DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE
BELLEVUE, WA 98009-9012

**DETERMINATION OF NON-SIGNIFICANCE**

| | |
|---|---|
| **PROPONENT:** | **Viscaia Condominiums** |
| **LOCATION OF PROPOSAL:** | 16233 NE 12th Place |
| **DESCRIPTION OF PROPOSAL:** | Application for Design Review Permit approval to demolish an existing multi-family housing structure and construct a total of 18 new townhomes within 6 buildings. Modifications will be made to the existing landscape and vegetation. |
| **FILE NUMBER:** | **14-144801-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 Development Services Department. 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 **July 30th, 2015**
- ❑ 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 5:00 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

**July 16th, 2015**
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

# ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

## INTRODUCTION

**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

**Use of a Checklist for Nonproject Proposals:** *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

Received
NOV 26 2014
Permit Processing



BC 12.23.14

City of Bellevue Submittal Requirements | **27a**

# ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

## BACKGROUND INFORMATION

Property Owner: Gerald N. Curtis

Proponent: Quadrant Homes

Contact Person: Barbara Rodgers
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 14725 SE 36th, Suite 200, Bellevue, WA 98006

Phone: (425) 452-6542

Proposal Title: Viscaia Condomuniums

Proposal Location: 16233 NE 12th Place; TPN 262505-9103; SE-26-25-05; Fronting onto 164th Avenue NE
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: 18 single-family, attached townhomes with 2-car garages. ✓
2. Acreage of site: 1.1 Acres ✓
3. Number of dwelling units/buildings to be demolished: One (1) tri-plex; 3 residential dwelling units ✓
4. Number of dwelling units/buildings to be constructed: 18 townhomes ✓
5. Square footage of buildings to be demolished: 5,070 square feet (total of 3 attached dwelling units) ✓
6. Square footage of buildings to be constructed: 46,289 s.f. of living space (18 units = 2,642 s.f. average/unit) ✓
7. Quantity of earth movement (in cubic yards): 1,770 +/- cubic yards ✓
8. Proposed land use: Condominium development of 18 attached, single-family townhomes in 6 buildings. ✓
9. Design features, including building height, number of stories and proposed exterior materials:
   Building height will vary; max. 35'. Proposed materials: painted fiber-cement lap siding, painted fiber-cement smooth panel, membrane roof, potential wood/steel awnings, painted garage doors with glazing, and vinyl windows ✓
10. Other

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

Begin demolition of existing structures in June 2015. Clearing and grading of the site and infrastructure improvement construction activities to begin in July 2015. Home construction to commence in September 2015, with home sales to begin in the Fall/Winter 2015/2016.

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

No future additions or expansions would be proposed.

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

Completed: Geotechnical Engineering Study dated June 20, 2014; Critical Area Reconnaissance dated June 10, 2014; Tree Survey and Risk Assessment dated November 20, 2014, SEPA Checklist dated November 2014.
To be Prepared: None known. LOCATED IN PROJECT FILE

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

No.

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

City of Bellevue: SEPA Determination; Design Review; Building Permit; Utility Extension; Road & Storm.
Ecology: NPDES Coverage under Construction Stormwater General Permit.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

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

A. ENVIRONMENTAL ELEMENTS

**1. Earth**

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

b. What is the steepest slope on the site (approximate percent slope)? 430' - BC/COB CORRECTION

Less than 5% slopes - From Elev. 436' at east property line to Elev. ~~403~~' at west property line.

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

Alderwood Soils - Silty sand with occasional gravelly pockets. No agricultural soils known.

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

No.

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

On-site material will be utilized to establish finish grades. No outside source of fill material is anticipated for earthwork. Cut and fill will balance on site.

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

Yes, however construction/site development activities will be governed by approved TESC Plans w/BMPs.

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

Approximately 64% of the site will be covered with impervious surfaces. Maximum 80% is allowed per Bellevue LUC 20.20.010.

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

Construction and site development activities will be governed by an approved Clearing and Grading Permit which will include Best Management Practices per an approved temporary erosion and sediment control (TESC) Plan to mitigate the potential for erosion. Further, all construction activities, site improvements, and building construction on the project site would be consistent with geotechnical recommendations.

**2. AIR**

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

Short-Term: Air pollutants generated during construction attributable to vehicle emissions from construction equipment, dust from site grading operations, trips to and from the site by construction employees, and trucks hauling export and/or import materials.
Long-Term: Vehicle emissions associated with 15 new single-family dwelling units.

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

None known.

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

Emissions from construction equipment and trucks would be reduced by using well-maintained equipment. Avoiding prolonged periods of vehicle idling and engine-powered equipment would also reduce emissions. Dust abatement/dust control measures may be implemented during construction if necessary per an approved TESC Plan. By implementing BMPs and following prescribed mitigation measures, on-site construction activities are not likely to substantially affect air quality in the project vicinity.



✓BC

## 3. WATER

a. Surface

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

Lake Sammamish lies approximately 1 mile southeast of the project site; Phantom Lake lies more than 2 miles south of the project site; and Larsen Lake lies approximately 1 mile southwest of the site.

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

No

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

N/A

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

No

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

No

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

No

b. Ground

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

No

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

N/A

c. Water Runoff (Including storm water)

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

The plan proposes approximately 64% site impervious surfaces. Storm water from impervious surfaces will be collected across the site and piped to a proposed detention vault prior to being pumped to the existing public storm system within 164th Avenue NE right-of-way.

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

No

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

The project will comply with an approved Storm Drainage Plan in conformance to the City of Bellevue's Surface Water Engineering Standards.

**4. Plants**

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

- [x] deciduous tree: alder, maple, aspen, other Western hemlock, ornamental shrubs.
- [x] evergreen tree: fir, cedar, pine, other Douglas fir and Western red cedar.
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other No hydrophytic plant communities.
- [ ] water plants: water lily, eelgrass, milfoil, other No hydrophytic plant communities observed.
- [ ] other types of vegetation Salal, trailing blackberry, and tall Oregon grape.

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

Approximately 70% of the site will be cleared of existing vegetation in preparation for site development. This will include removal of shrubs, lawn, and ornamental landscaping. 58 significant trees will be retained and clearing limits will be established based on recommendations from the project arborist and geotechnical engineer and as approved by the City of Bellevue.

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

None known.

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

The Landscape Plans were prepared in accordance with the City's regulations governing landscaping and tree retention. The project proposes to enhance the natural surroundings by providing additional native plantings. LID areas may include native species adapted to variable moisture conditions.

## 5. ANIMALS

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

- [x] Birds: hawk, heron, eagle, songbirds, other: Hawks, jays, and songbirds
- [ ] Mammals: deer, bear, elk, beaver, other:
- [ ] Fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

The entire region lies within the Pacific Flyway Zone.

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

58 significant trees will be retained and new landscaping installed to provide for local habitat.

## 6. Energy and Natural Resources

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

Electricity for lighting, appliances, and heating. Natural gas for cooking.

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

No.

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

LED lighting; drought-tolerant plantings; dual flush toilets; on-demand gas water heaters; concrete siding.

## 7. Environmental Health

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

None known.

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

None anticipated.

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

None proposed.

b. Noise

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

The main source of off-site noise in the vicinity of the project site is attributable to vehicles on the nearby roads. No adverse impacts to the project are expected.

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

Short-term noise would be created during construction from heavy equipment which would be limited to hours of construction / operation as directed by City of Bellevue.
Long-term on-site noise from the completed project is not anticipated to exceed acceptable levels of noise typically generated from 18 single-family townhomes.

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

Construction vehicles would include exhaust mufflers to reduce impacts associated with equipment noise. Construction activities would adhere to limited hours of construction / operation as directed by the City of Bellevue.

**8. Land and Shoreline Use**

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

Multi-family developments to the north, west, and south. Single-family detached to the east across 164th.

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

No

c. Describe any structures on the site.

One triplex.

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

Yes. The triplex will be removed along with any associated storage sheds and/or carports.

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

R-30

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

MF-H Multi-family high density residential

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

N/A

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

No

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

Typical number of residents associated with 18 single-family townhomes.

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

The completed project would replace 3 existing dwelling units with 18 units, thereby adding15 units.

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

None proposed.

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

The project site lies within a transition zone, which requires additional landscaped screening to buffer the anticipated higher density development from the existing low density, single-family residential development to the east across 164th. The proposal will undergo the City's Design Review process, which includes an open house event for the community and general public to review and comment on the proposal.

## 9. Housing

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

18 middle-income single-family, attached townhomes.

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

3 low-income rental units.

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

The project will retain perimeter trees and provide enhanced landscaping to minimize potential aesthetic impacts. The project will comply with City of Bellevue's land use code for density, setbacks, building height, etc. The City's Design Review process will provide an opportunity for neighbors, community members, and the general public to comment on the proposed site layout, design features, and building materials.

## 10. Aesthetics

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

Building height will vary; Max. 35 feet per code.

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

N/A

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

The Design Review process will provide comments from the public and recommendations from the City.

## 11. Light and Glare

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

Evening and early morning: Outdoor lighting on homes, street/sidewalk lights, and vehicle headlights.

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

Light and glare from the completed project may be visible from surrounding residential developments. Proposed vegetation screening will help mitigate any glare impacts. No safety hazards or view obstructions are expected.

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

Vehicle headlights on adjacent roadways. Adverse impacts, however, are not anticipated.

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

Shielding is anticipated on all overhead street lights and pedestrian lamps to prevent light trespass off-site. Proposed vegetation screening will help mitigate any glare impacts.

## 12. Recreation

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

Crossroads Park lies nearby, to the east and south of the project site. Recreational opportunities associated with Sammamish Lake.

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

No

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

Development will include pedestrian connectivity through the site and connection to the sidewalks within 164th. Tree retention and landscape features will provide on-site amenities for passive recreation. A 1,200 square-foot child's play area will also be provided on-site.

## 13. Historic and Cultural Preservation

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

No

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

N/A

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

N/A

## 14. Transportation

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

The project site is currently accessed via a private driveway from 164th Avenue NE, which will be relocated.

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

The nearest King County Metro stops are located south of the project site at 164th & NE 8th (#221 / #226).

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

One 2-car garage per unit. Existing triplex utilizes on-site parking and carport(s), which will be eliminated.

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

A new driveway connection to 164th and on-site private drive aisles will be constructed with the project.

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

No

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

Trip generation for multi-family is 0.49/unit = 9 PM peak hour trips.

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

Improved driveway connection to 164th Avenue NE.

## 15. Public Services

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

Yes. Typical public services for 15 additional residential dwelling units would include fire protection, police, health care, schools, etc.

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

Development will generate applicable impact fees, sales tax, and property taxes to support public services.

## 16. Utilities

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

Currently, electricity, natural gas, phone, sewer, and water are available at the site.

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

Puget Sound Energy (PSE): Connection to electricity and natural gas available in 164th.
City of Bellevue: Connection to sanitary sewer, potable water and surface water management systems.

## Signature

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

Signature.....

Date Submitted.....11/21/14.....

# City of Bellevue
# Development Services Department
# Land Use Staff Report

| | |
|---|---|
| Proposal Name: | **Viscaia Condominiums** |
| Proposal Address: | 16233 NE 12th Place |
| **Proposal Description:** | Application for Design Review Permit approval to demolish an existing multi-family housing structure and construct a total of 18 new townhomes within 6 buildings. Modifications will be made to the existing landscape and vegetation. |
| File Number: | **14-144801-LD** |
| Applicant: | Quadrant Homes |
| Decisions Included: | Process II, Combined Design Review decision and SEPA Determination |
| Planner: | Bradley Calvert |
| State Environmental Policy Act Threshold Determination: | **Determination of Non-significance (DNS)** |

Carol V. Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

| | |
|---|---|
| Director's Decision: | **Approval with Conditions**<br>Michael A. Brennan, Director<br>Development Services Department |

By: Carol V. Helland
Carol V. Helland, Land Use Director

| | |
|---|---|
| Application Date: | 11 – 26 - 2014 |
| Notice of Application: | 12 – 31 - 2014 |
| Decision: | 07 – 16 - 2015 |
| Appeal Period Ends: | 07 – 30 - 2015 |
| Vesting Period Ends: | 07 – 16 - 2017 |

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. 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.

