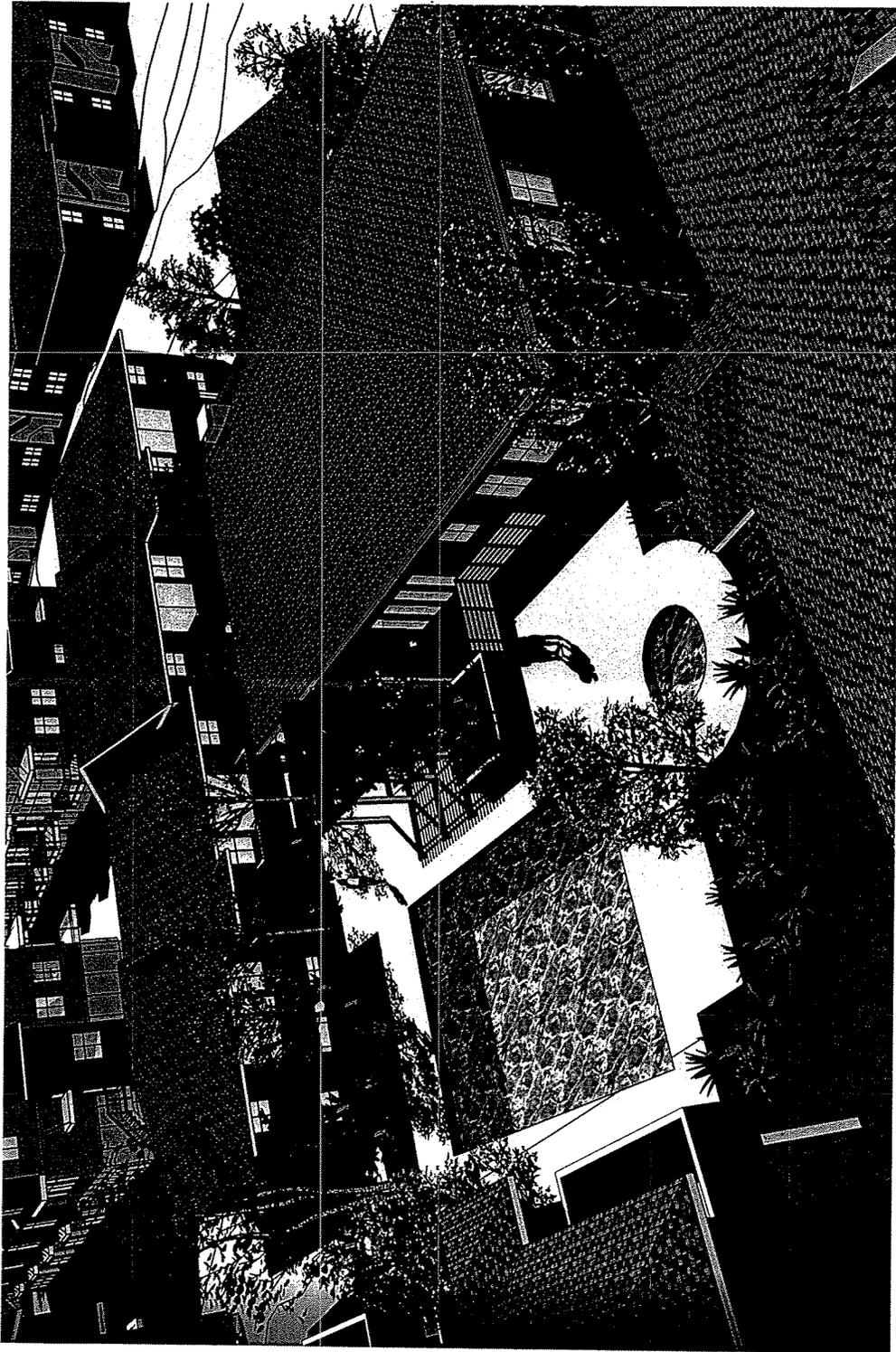
STRICKER CATO MURPHY
■ ARCHITECTS, P.S. ■