## Contents

*I. Request/Proposal Description* ..... 3
*II. Site Description, Zoning & Land Use Context* ..... 5
*III. Consistency with Land Use Code/Zoning Requirements* ..... 6
*IV. Public Notice & Comment* ..... 12
*V. Technical Review* ..... 12
*VI. State Environmental Policy Act* ..... 15
*VII. Changes to Proposal Due to City Review* ..... 17
*VIII. Decision Criteria* ..... 17
*IX. Decision* ..... 19
*X. Conditions of Approval* ..... 19

## Attachments:

Attachment A: Project Plans and Drawings

## *I. Request/Proposal Description*

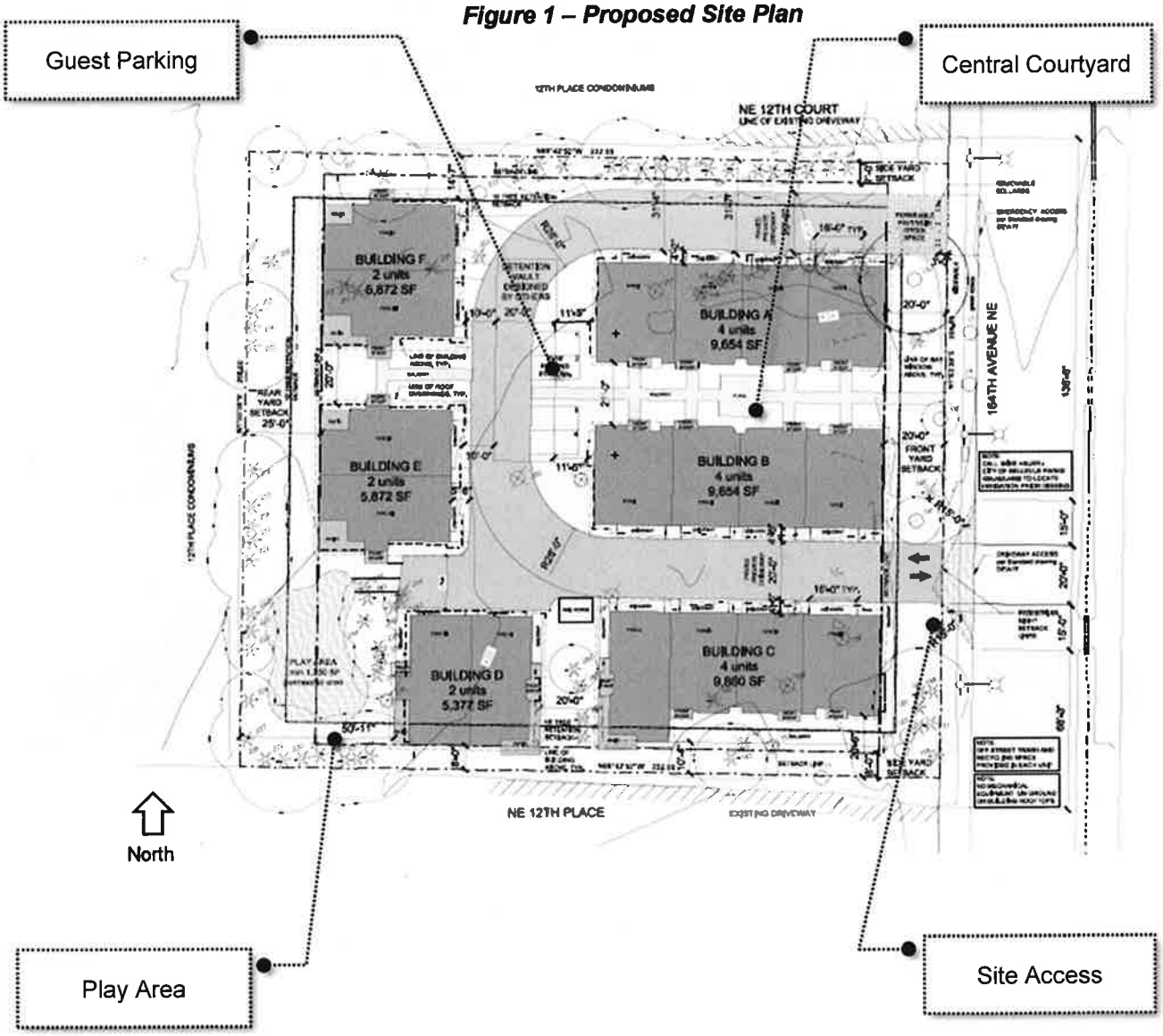
### A. Request

The applicant requests Design Review Approval and a Threshold Determination under the State Environmental Policy Act (SEPA) to demolish an existing multi-family housing structure, and to construct 6 new buildings to include a total of 18 residential units at 16233 NE 12th Place. The proposal will include a mix of one (1) and two (2) car garages as well as four (4) guest parking spaces. Total gross square footage for all buildings combined will be 46,289 on a site of 1.10 acres.

### B. Site Design

The site is rectangular in shape, measuring approximately 232 feet in depth (east to west) and 206 feet in width (north to south). The site is relatively flat with approximately a six foot increase in grade from west to east boundaries. Access to the site will be provided via a driveway at the southern portion of the site at 164th Avenue NE, creating a u-shaped drive. Access at the northern side of the site will be limited to emergency services and will be secured by a gate. The southern driveway will serve as the primary entry and exit to the site. Three (3) buildings, with four (4) residential units each, are sited on the eastern half of the parcel. Three (3) additional buildings, with two (2) units each are sited on the western half of the site. Units will be provided with individual garages and an additional four (4) guest parking spaces will be provided, consolidated to a single location west of the courtyard between buildings A and B. A play area will be incorporated into the south western corner of the site.

***Figure 1 – Proposed Site Plan***



All unit entrances will be on the north or south facades of the proposed buildings. Building A and B will have unit entrances that face inward to one another creating an internal courtyard with garage entries at the rear. Building C, facing the internal street, will have garage and unit access from the internal driveway. Buildings D, E, and F will have driveways and entries facing the internal street, with the unit entries recessed. A vegetated buffer of existing and new vegetation will line the western and northern perimeters of the site with intermittent vegetation provided along 164th Avenue NE and the southern edge of the property.

## C. Building Design

The proposal consists of a total of six (6) buildings each three (3) stories tall. Parking is located at grade of each individual unit via garage. With the exceptions of buildings A and B parking will be located at the front of each residence. Two building configurations will be provided, one with four residential units and the other with two residential units. The building massings will be articulated with a multitude of accent colors, protrusions, angles and recesses that will allow each unit to read individually and provide visual depth to the facades.

The designs are largely influenced by their location on the site. Buildings A and B provide residential entries that are focused on the internal courtyard located on the front elevations with garage entries at the rear elevations facing the internal driveway. The residential entries will include front stoops that also face onto the courtyard. The remaining buildings have a mix of locations and orientations for their residential entries and garage entries. Building C locates the residential entries on a walkway connecting to the sidewalk along 164th Avenue NE as well as along the side elevations. The garage entries face upon the internal drive way. Buildings D, E, and F locate their residential entries on the side elevations of the building with the garage entries facing onto the internal driveway. These units include a front stoop as well as rear patios.

***Figure 2 – Proposed Building Perspective***

## D. Design Intent

### *1. Overview*

The proposed project is located in a Single Family Transition zone. The properties to the north, south, and west are primarily multi-family dwellings, with single-family residences to the east. The proposal seeks to increase the density of this area in a manner that is respectful of the neighboring single-family residences while enhancing the multi-family building stock in a key location. The proposal respects the single family residences by providing a vegetated buffer along the eastern perimeter of the property and limiting its building heights under the allowable 40 feet, with bonuses.

The facades of the buildings consists of a layering of massings, forms, and colors. The building massings and individual units have a base massing of light or dark gray. Protrusions and recesses are accented by color fiber cement panels signifying entries, patios, and internal spaces. To diminish the rectilinear form and create visual interest some accent elements form an angled protrusion. In total, the development proposes nine (9) different interior layouts and designs in the total eighteen (18) units.

***Figure 3 – Proposed Building Perspective***

### *2. Building*

Street level design is influenced by the location on site. All units provide garage access from the internal driveway. The location of residential entries for buildings A and B are on the central courtyard and plaza which is connected to the sidewalk on 164th Avenue NE. The walkway continues west on the site, ultimately creating a visual connection between the courtyard and buildings E and F. The residential entries of buildings D, E, and F are located on the side elevations connected by walkways to the internal driveway. These entries remain visible from the driveway. Building C provides residential entries that face upon a walkway that connects to the sidewalk on 164th Avenue NE as well as one unit having its entry located on the side and connected to the internal driveway.

All resident parking is located at the first level within garages of each individual unit.
Additional guest parking is centrally located west of the central courtyard between buildings A and B. A total of four (4) guest spaces will be provided.

# *II. Site Description, Zoning & Land Use Context*

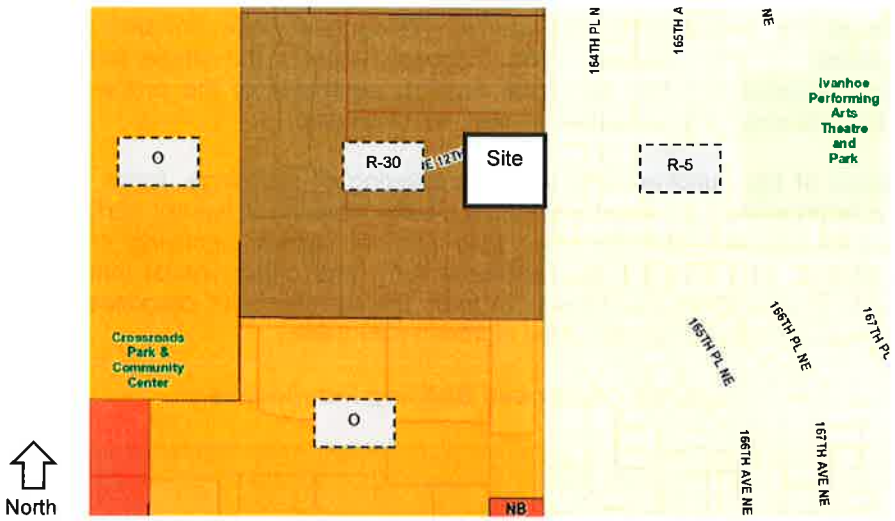
## A. Site Description

The existing site is located at 164th Avenue NE and NE 12th Place. The parcel size is approximately 1.10 acres. The site has a grade change of approximately 6 feet increasing from west to east. The depth of the property (east to west) is approximately 232 feet and the width (north to south) is 206

feet. There is one existing structure located on the property. The existing building is a one story multi-family building with three (3) residential condominium units. This structure will be demolished.

### B. Zoning

***Figure 4 – Zoning Map***




The site is zoned R-30 and is in the Crossroads subarea. The zoning is not affected by any concomitant agreement. The property is located in a single family transition zone, which requires Design Review. The Comprehensive Plan designates the property as high density multi-family.

The developments to the immediate north, south, and west are all multi-family residential developments zoned R-30. The development to the south is also a multi-family residential development zoned R-30. To the east, across 164th Avenue NE, are single family residential developments within R-5 zoning. The properties to the north and the south have driveways abutting the proposed project's site. The property to the west has a parking lot abutting the property of the proposed project's site. Perimeter vegetation buffers all sides of the property from the surrounding vehicular activity.

## *III. Consistency with Land Use Code/Zoning Requirements*

### A. General Provisions of the Land Use Code

#### 1. Uses

Multi-family dwellings units are permitted outright in R-30 zoning.

#### 2. Dimensional Requirements

As conditioned, all applicable dimensional requirements of the Land Use Code would be met. The following table provides more detailed information on the dimensional requirements.

**Table 1 – Dimensional Requirements**

| Item | Permitted/Required | Proposed | Comments/Conditions |
|---|---|---|---|
| **Building Height** | Basic Height w/out Bonuses = 30'<br>Maximum Height w/Bonus = 40'<br>(Measured from average existing grade) | Varies: 30'-6" to 35' | Meets Code<br>Underbuilding parking allows for a 5' increase in height<br>No mechanical equipment on the roof allows for a 5' increase in height |
| **Front Yard Setback** | 20' | 20' | Meets Code<br>20.20.010 Dimensional Requirements |
| **Rear Yard Setback** | 25' | 25' | Meets Code<br>20.20.010 Dimensional Requirements |
| **Side Yard Setback** | Minimum 5' for each side yard with a total of 15' for both side yards combined. | NE 12th Court Setback (north) = 7'-0"<br>NE 12th Place Setback (south) = 8'-0" | Meets Code<br>20.20.010 Dimensional Requirements |
| **Minimum Lot Area** | 8,500 SF | 46,289 SF | Meets Code<br>20.20.010 Dimensional Requirements |
| **Maximum Lot Coverage** | 35% | 34.9% | Meets Code<br>20.20.010 Dimensional Requirements |
| **Maximum Impervious Surface** | 80% | 63.5% | Meets Code<br>20.20.010 Dimensional Requirements |

**Table 2 – Parking Requirements**

| Item | Permitted/Required | Proposed | Comments/Conditions |
|---|---|---|---|
| **Parking Spaces** | Minimum of 29 parking spaces<br>1.8 for each three or more bedroom unit<br>(16 units of 3 or more bedrooms)<br>No maximum number | 40 | Meets Code<br>20.20.590.F |

## B. Special District Requirements

### 1. Design Review Criteria

The following design criteria must be met for Design Review approval (20.025B.010 and 20.25B.050).

## Land Use Code 20.025B.010 Transition Area Design District

### A. Building Height

1. *The maximum allowable building height for an R-30 property is 30' without bonuses. The maximum height is 40' with bonuses. Bonus height increases are permitted per the bonuses provided in the Land Use Code 20.25B.040.3. Height is measured from average existing grade.*

Finding: The proposed building heights vary from 30'-6" to 35.' Each of the residential units provides underbuilding parking, providing an allowable height increase bonus of 5'-0" per 20.25B.040.3. Additionally there is no mechanical equipment proposed on the rooftop of the

units providing an additional 5'-0" in bonus height. With bonuses the maximum allowable height is 40'-0." All residential units will have a height not exceeding 35'-0."

**B. Setbacks**

1. *Primary structures must be located a minimum of 30' from the property line of the district receiving transition.*

Finding: The proposed buildings abutting 164th Avenue NE will be the structures closest to the district (R-5 zoning) receiving transition. The structures will have a 20' setback from the property line in addition to the width of the existing right of way. No structures will be within 30' of the district receiving transition.

2. *Primary structures must be located a minimum of 20' from other primary structures.*

Finding: The proposed structures to the north, south, and west side of the property will incorporate the required side and rear yard setbacks. Combined with adjacent access drives and parking lots, no structure will be within 20' of any primary structures of nearby properties.

**C. Landscaping, Open Space, and Buffers**

1. *All landscaping shall comply with standards set forth in Land Use Code 20.20.520.*

Finding: The proposed landscaping and buffers comply with 20.20.520 and 20.25B.040C. The proposal includes the required 20' buffer between the property and the receiving district. The proposal also retains all significant trees within 15 feet of the property line. The proposed landscaping meets the requirements for native species planting. The applicant has worked closely with City staff to develop and ensure a satisfactory tree retention strategy.

2. *A landscaped buffer, at least 20' in width shall be provided along the entire street frontage where any portion of the street frontage is abutting a district receiving transition and along the interior property line abutting the district receiving transition.*

Finding: A landscape buffer complying with the Land Use Code and the required 20 feet of width has been provided at the street frontage nearest the properties receiving the transition.

See section X.D for related conditions of approval.

3. *All significant trees within 15' of the property line shall be retained as required by Land Use Code 20.20.520.E.*

   Finding: The proposal has complied with the Land Use Code and has retained all significant healthy trees within the boundary of 15' of the property line.

   See section X.D for related conditions of approval.

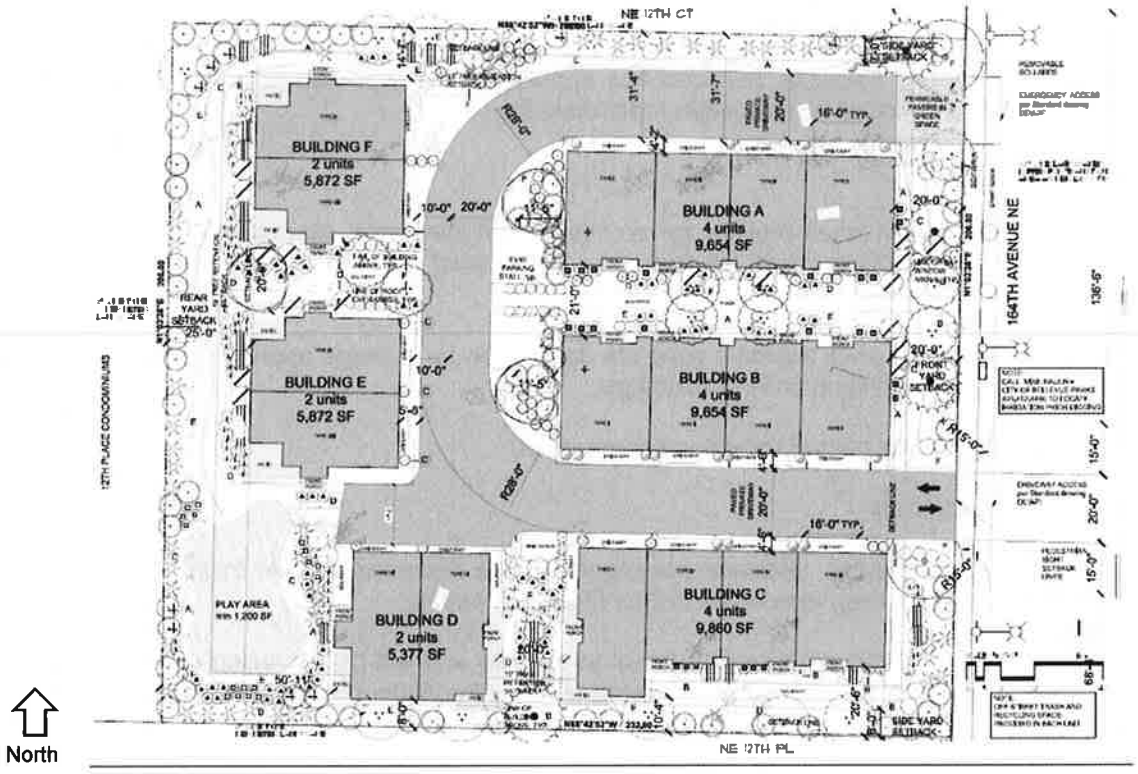
4. *The buffer shall be planted with approved plantings outlined in Land Use Code 20.25B.040.C.2.c, with 50 percent of all plantings native species.*

   Finding: The proposed buffer includes a variety of native species such as Western hemlock, Douglas fir, Western red cedar, and Leylandii cypress. The 15 foot retention buffer and 20 foot landscaped buffer facing the single family community meets the requirements of the Land Use Code.

5. *Patios and other similar ground level features and trails may be incorporated into the buffer area, except that no more than 20 percent of the area may be used for such features. Patios shall not be located within 10 feet of the property line.*

   Finding: No patios or similar elements will penetrate the buffer area between the proposed project and the developments of lower intensity.

***Figure 5 – Landscape Plan***




## D. Site Design Standards

1. *Surface parking lots shall be screened from street level views and from ground level views of an abutting residential district of a lower intensity by berms, hedges, walls, or combinations thereof.*

   Finding: The four (4) proposed guest surface spaces will be internal to the site and not visible from 164th Avenue NE.

2. *Site features such as fences, walls, refuse enclosures, light fixtures, carports, and storage units shall be designed to be integrated with the architectural design of the primary structure.*

   Finding: There will be no additional features as refuse will be collected from individual units rather than a central location.

## E. Mechanical Equipment

1. *Mechanical equipment which is located on the roof shall be incorporated into the pitches or stepped roof form, and not appear as a separate penthouse or box.*

Finding: No mechanical equipment will be located on the roof. Equipment will be limited to electrical meters on the side elevations of the buildings.

See section X.C and X.D for related conditions of approval.

**F. Refuse Containers**

1. *All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material.*

Finding: All trash and recycling will be collected per unit, a central location will not be provided on site. Republic Services has approved the applicant's proposed disposal plan and a letter of approval is included in the project file.

**G. Signs**

1. *Building design shall provide for architecturally integrated signage consistent with the scale and architecture of the building. Signs shall meet the requirements of Chapter 22B.10.BCC, Bellevue Sign Code.*

Finding: Applicant shall submit a separate application for signage approval. Signage will not be provided on individual units or buildings.

See section X.D for related conditions of approval.

**H. Site Design Guidelines**

1. *Whenever possible, vehicular access should be designed so that traffic is not directed through an abutting residential district of lower intensity.*

   Finding: All traffic will remain internal to the site and will be accessed via 164th Avenue NE. No traffic will need to be directed through the district of lower intensity. Access to trash and recycling is through the same entrance. The applicant has provided a letter from Republic Services that refuse/recycling trucks are capable of maneuvering within the vehicular areas. Each access must meet the sight distance requirements of the Transportation Department. A single primary entry and exit point has been provided, minimizing conflicts with pedestrians. The curb cut to the north has been reserved for emergency services and will have a manual swing gate to prohibit non-emergency use.

2. *Loading and refuse collection areas should be on the side of a building facing away from an abutting residential district of lower intensity, but not in the front yard setback.*

   Finding: All trash and recycling will be collected per unit, a central location will not be provided on site. Republic Services has approved the applicant's proposed disposal plan and a letter of approval is included in the project file.

3. *In addition to the minimum requirements of Land Use Code 20.20.520, site development should maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses.*

   Finding: The applicant worked closely with the City to identify trees for removal and retention. The applicant has complied with the 15' tree retention setback. The proposed landscape plan has been approved by the City.

4. *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.*

   Finding: The 15 foot tree retention area provides a buffer from the proposed development and the surrounding properties. The scale and distribution of the buildings on the site is similar to that of the surrounding multi-family residential properties. Parking will be provided at ground level within individual unit garages, as well as four (4) guest spaces internal to the site. Limiting the amount of surface parking will assist in creating a more pedestrian scaled and friendly environment.

## I. Building Design Guidelines

1. *Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surround uses, and which minimize reflected lighting.*

   Finding: The proposed materials have a residential appearance and character. Fiber cement panels are incorporated with powder coated metal to provide a contemporary residential aesthetic. The accent colored fiber cement panels and massing composition will provide a unique aesthetic that creates depth and visual interest in the facades. The materials will all be of low reflectivity minimizing opportunities for glare and reflection to surrounding properties.

***Figure 6 – Landscape Plan***

2. *Building facades should incorporate elements such as stepbacks, offsets, angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale. The larger the building, the greater the number and variety of such elements that may be necessary to achieve the effect of diminishing scale.*

   Finding: The proposed building designs incorporate a multitude of architectural features that diminish the scale of the building massings while creating visual interest. The massings are broken up with a series of recesses and protrusions such as vertical slots, balconies, bay windows, and other architectural features that provide visual interest. Angled bay windows differentiate the floors while diminishing the vertical scale of the units and distinguishing between each individual unit.

3. *Pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas. However, under certain circumstances, a stepped roof form could achieve a similar effect.*

Finding: While the project does not utilize pitched roof lines, its stepped form is more representative of a more contemporary design while preserving a residential character. The stepped forms will introduce a more contemporary roofline to the existing building stock of the immediate neighborhood.

4. *Communication dishes greater than one meter (3.28 feet) in diameter should not be visible from adjacent residential districts.*

   Finding: No communication dishes are proposed.

   See section X.C for related conditions of approval.

5. *Materials and colors used on the building facades should be compatible with nearby residential buildings and the surrounding natural environment; however, colors and materials used for the purpose of accent may be approved.*

   Finding: The base color of the proposed units will be warm and cool grays with an accenting terra cotta color. A dark blue accent will serve as a unifying color between massing transitions with a yellow and green accent providing visual character to individual units. The color pallet introduces neutral tones that are reflective of surrounding developments while also incorporating more unique colors to provide visual interest and a contemporary appearance.

## *IV. Public Notice & Comment*

| | |
|---|---|
| Application Date: | 11/26/2014 |
| Notice of Application: | 12/31/2014 |

The required minimum public comment period ended on January 15th, 2015, but comments were accepted up to the date of this decision.

*Traffic*

A comment was received on July 8th, 2015 from a nearby resident expressing their concerns regarding the impacts on traffic from the increased number of units that are proposed. The resident expressed concern over adding additional traffic to streets perceived to be over capacity now and the impact on pedestrians. The resident has been included as a Party of Record and a response was provided explaining how the peak traffic count total was reached and how the configuration of the site access would impact transportation on 164th Avenue NE.

The comment can be located in the project file.

## *V. Technical Review*

### A. Utility Department

The City of Bellevue has adequate capacity for providing water, sewer and storm drainage for this proposal. Because the review has been on a conceptual level only, there are no implied approvals of the engineering specifications. All water, sewer and storm drainage design review, plan approval, disconnections and field inspection shall be performed through the Utility Developer Extension Agreement processes. See Conditions X.A.

### B. Clear and Grade Code

The Clearing and Grading Review is taking place under a separate Clearing and Grading permit.

### C. Fire Department

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

### D. Building Division

The Building Division has reviewed the proposal. The applicant must comply with the 2012 Energy Code if building permits will be issued prior to July 2016.

### E. Transportation Department

#### Site Access

Access to the proposed project will be provided via a 26 foot wide driveway connection off of 164th Avenue NE. The private internal onsite circulation road will be 20 feet wide and will taper from the 26 foot driveway width after the first twenty feet. All 18 units will access the site via this driveway. A second driveway will be provided in the approximate location of the existing driveway, near the northern end of the site, for emergency vehicle access only. The driveway will be gated with a lockbox system to ensure access for emergency vehicles only to exit the site. All loading and unloading, delivery, garbage and recycling services must be contained within the project site. No portion of the city right of way may be used for these services.

The applicant is not required to complete a street lighting analysis. A street lighting analysis has already been completed in preparation for the City's LED conversion project, which will be completed by Puget Sound Energy.

#### 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 to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

See Section X for related Conditions of Approval.

1. The applicant is required to install a 20 foot wide private access road with pavement depths and subgrades per Standard Drawing DEV-8.

2. The applicant is required to construct the driveway approaches, per Standard Drawing DEV-7F, at the location of the private access road and at the location of the emergency access only driveway. The access driveways must be 26 feet wide for the first 20 feet and may taper down to the proposed 20 foot width thereafter. The existing driveway at the north end of the site must be removed.

3. The existing sidewalk at the approximate location of the proposed access driveway meanders. The applicant is required to realign the sidewalk to match the nearby sidewalk and

planter strip to the north and south of the new driveway access location.

4. A planter strip matching the configuration north and south of this project site must be provided where the sidewalk is realigned at the location of the new access driveway. Planter strips and other landscaping within the sidewalk along 164th Avenue NE shall be irrigated with a metered water source. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the city.

5. The street trees located in the city right of way on 164th Avenue NE must be protected during construction. If any of these street trees are cleared, cut, or damaged, triple the value of the tree will be the monetary penalty. This value is calculated using the International Society of Arboriculture Trunk Formula Method, which is the industry standard for valuing trees in landscape settings (BCC 14.60.120). The Parks department uses the funds collected to plant trees in the city right of way.

6. The sight distance setback lines must be shown on the clearing and grading engineering plans as described in Standard Drawing TE-1 and TE-3. Above-grade utilities and other roadside appurtenances must be relocated as needed to ensure sight distance requirements are met.

7. 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-7F. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

8. 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.

9. The developer must install a private road street name sign for NE 12th Place. The applicant has the option of paying the City to provide the street name sign at a cost of $110 per blade or have one manufactured by a private vendor. One blade is required for this project. The specifics of the street name sign will be determined during the clearing and grading permit.

   See section X.B for related conditions of approval.

**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 demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

See Section X for related Conditions of Approval.

**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.

Near this project, 164th Avenue NE is currently classified as "Standard Trench". 164th Avenue NE is listed as a pavement overlay candidate in the year 2016. If the street is resurfaced prior to the applicant's work in the right of way, permission to cut into 164th Avenue NE will be required. In addition, the minimum pavement restoration requirement will be a full street grind and overlay for a minimum of 50 feet as specified on the Right of Way Use Permit and by the Inspector.