LEASING OFFICE FRONT ELEVATION
WOODLAND COMMONS



STRICKER GATO MURPHY
■ ARCHITECTS, P.S. ■

LEASING OFFICE PERSPECTIVE



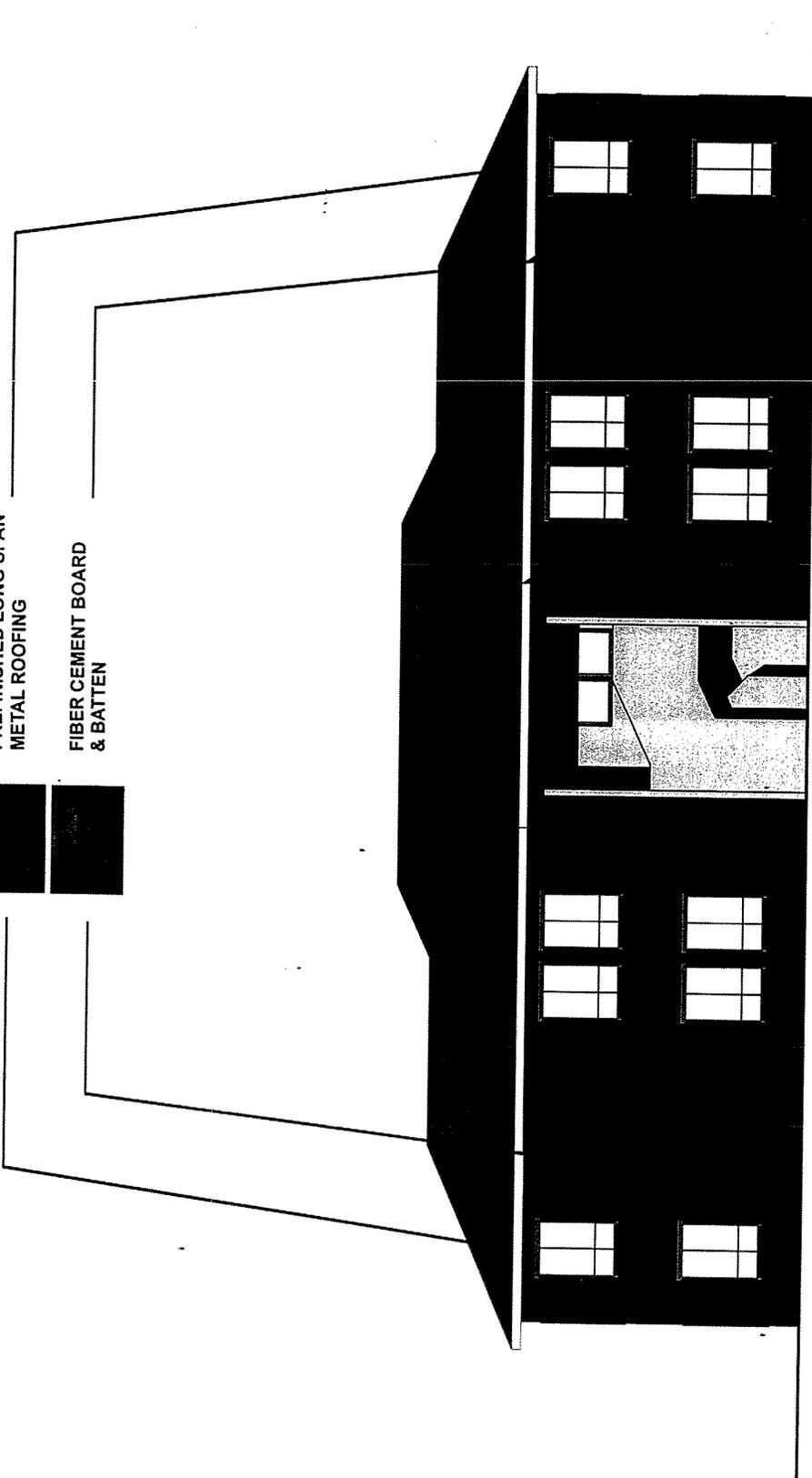
STRICKER GATO MURPHY
■ ARCHITECTS, P.S. ■

LEASING OFFICE PERSPECTIVE

EXTERIOR FINISH SCHEDULE

■ PREFINISHED LONG SPAN
METAL ROOFING

■ FIBER CEMENT BOARD
& BATTEN



STRICKER CATO MURPHY
■ ARCHITECTS, P.S. ■

EXISTING BUILDING IMPROVEMENTS -
FRONT ELEVATION
WOODLAND COMMONS