See Section X for related Conditions of Approval.

## *VI. State Environmental Policy Act*

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of 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 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS) adopted August, 2013. This document is available in the Records Office at City Hall, 450 110th Avenue NE. This document analyzes the transportation and air quality impacts of the City's Traffic Task Force recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals.

The staff report is an addendum to the adopted EIS referenced above. Adverse impacts which are less 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. The staff report provides a consolidated discussion of the impacts noted below, together with specific conditions of approval. These impacts will be mitigated through exercise of the Code authority as well as through project-specific conditions of approval, based on adopted city policy where code authority is not sufficient.

A. Transportation

**Long Term Impacts and Mitigation**

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Viscaia Condominiums project lies within MMA #5 (Crossroads Area), which has a 2024 total growth projection of 169 new multi-family units. This development proposes 18 multi-family units. The existing three-unit multi-family dwelling on the site will be demolished; therefore, the new development adds 15 net 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. Credit will be given for the existing multi-family dwelling being demolished.

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

With 18 multi-family units, this development will generate approximately 9 new p.m. peak hour trips and therefore will not trigger concurrency requirements. The previous use of the site was a three unit multi-family dwelling that will be demolished. Since the previous use occurred within the past two years, credit is given for trip generation for the three multi-family dwelling units. With trip generation credit given, the total net p.m. peak trips is 8 new trips. Even without trip generation credit given, the project does not trigger concurrency requirements with 9 p.m. peak hour trips.

**Short Term Operational Impacts and Mitigation**

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the p.m. peak hours (4 p.m. to 6 p.m.). Issues that were analyzed included access location and design and onsite circulation design. Access for this project will be provided by a 26 foot wide driveway connecting to 164th Avenue NE, which tapers down to a 20 foot width after the first twenty feet. There are no conflicting driveways adjacent or across 164th Avenue NE from the site. Finally, considering the low volume of new p.m. peak hour trips generated from this proposal, operational impacts to the adjacent street system will be minor and therefore no additional mitigation is required.

B. Noise

Construction Noise: As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. 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, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code may be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to schedule onset of extended hour construction activity. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding areas.

See Section X.A for related conditions of approval

Interior Noise: The Bellevue City Code, 9.18, prohibits the approval of new residential structures where the exterior noise level exceeds an Ldn of 65 dBA anywhere along the site boundary, unless interior noise levels no higher than 40 dBA in sleeping areas and 45 dBA in non-sleeping areas can be achieved. Prior to the issuance of any building permit, the applicant shall submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing a street frontage. Before any occupancy permits are issued, the noise levels shall be measured inside a random sample of the residential units and the report revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report shall include recommendations to modify the construction to meet the interior noise thresholds.

See Section X.C and X.D for related conditions of approval

## *VII. Changes to Proposal Due to City Review*

*a. Guest Parking (East)*

Guest parking is located at the western terminus of the courtyard space between buildings A and B. The original proposal showed the courtyard terminating at one of five parking spaces. Through Design Review this was modified so that the design provided a physical and visual connection to the courtyard and ultimately the sidewalk along 164th Avenue. This assisted in creating an unobstructed axis between the public frontage along 164th Avenue and the internal circulation of the site.

*b. Guest Parking (West)*

The original proposal indicated two guest parking spaces between buildings E and F. In order to provide enhanced green space and continuity with the landscaped spaces between other buildings the guest parking was removed between buildings E and F.

*c. Inclusion of gate in lieu of bollards at northern driveway*

The Fire Department expressed concerns about fire trucks being stuck in the driveway due to the originally proposed bollards at the northern driveway exit. As such the bollards were replaced with a manual swing gate.

## *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**

**Following are land use policies from the Urban Design Element of the City's Comprehensive Plan that are pertinent to, and supportive of the project proposal:**

**Policy UD-1:** *Encourage high quality, attractive, architecturally appealing designs for major buildings in order to create distinctive visual reference points in the community.*

Finding: The proposed project will update the existing housing stock on the subject property while simultaneously updating the aesthetic qualities of the immediate neighborhood. The proposal creates an opportunity to integrate buildings with a more contemporary design that is executed in a manner that is subtle and attractive. The proposed buildings will incorporate traditional elements such as balconies, stoops, and community common areas, while updating the design aesthetic of the community with updated roof lines, form, and color.

**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.*

Finding: The proposed design will introduce a more contemporary aesthetic into the community while being respectful of surrounding developments. The integration and layering of colors as well as protruding and recessed forms will create facades that are visually interesting while integrating with the surrounding multi-family developments. The proposed central courtyard will provide a community aspect to the development while encouraging front stoops and entries that are representative of a more traditional residential composition.

***Figure 8 – Building A & B Elevations***

**Policy UD-4:** *Ensure that development relates, connects, and continues design quality and site functions from site to site.*

Finding: The aesthetic of the proposal differs from that of many of the surrounding developments, but integrates a thoughtful transition to more of a contemporary design. The proposal will create a building stock increasingly reflective of current design and development trends while respecting the aesthetic and scale of the surrounding multi-family and single-family developments.

**Policy UD-8:** *Design rooftop mechanical screening so that it is integral with building architecture. Consider the visual effects of technical advances such as satellite dishes, on building design.*

Finding: The proposal will not include rooftop mechanical screening as there will be no equipment located on the rooftop.

**Policy UD-16:** *Exemplify the Pacific Northwest character through the retention of existing vegetation and through use of native plants in new landscaping. Encourage water conservation in landscape designs.*

Finding: Vegetation within the 15 foot retention area includes Western hemlock, Douglas fir, Western red cedar, and Leylandii cypress. 100 percent of all healthy vegetation within the 15 foot retention area is anticipated to be preserved, encouraging the Pacific Northwest character. Additionally seven (7) Leylandii cypress and a native cherry located internal to the site will be preserved.

**Policy UD-18:** *Preserve significant trees and mature vegetation, with special consideration given to the protection of groups of trees and associated undergrowth, specimen trees, and evergreen trees.*

Finding: The applicant has worked closely with the City to identify healthy vegetation to be retained on the property and within the required 15 foot tree retention area. The 15 foot tree retention area as well as the 20 foot buffer along 164th Avenue NE will create and preserve a vegetated environment continuous with the surrounding properties.

See section X.B for related conditions of approval.

**Policy UD-60:** *Incorporate entry designs to residential neighborhoods such as low profile, identification signs, and landscaping which is in character with the neighborhood.*

Finding: The units abutting 164th Avenue NE will provide residential entries located at the front elevations. Buildings A and B will have entries and stoops that abut the proposed courtyard while building C's entries will abut a walkway connected to the sidewalk on 164th Avenue NE. The remaining units on the western half of the property will incorporate entries on the sides of the

units. The proposed entries and stoops will provide a consistent residential character to the development.

**Policy UD-61:** *Encourage the green and wooded character of existing neighborhoods.*

Finding: The proposal will provide a 20 foot vegetated buffer along the east perimeter of the property per the single-family transition requirements. The 15 foot retention area and proposed landscaping will enhance the wooded character of the site to match the surrounding developments and neighborhoods.

**The proposal is also consistent with the following policies from the Crossroads Sub-area of the Comprehensive Plan:**

**Policy S-CR-11:** *Limit multifamily development to those locations designated on the Land Use Plan.*

Finding: The site is zoned R-30 and is part of the higher density multi-family comprehensive plan designation. The properties in the immediate area to the north, south, and west are all multi-family developments. The proposed project creates continuity between the existing multi-family developments while incorporating a scale and design that respects the nearby single-family residential as well.

**Policy S-CR-14:** *Encourage the preservation of open space and existing vegetation within new residential development.*

Finding: The proposal will retain vegetation within the 15 foot required retention zone on the north, south, and west perimeters. Central to the site will also be a landscaped courtyard between buildings A and B that will enhance the vegetated characteristics of the site and neighborhood.

**Policy S-CR-46:** *Assure the use of existing vegetation as a screen between differing uses and which provide landscaping on new development.*

Finding: The required 20 foot buffer on the eastern edge of the site will provide screening between the proposed multi-family development and the nearby single-family communities.

## *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 Development Services Director does hereby **APPROVE WITH CONDITIONS** the subject proposal.

## *X. Conditions of Approval*

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. **City Codes and Ordinances**
   The project shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to the following:

| | | |
|---|---|---|
| Clearing & Grading Code – Bellevue City Code 23.76 | Savina Uzunow | 425-452-7860 |
| Construction Codes – Bellevue City Code Title 23 | Bob Snyder | 425-452-4475 |
| Fire Code – Bellevue City Code 23.11 | Sean Nichols | 425-452-2926 |
| Land Use Code – Bellevue City Code Title 20 | Bradley Calvert | 425-452-6930 |
| Environmental Procedures Code – Bellevue City Code Title 22.02 | Bradley Calvert | 425-452-6930 |
| Noise Control – Bellevue City Code 9.18 | Bradley Calvert | 425-452-6930 |
| Right of Way Use Code – Bellevue City Code 14.30 | Tim Stever | 425-452-4294 |
| Sign Code – Bellevue City Code Title 22 | Bradley Calvert | 425-452-6930 |
| Transportation Code – Bellevue City Code 14.60 | Vanessa Humphreys | 425-452-7698 |
| Transportation R.O.W. – Bellevue City Code 11.70, 14.30, 14.60 | Tim Stever | 425-452-4294 |
| Utility Code – Bellevue City Code Title 24 | Arturo Chi | 425-452-4119 |

2. **Construction Hours**
   Noise related to construction is allowed from 7:00 am to 6:00 pm Monday through Friday and 9:00 am to 6:00 pm on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 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. Allowance 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 the 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: Bellevue City Code 9.18.040
   Reviewer: Bradley Calvert (425) 452-6930

3. **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 restriction accordingly.
   AUTHORITY: BCC 14.30.060
   Reviewer: Tim Stever (425) 452-4294

4. **Noise Abatement During Construction**
   The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.
   Authority: Bellevue City Code 9.18.020F
   Reviewer: Bradley Calvert (425) 452-6930

5. **Provisions for Loading**
   The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.
   AUTHORITY: LUC 20.20.590.K.4; BCC 14.60.180
   Reviewer: Vanessa Humphreys (425) 452-2569

6. **Developer Extension Agreement**
   Utility Department approval of the Design Review application (14-144801 LD) is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved.
   Authority: Bellevue City Code 24.02, 24.04, 24.06
   Reviewer: Arturo Chi (425) 452-4119

7. **Water, Sewer and Storm Drainage Systems**
   The water, sewer and storm drainage systems shall be designed per the current City of Bellevue Utilities Code and Utilities Engineering Standards. All Design Review, plan approval, and field inspection shall be performed under the Utility Developer Extension Agreement.
   Authority: Bellevue City Code 24.02, 24.04, 24.06
   Reviewer: Arturo Chi (425) 452-4119

8. **Additional Utility Department Requirements**
   A non-endangerment performance standard must be met, prohibiting injection that allows the movement of fluids containing any contaminant into the ground water (Chapters 173-218 WAC and 173-200 WAC). In Washington all ground water is considered a potential source of drinking water. All well owners must provide inventory information by registering their well with Ecology and be rule authorized.
   Authority: Bellevue City Code 24.02, 24.04, 24.06
   Reviewer: Arturo Chi (425) 452-4119

**B. Prior to Issuance of Any Clear and Grade Permit**

1. **Tree Retention and Removal**
   Applicant must seek Land Use approval for consideration to modify the landscape plan approved through Design Review.
   Authority:
   Reviewer: Bradley Calvert (425) 452-6930

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.
   i) Parking for construction workers as necessary.

   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 shall 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:Tim Stever (425) 452-4294

**3. Civil Engineering Plans - Transportation**

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to the driveway approach, private internal circulation road, realignment of the sidewalk and planter strip, mailbox location, sight distance, and pavement restoration in 164th Avenue NE. 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.

Specific requirements are detailed below:

a) The construction of the 20 foot wide private access road with pavement depths and subgrades per Standard Drawing DEV-8.
b) The construction of the driveway approaches, per Standard Drawing DEV-7F, at the location of the private access road and at the location of the emergency access only driveway. The access driveways must be 26 feet wide for the first 20 feet and may taper down to the proposed 20 foot width thereafter. The existing driveway at the north end of the site must be removed.
c) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
d) The existing sidewalk at the approximate location of the proposed access driveway meanders. The applicant is required to realign the sidewalk to match the nearby sidewalk and planter strip to the north and south of the new driveway access location.
e) A planter strip matching the configuration north and south of this project site must be provided. Planter strips and other landscaping within the sidewalk along 164$^{th}$ Avenue NE shall be irrigated with a metered water source. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the city.
f) The street trees located in the city right of way on 164$^{th}$ Avenue NE must be protected during construction. If any of these street trees are cleared, cut, or damaged, triple the value of the tree will be the monetary penalty. This value is calculated using the International Society of Arboriculture Trunk Formula Method, which is the industry standard for valuing trees in landscape settings. In the location of the proposed driveway (BCC 14.60.120). The Parks department uses the funds collected to plant trees in the city right of way.
g) Sight distance. Show the required sight triangles, as described in Standard Drawings TE-1 and TE-3, and include any sight obstructions, including those off-site. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Above-grade utilities and other roadside appurtenances must be relocated as needed to ensure sight distance requirements are met. Vertical as well as horizontal line of sight must be considered when checking for sight distance.
h) 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-7F. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.
i) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

j) The developer must install a private road street name sign for NE 12th Place. The applicant has the option of paying the city to provide the street name sign at a cost of $110 per blade or have one manufactured by a private vendor. One blade is required for this project. The specifics of the street name sign will be determined during the clearing and grading permit.
k) An end of road object marker sign must be installed at the dead end near the play area.
l) The applicant is required to install a gate at the proposed north driveway with a lockbox system to ensure the driveway is used for emergency services only. The gate shall be placed such that it does not open into the city right of way. The location of the gate will be determined during the clearing and grading permit. A "No Parking– Fire Lane" sign shall be mounted to the outside of the gate.
m) The applicant is required to coordinate mailbox location with the Bellevue Postmaster and show the mailbox location on the engineering plans.
AUTHORITY: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
Reviewer: Vanessa Humphreys (425) 452-2569

## C. Prior to Issuance of any Building Permit

### 1. Transportation Impact Fee

Payment of the traffic impact fee for a total of 15 multi-family dwelling units will be required at the time of building permit issuance. Removal of existing buildings provide for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.
AUTHORITY: BCC 22.16
Reviewer: Vanessa Humphreys (424) 452-2569

### 2. Building and Site Plans - Transportation

Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.
AUTHORITY: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
Reviewer: Vanessa Humphreys (424) 452-2569

### 3. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.
AUTHORITY: BCC 14.60.100
Reviewer: Tim Stever (425) 452-4294

### 4. Exterior Building Lighting

All exterior building lighting shall include cut-off shields that prevent light impacts to nearby developments. Exterior accent lighting shall be adjustable; applicant will work with planner at TCO to confirm appropriate lighting levels.
Authority: Land Use Code 20.25A.110.A.5
Reviewer: Bradley Calvert (425) 452-6930

### 5. Rooftop Mechanical Screening

Any proposed future changes must be approved by Land Use and uphold the intent and conditions of the original proposal to screen mechanical equipment from street level views. This includes mechanical equipment installations and communications dishes.
Authority: Land Use Code 20.25A.110.A.3.c and 6.2.a
Reviewer: Bradley Calvert (425) 452-6930

6. **Provision of Fire Lanes**
   Fire lanes are required throughout the entire driveway area. See Bellevue Fire Department Public Information handout F-11.
   Reviewer: Sean Nichols (425) 452-2926

7. **Interior Noise Level**
   Applicant shall submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing a street frontage.
   Authority: BCC 9.18.030
   Reviewer: Vanessa Humphreys (425) 452-2569

**D. Prior to Issuance of any Certificate of Occupancy**

1. **Street Frontage Improvements**
   All street frontage improvements and other required transportation elements, including street lights, must be constructed by the applicant and accepted by the City Inspector. All existing street lights affected by this development must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.
   AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual and Transportation Department Design Manual Standard Drawings.
   Reviewer: Vanessa Humphreys (424) 452-2569

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

   a) 164th Avenue NE: The current pavement restoration requirements are Standard Trench restoration. 164th Avenue NE is listed as a pavement overlay candidate in the year 2016. If the street is resurfaced prior to the applicant's work in the right of way, permission to cut into 164th Avenue NE will be required. 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 for a minimum of 50 feet as specified on the Right of Way Use Permit and by the Inspector.

   AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23
   Reviewer: Tim Stever (425) 452-4294

3. **Recording**
   The applicant shall record this decision with King County and submit to the City of Bellevue.
   Authority: Land Use Code 20.25A.030.D, Bellevue City Code 14.60.150A and H
   Reviewer: Bradley Calvert (425) 452-6930

4. **Sign Permit Package**
   The applicant shall submit a complete sign package and all sign permit applications for City review and approval. All signs shall be an integral part of the architectural design and scaled to the pedestrian. Signage to be provided at ingress/egress locations to minimize and prevent conflict between pedestrians and vehicular traffic.
   Authority: Land Use Code 20.25A.115.B.7.a-c, Bellevue City Code Title 22, Sign Code

Reviewer: Bradley Calvert (425) 452-6930

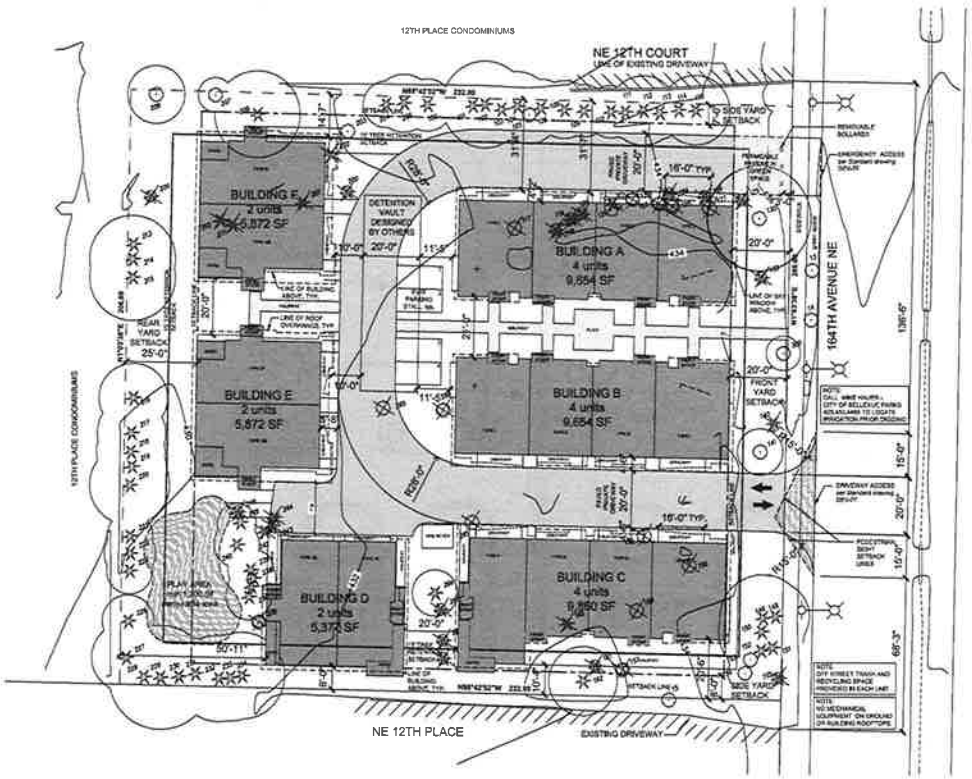
5. **Landscape Installation Assurance Device**
All site landscaping shall be 100% complete per the City approved plan. Alternatively, the applicant may submit: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved plan. The performance device will be replaced with a maintenance device after the installation is inspected and approved.
Authority: Land Use Code 20.40.490
Reviewer: Bradley Calvert (425) 452-6930

6. **Landscape Maintenance Assurance Device**
The applicant shall file with the Development Services Department, a landscape maintenance assurance device in the form of a bond or assignment of savings for 20% or the cost of labor and materials for all required landscaping.
Authority: Land Use Code 20.40.490
Reviewer: Bradley Calvert (425) 452-6930

7. **Maintenance Agreement with the City of Bellevue**
After one year, the landscape in the Right of Way shall be inspected by Land Use and the Parks Department. Prior to the release of the Landscape Maintenance Assurance Device, the applicant and the City of Bellevue shall enter into an agreement to determine future maintenance responsibilities for the streetscape and streetscape plantings.
Authority: Land Use Code 20.40.490
Reviewer: Bradley Calvert (425) 452-6930

8. **Interior Noise Level**
Noise levels shall be measured inside a random sample of the residential units and the report revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report shall include recommendations to modify the construction to meet the interior noise thresholds.
Authority: BCC 9.18.030
Reviewer: Vanessa Humphreys (425) 452-2569

# 16231-35 NE 12TH PLACE, BELLEVUE




## SITE PLAN

SCALE: 1" = 20'

N

## PROJECT DATA

OWNER: QUADRANT HOMES
14725 SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

ARCHITECT: MEDICI ARCHITECTS
EMILY BUCHWALTER, AIA
11661 SE 1ST STREET, SUITE 200
BELLEVUE, WA 98005
PHONE:425-453-9298
FAX:425-452-8448
emily@mediciarchitects.com

PROJECT DESCRIPTION:

DEMOLISH EXISTING STRUCTURES AND BUILD 18 NEW ATTACHED **SINGLE-FAMILY UNITS**

## ZONING & CODE INFORMATION

| | |
|---|---|
| JURISDICTION: | CITY OF BELLEVUE |
| ZONING: | R 30<br>TRANSITION AREA<br>DESIGN DISTRICT |
| PARCEL ASSESSOR'S #: | 262505-9103 |

LEGAL DESCRIPTION:

**TRACT B CITY OF BELLEVUE SP** 77-20 REC AF #7704060789 SD SP DAF - S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4 LESS E 30 FT THOF CONV KC FOR RD

| | |
|---|---|
| **OCCUPANCY:** | MULTY FAMILY |
| SET BACKS REQUIRED: | FRONT YARD - 20'-0"<br>SIDE YARDS - 5'-0"<br>TWO EQUAL - 15'-0"<br>REAR YARD -25'-0" |
| SET BACKS PROVIDED: | FRONT - 20'-0"<br>SIDE YARDS - 7'-0" & 8'-0"<br>REAR YARD -25'-0" |

F.A.R. - N/A

GROSS FLOOR AREA: 46,289 SF

MAX HEIGHT:

**30' ABOVE AVERAGE EXISTING GRADE**

PARKING :

REQUIRED : 2.0 PER UNIT

PROVIDED IN PRIVATE GARAGES

ADDITIONAL /GUEST PARKING PROVIDED: 4

## LOT COVERAGE

LOT SIZE: 47,794 SF

MAX LOT COVERAGE BY STRUCTURE: 35% (16,728 SF)

| PROPOSED: | |
|---|---|
| BUILDING A: | 3,428 SF |
| BUILDING B: | 3,428 SF |
| BUILDING C: | 3,509 SF |
| BUILDING D: | 1,944 SF |
| BUILDING E: | 2,220 SF |
| BUILDING F: | 2,220 SF |
| TOTAL: | 16,723 SF = 34.9% |

MAX IMPERVIOUS SURFACE: 80 % (38,235 SF)

| PROPOSED: | |
|---|---|
| DRIVEWAY: | 8,664 SF |
| PARKING/WALKWAY: | 1,355 SF |
| BUILDINGS: | 20,403 SF |
| TOTAL: | 30,422 SF = 63.5% |

PROJECT LOCATION

## VICINITY MAP

NTS

N

PROJECT LOCATION

## QT. SECT. MAP

NTS

N

## ARCHITECTURAL SHEET INDEX


| | |
|---|---|
| A0.0 | COVER SHEET & SITE PLAN |
| A1.0 | BIRD'S EYE PERSPECTIVE |
| A1.1 | PERSPECTIVE |

BUILDING A&B

| | |
|---|---|
| A2.0 | FIRST FLOOR PLAN |
| A2.1 | SECOND FLOOR PLAN |
| A2.2 | THIRD FLOOR PLAN |
| A3.0 | BUILDING ELEVATIONS |
| A3.1 | BUILDING ELEVATIONS |
| A4.0 | 3D VIEWS |

BUILDING C

| | |
|---|---|
| A2.0 | FIRST FLOOR PLAN |
| A2.1 | SECOND FLOOR PLAN |
| A2.2 | THIRD FLOOR PLAN |
| A3.0 | BUILDING ELEVATIONS |
| A3.1 | BUILDING ELEVATIONS |
| A4.0 | 3D VIEWS |

BUILDING D

| | |
|---|---|
| A2.0 | FIRST FLOOR PLAN |
| A2.1 | **SECOND FLOOR PLAN** |
| A2.2 | THIRD FLOOR PLAN |
| A3.0 | BUILDING ELEVATIONS |
| A3.1 | BUILDING ELEVATIONS |
| A4.0 | 3D VIEWS |

BUILDING E&F

| | |
|---|---|
| A2.0 | FIRST FLOOR PLAN |
| A2.1 | SECOND FLOOR PLAN |
| A2.2 | THIRD FLOOR PLAN |
| A3.0 | BUILDING ELEVATIONS |
| A3.1 | BUILDING ELEVATIONS |
| A4.0 | 3D VIEWS |



MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE 1ST ST., STE 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT

| INTAKE: | DATE: |
|---|---|
| DESIGN REVIEW | 11-25-14 |
| REVISIONS: | DATE: |
| 1. | 01-27-15 |
| 2. | |
| 3. | |
| 4. | |
| 5. | |

PROJECT / CLIENT:

VISCAIA TOWNHOMES
QUADRANT HOMES 14725
SE 36TH STREET, SUITE 200
BELLEVUE, WA 98006

JOB ADDRESS:

16231-35 NE 12TH PLACE
BELLEVUE, WA 98006

DRAWING NAME:

COVER SHEET & SITE PLAN

Drawn By: OT, SJ
Checked By: EB
Owner Approval:

PHASE:

**DESIGN REVIEW**


This drawing is the exclusive property of Medici Architects, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

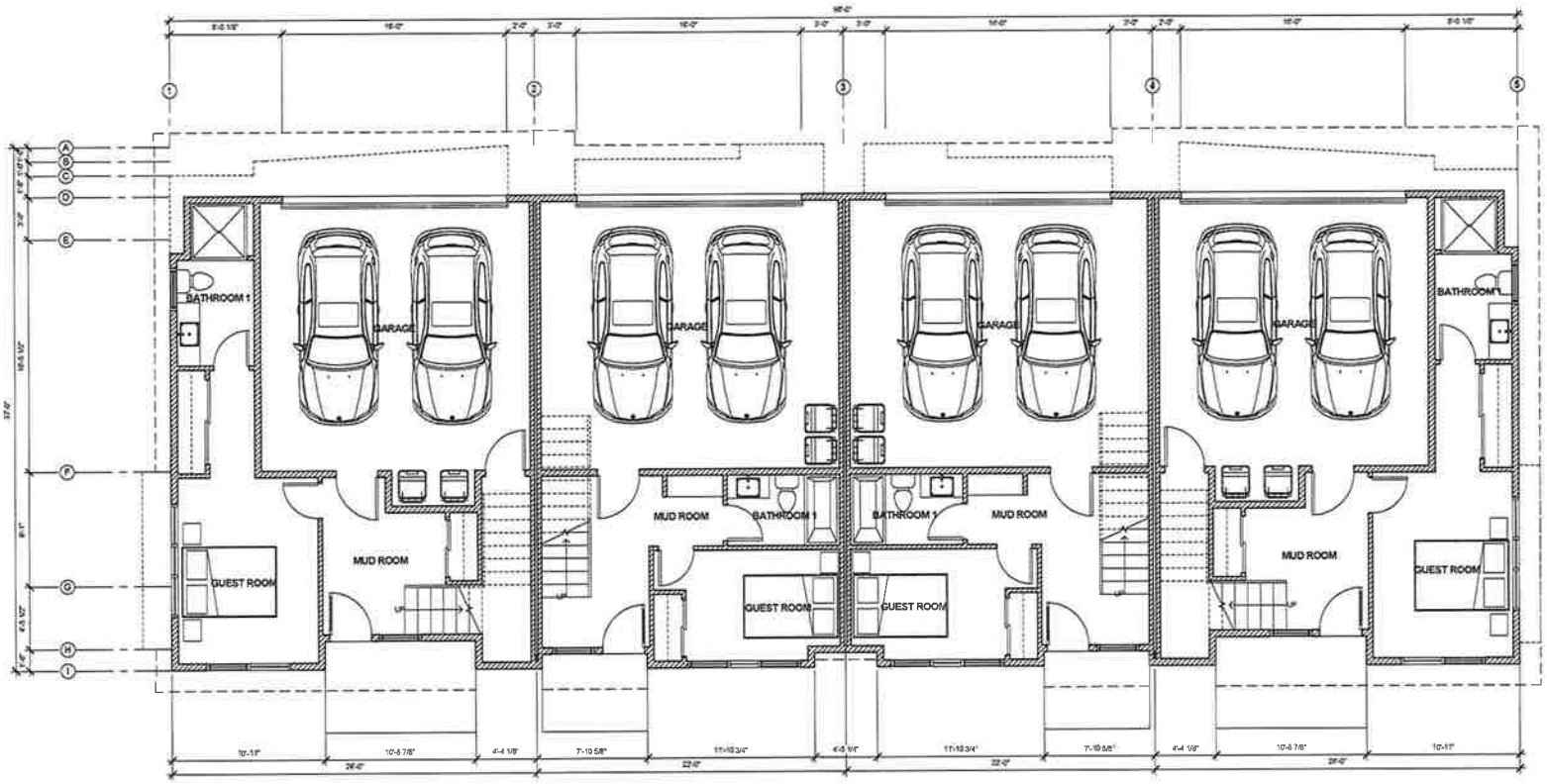

APPROVED:

PROJECT No.: 2014 121

DATE: 02-04-15

A0.0

PLOT SCALE: 1:1




1 FIRST FLOOR
1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMET D. BUCHANAN
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BDLG A&B

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2825059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

FIRST FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect

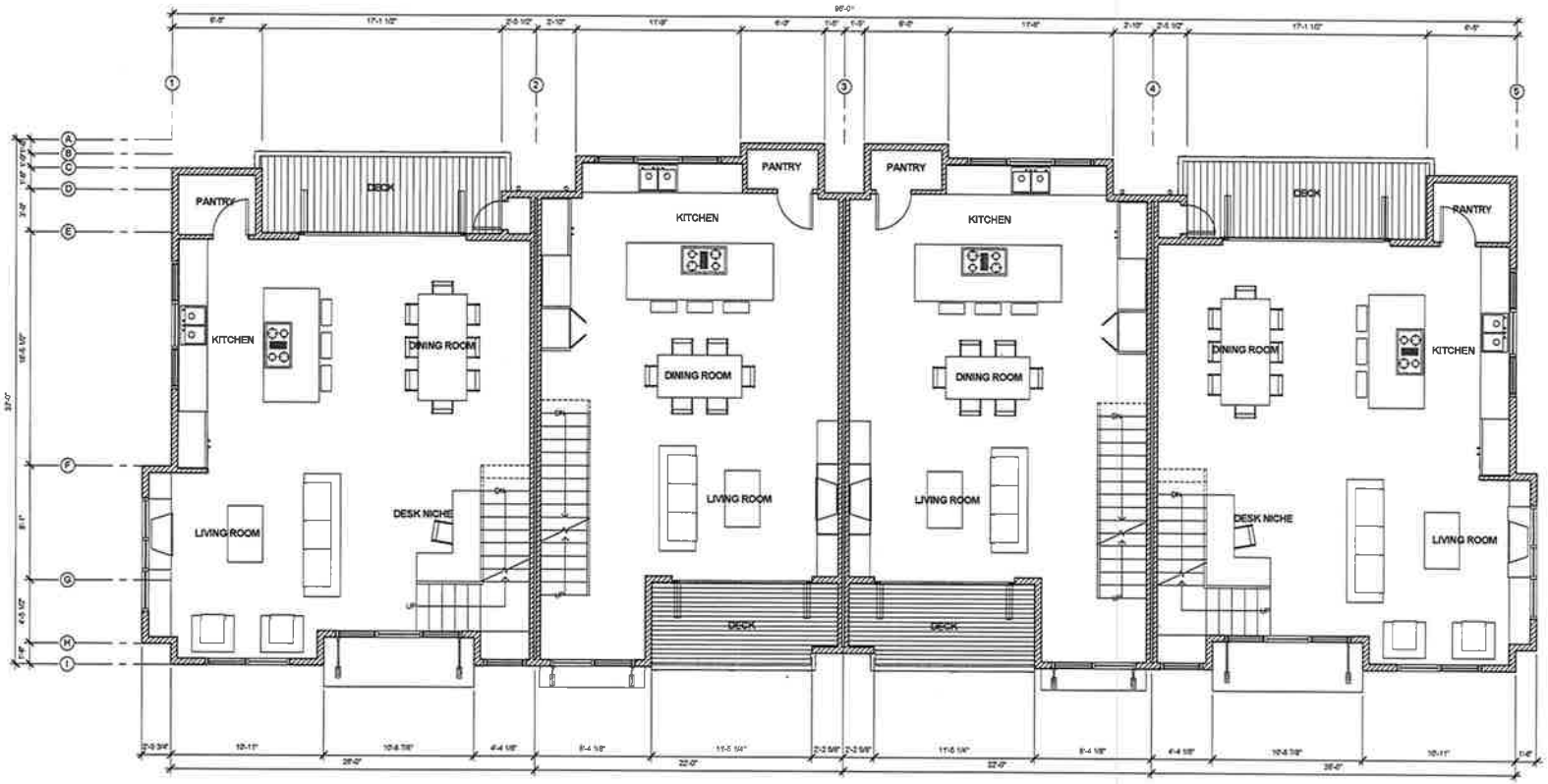

APPROVED

PROJECT No.: 2014121

DATE: 11/24/2014 12:58:21 PM

A2.0

PLOT SCALE: 1:1




1 SECOND FLOOR
1/4" = 1'-0"

N

# MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHAUCTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BDLG A&B

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 262059103
16233 NE 12TH PL
BELLEVUE, WA,98006

DRAWING NAME:

SECOND FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW

This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.

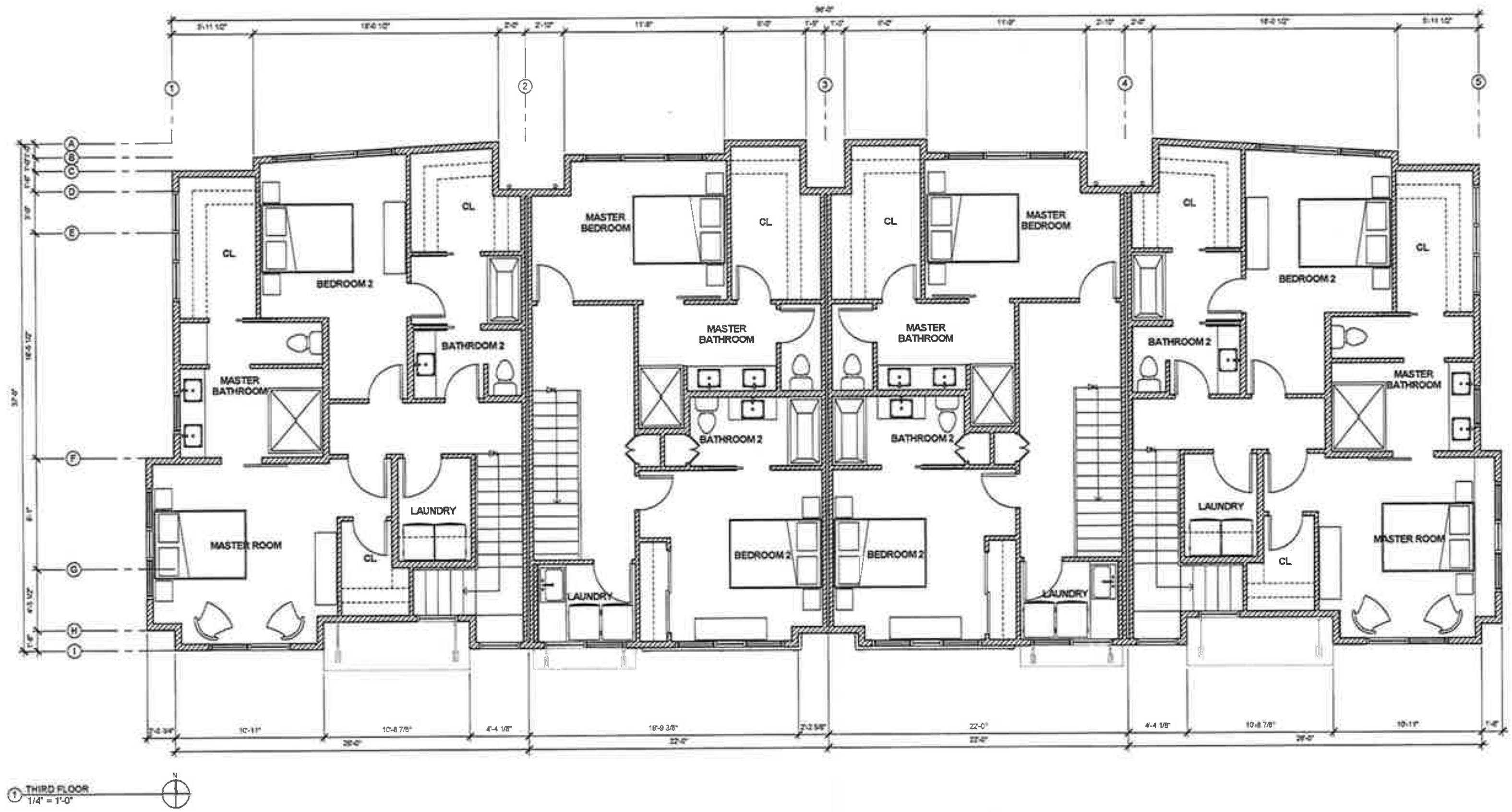
APPROVED

PROJECT No : 2014121

DATE: 11/24/2014 12:58:23 PM

A2.1

PLOT SCALE: 1:1




MEDICI
ARCHITECTS
Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

REGISTERED ARCHITECT
EMEY D. SUCHMEISTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:
VISCAIA TOWNHOMES BDLG A&B

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:
PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME
THIRD FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:
DESIGN REVIEW

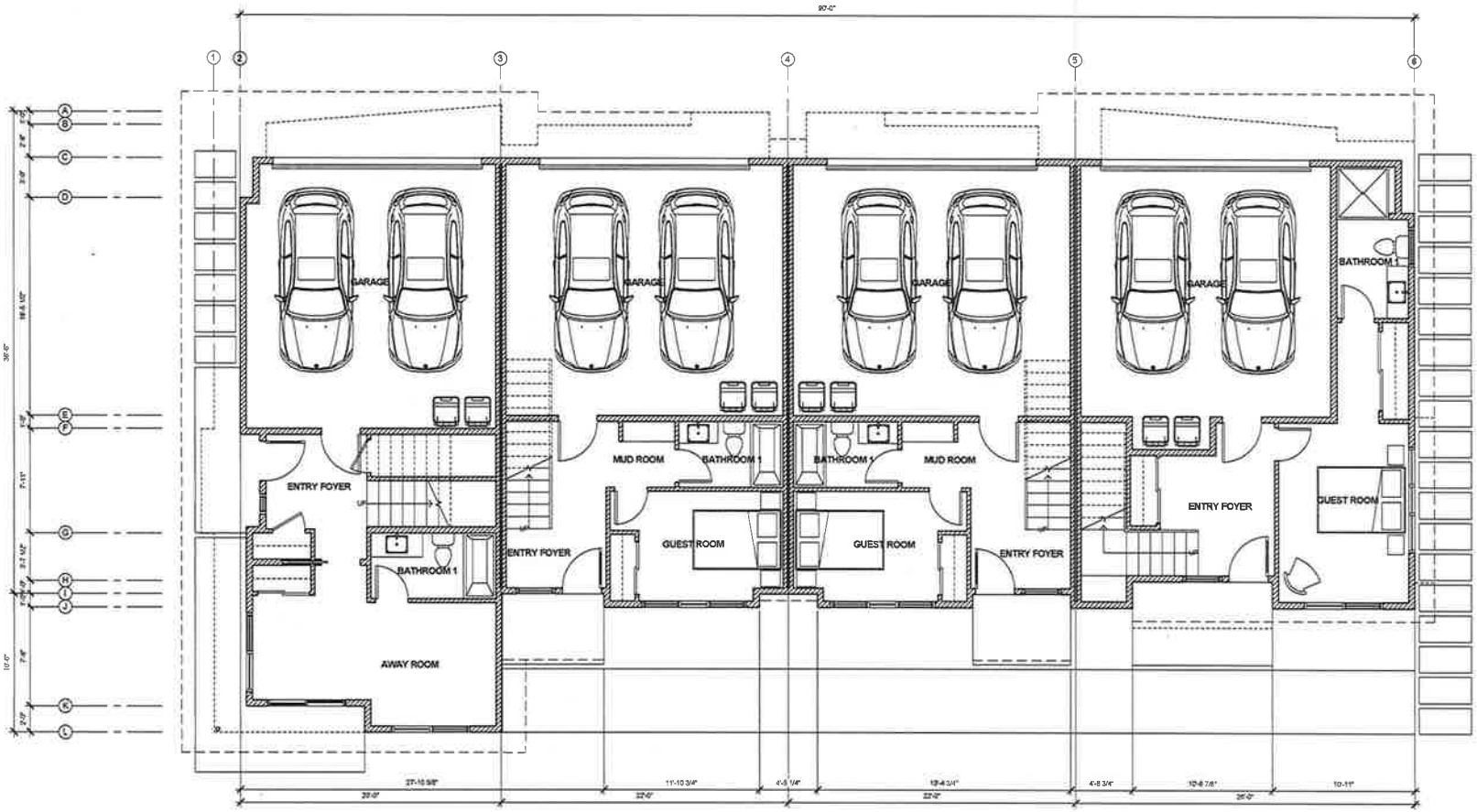
This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect

APPROVED

PROJECT No.: 2014121
DATE: 11/24/2014 12:58:24 PM

A2.2

PLOT SCALE: 1:1




1 FIRST FLOOR
1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-6448


REGISTRATION:

REGISTERED ARCHITECT
EMEY D. BUCHANAN
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG C

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2825059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

FIRST FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.


APPROVED

PROJECT No.: 2014121

DATE: 11/24/2014 12:56:24 PM

A2.0

PLOT SCALE: 1:1

1 SECOND FLOOR
1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANAN
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG C

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

SECOND FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect

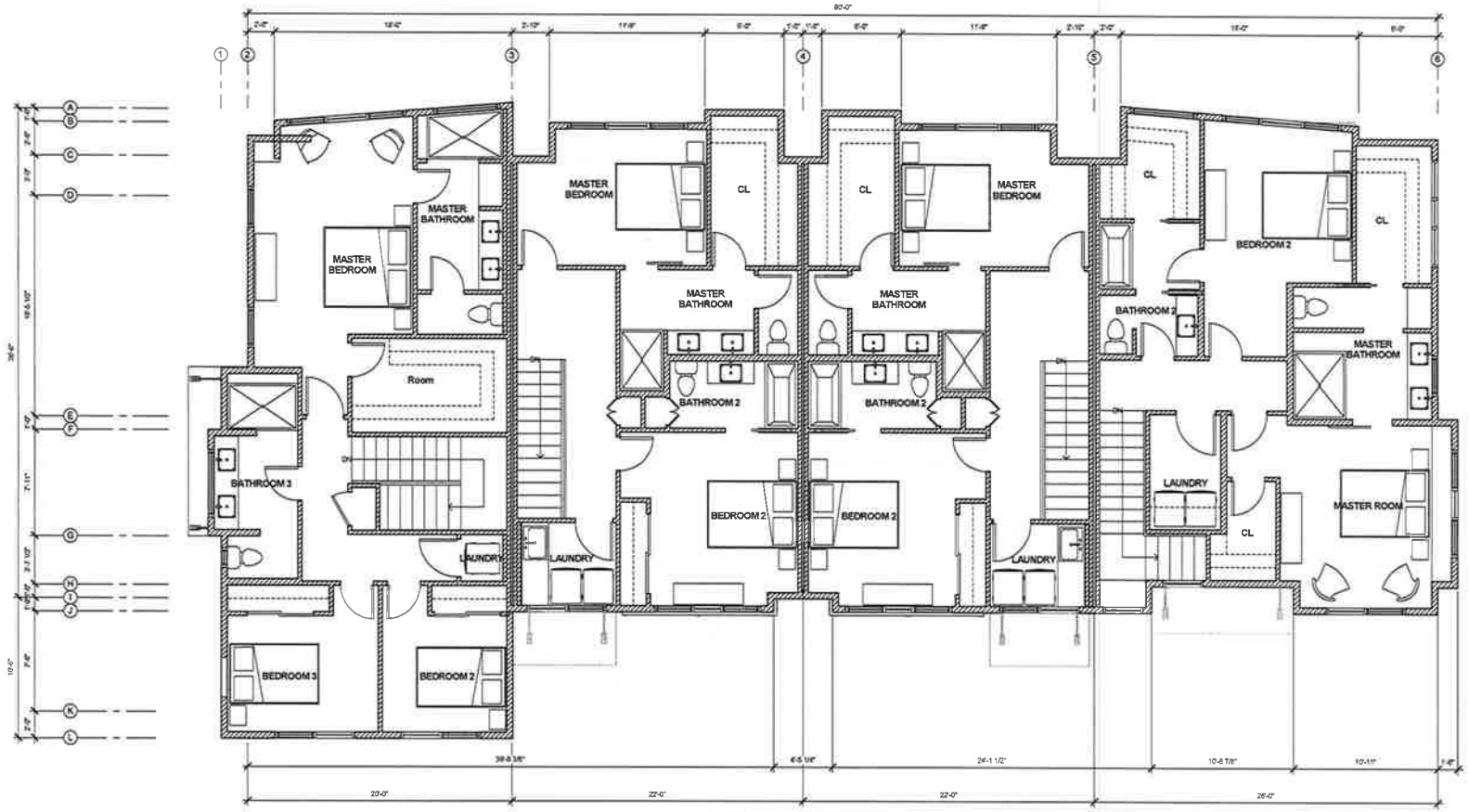

APPROVED

PROJECT No.: 2014121

DATE: 11/24/2014 12:56:26 PM

A2.1

PLOT SCALE: 1:1




1 THIRD FLOOR
1/4" = 1'-0"

N

# MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9296
Fax: (425) 452-8448

REGISTRATION:

REGISTERED ARCHITECT
EMILY G. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG C

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
18233 NE 12TH PL
BELLEVUE, WA 98008

DRAWING NAME:

THIRD FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW

This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.

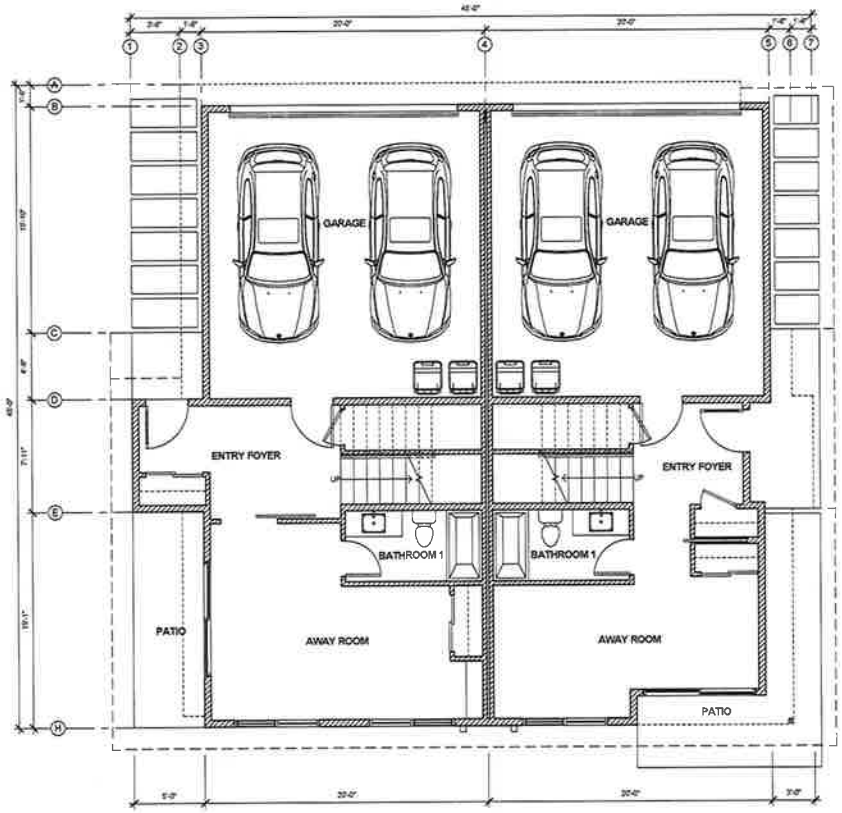
APPROVED

PROJECT No.: 2014121

DATE: 11/24/2014 12:56:27 PM

A2.2

PLOT SCALE: 1:1




1 FIRST FLOOR
1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-5298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMZY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG D

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

FIRST FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.

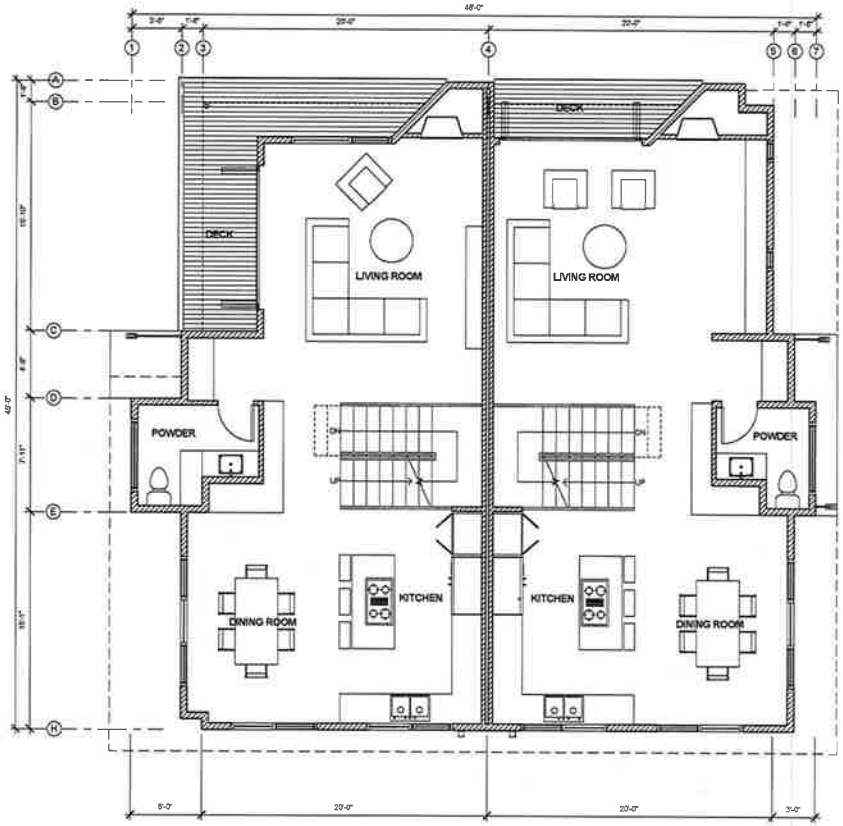

APPROVED

PROJECT No.: 2014121

DATE: 11/24/2014 12:54:44 PM

A2.0

PLOT SCALE: 1:1




1 SECOND FLOOR
1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMEY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG D

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2825059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

SECOND FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.

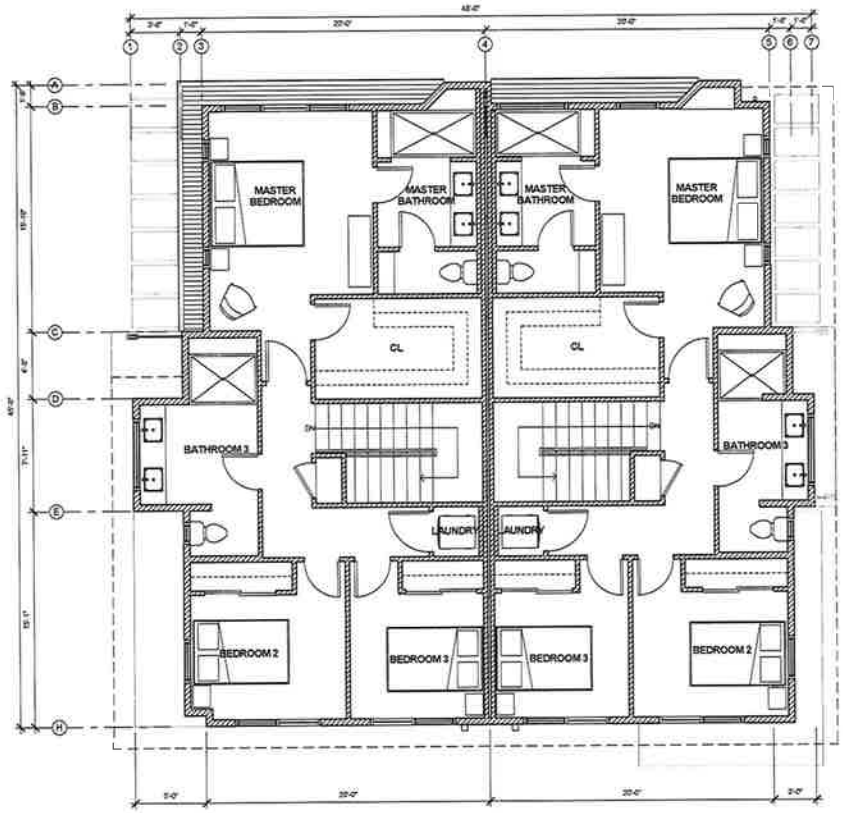

APPROVED

PROJECT No : 2014121

DATE: 11/24/2014 12:54:45 PM

A2.1

PLOT SCALE: 1:1




1 THIRD FLOOR
1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9236
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANAN
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG D

Quadrant Homes
14725 SE 38th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

THIRD FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.

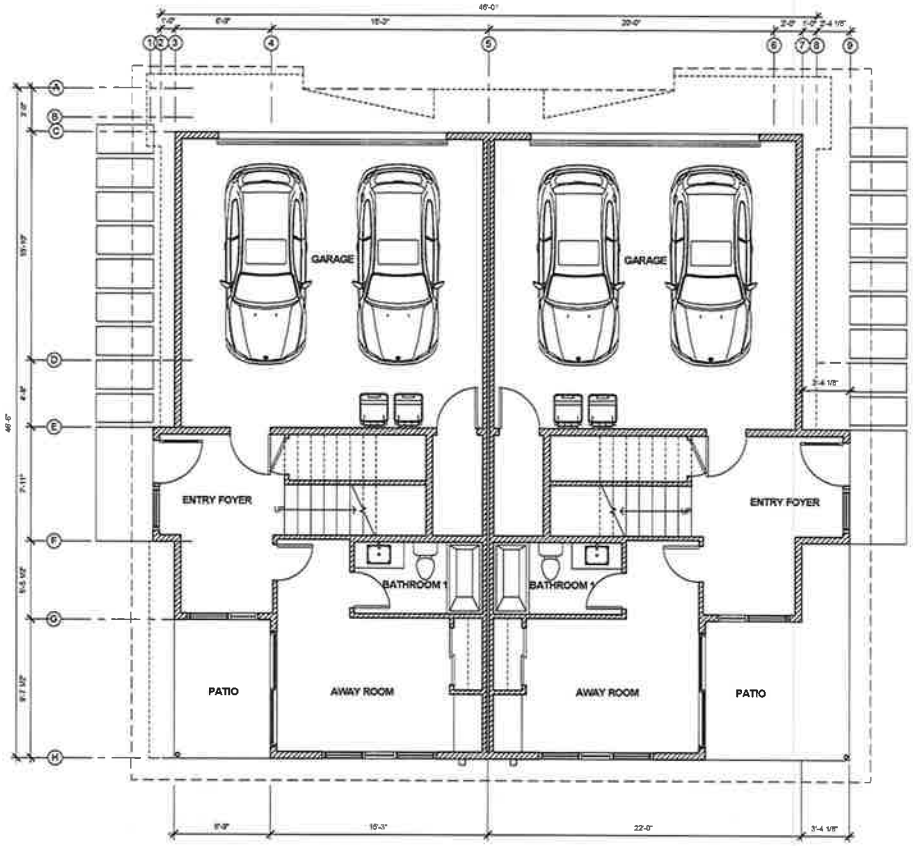

APPROVED

PROJECT No.: 2014121

DATE: 11/24/2014 12:54:46 PM

A2.2

PLOT SCALE: 1:1




1 FIRST FLOOR
1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9288
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANETER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG E&F

Quadrant Homes
14725 SE 38th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

FIRST FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.

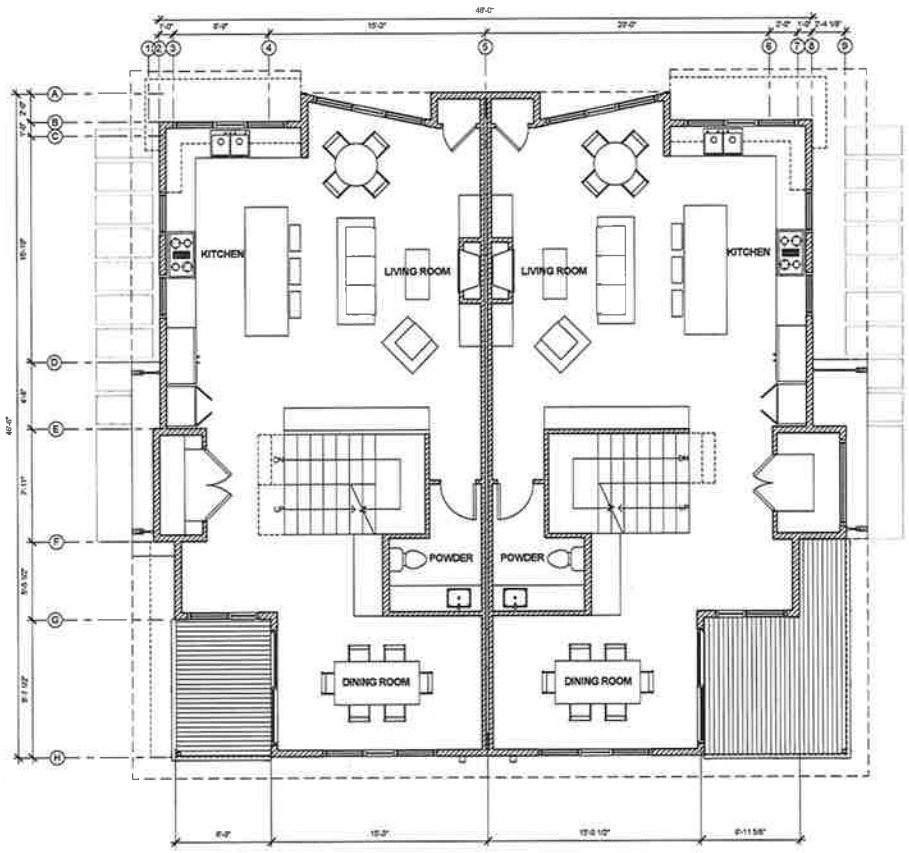

APPROVED

PROJECT No.: 2014121

DATE: 11/24/2014 12:52:57 PM

A2.0

PLOT SCALE: 1:1




1 SECOND FLOOR
1/4" = 1'-0"

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11001 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

REGISTERED ARCHITECT
EMILY C. BUCHMEIER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG E&F

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

SECOND FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW

This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect

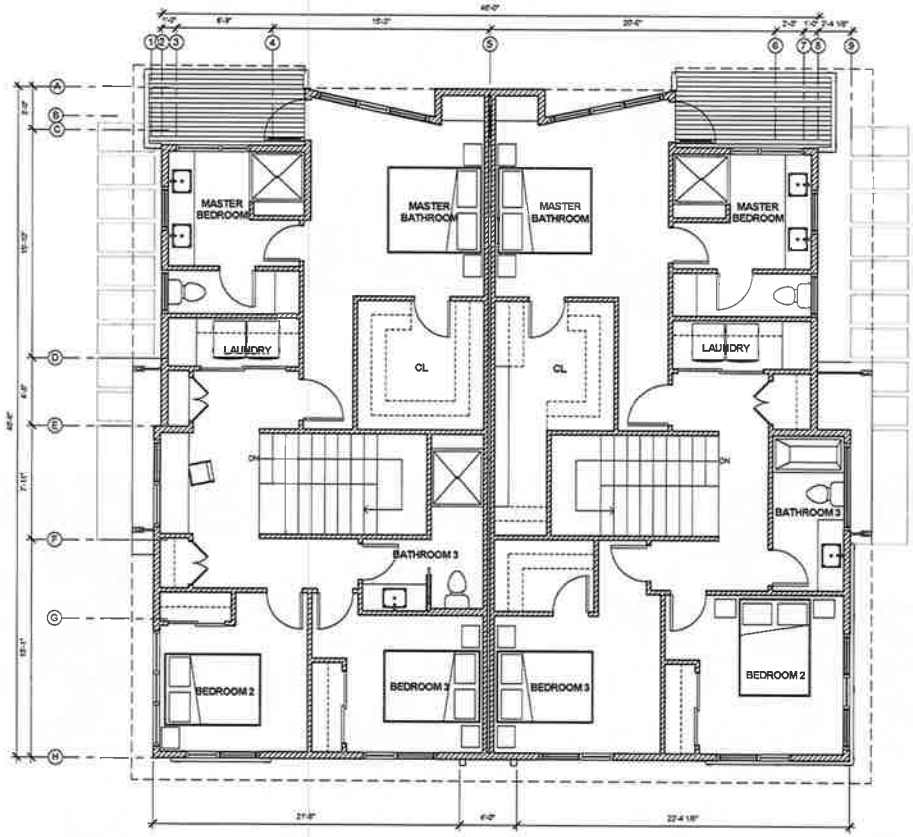
APPROVED

PROJECT No.: 2014121

DATE: 11/24/2014 12:52:58 PM

A2.1

PLOT SCALE: 1:1




1 THIRD FLOOR
1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-8298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG E&F

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2825059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

THIRD FLOOR PLAN

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect


APPROVED

PROJECT No : 2014121

DATE: 11/24/2014 12:52:59 PM

A2.2

PLOT SCALE: 1:1

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

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMILY O. SUCHACZER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BDLG A&B

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

ELEVATIONS

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.


APPROVED FOR CONSTRUCTION:

PROJECT No.: 2014121

DATE: 5/1/2015 12:29:13 PM

A4.0

PLOT SCALE: 1:1

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

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BDLG A&B

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA 98008

DRAWING NAME:

ELEVATIONS

Drawn By: OTR + EP
Checked By: EB
Owner Approval:

PHASE:

CONSTRUCTION DOCUMENTS


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect


APPROVED FOR CONSTRUCTION

PROJECT No.: 2014121

DATE: 5/1/2015 12:29:28 PM

A4.1

PLOT SCALE: 1:1

2 North
1/4" = 1'-0"

1 East
1/4" = 1'-0"

# MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448

REGISTRATION:

REGISTERED ARCHITECT
EMILY D. SUCHMACHER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:
VISCAIA TOWNHOMES BLDG C

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:
PARCEL # 2825059103
16233 NE 12TH PL
BELLEVUE, WA 98008

DRAWING NAME:
ELEVATIONS

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:
DESIGN REVIEW

This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect

APPROVED

PROJECT No.: 2014121
DATE: 3/30/2015 11:07:39 AM

A3.0

PLOT SCALE: 1:1

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHWALTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG C

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98006

DRAWING NAME:

ELEVATIONS

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.


APPROVED

PROJECT No.: 2014121

DATE: 3/30/2015 11:07:56 AM

A3.1

PLOT SCALE: 1:1

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMERY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG D

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA 98008

DRAWING NAME:

ELEVATIONS

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect


APPROVED

PROJECT No : 2014121

DATE: 3/30/2015 12:33:09 PM

A3.0

PLOT SCALE: 1:1

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8446


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANTER
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG D

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

ELEVATIONS

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.


APPROVED

PROJECT No.: 2014121

DATE: 3/30/2015 12:33:20 PM

A3.1

PLOT SCALE: 1:1

2 East 1/4" = 1'-0"

1 South 1/4" = 1'-0"


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT EMERY G. BUCHANTER STATE OF WASHINGTON

INTAKE DATE: 11-25-14

| REVISIONS: | DATE: |
|---|---|
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG E&F

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

ELEVATIONS

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.


APPROVED

PROJECT No. 2014121

DATE: 3/30/2015 9:39:03 AM

A3.0

PLOT SCALE: 1:1

MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANAN
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:
1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES BLDG E&F

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

ELEVATIONS

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect.


APPROVED

PROJECT No.: 2014121

DATE: 3/30/2015 9:39:14 AM

A3.1

PLOT SCALE: 1:1

1 3D View 6

2 3D View 7


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-8448


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANEC
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

| REVISIONS: | DATE: |
|---|---|
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |

PROJECT / CLIENT:

VISCAIA TOWNHOMES

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

BIRD'S EYE PERSPECTIVES

Drawn By: Author
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect


APPROVED

PROJECT No : 2014121

DATE: 11/24/2014 12:49:00 PM

PLOT SCALE 1:1

A1.0

1 3D View 1

2 3D View 2


MEDICI ARCHITECTS

Architecture
Programming
Accessible Design
Interior Design

11661 SE1st Street, Suite 200
Bellevue, Washington 98005
Tel: (425) 453-9298
Fax: (425) 452-6448


REGISTRATION:

REGISTERED ARCHITECT
EMILY D. BUCHANAN
STATE OF WASHINGTON

INTAKE DATE: 11-25-14

REVISIONS: DATE:

1.
2.
3.
4.
5.

PROJECT / CLIENT:

VISCAIA TOWNHOMES

Quadrant Homes
14725 SE 36th, Ste 200
Bellevue, WA 98006

JOB ADDRESS:

PARCEL # 2625059103
16233 NE 12TH PL
BELLEVUE, WA,98008

DRAWING NAME:

PERSPECTIVES

Drawn By: OTR
Checked By: EB
Owner Approval:

PHASE:

DESIGN REVIEW


This drawing is the exclusive property of medici architects, and can be reproduced only with the permission of the architect. variations and modifications to work shown on this drawing shall not be carried out without written permission from the architect


APPROVED

PROJECT No.: 2014121

DATE. 11/24/2014 12:49:38 PM

A1.1

PLOT SCALE: 1:1