



DEVELOPMENT SERVICES DEPARTMENT  
 ENVIRONMENTAL COORDINATOR  
 11511 MAIN ST., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

**DETERMINATION OF NON-SIGNIFICANCE**

**PROPONENT:** Crossroads Senior Living

**LOCATION OF PROPOSAL:** 15600 NE 8<sup>th</sup> Street

**DESCRIPTION OF PROPOSAL:**

Construct a 206,380 gross square foot mixed-use residential building, which includes 185 senior housing units (min. 50% affordable), 1,600 square feet of commercial space, 114 underground parking stalls, and 40 surface parking spaces.

**FILE NUMBERS:** 15-103701-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 November 30, 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 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carrie V. Heller  
 Environmental Coordinator

11/12/15  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**  
 State Department of Ecology,  
 Attorney General  
 Muckleshoot Indian Tribe



**City of Bellevue**  
**Department of Planning and Community Development**  
**Land Use Division Staff Report**

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Proposal Name: **Crossroads Senior Living**

Proposal Address: 15600 NE 8<sup>th</sup> Street, Bellevue, WA

Proposal Description: Construct a 206,380 gross square foot mixed-use residential building, which includes 185 senior housing units (min. 50% affordable), 1,600 square feet of commercial space, 114 underground parking stalls, and 40 surface parking spaces.

File Numbers: **15-103701-LD**

Applicant:

Decisions Included: Design Review (Process II)

Planner: Sally Nichols

State Environmental Policy Act  
Threshold Determination: **Determination of Non-Significance (DNS)**

*Carol V. Helland*

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

Directors Decision: **Approval with Conditions**  
Michael A. Brennan, Director  
Development Services Department

By: *Carol V. Helland*  
\_\_\_\_\_  
Carol V. Helland, Land Use Director

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Notice of Application: March 5, 2015  
Notice of Decision: November 12, 2015  
Appeal Deadline for  
Design Review & SEPA: November 30, 2015  
Expiration Date: November 30, 2017 (if no complete Building Permit application is filed  
prior to this date - Refer to LUC 20.40.500)

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.

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## I. REQUEST/PROPOSAL DESCRIPTION

### A. Request/Background

The applicant requests Design Review approval and Threshold Determination under the State Environmental Policy Act (SEPA) to construct a new mixed-use residential project.

The Crossroads Senior Living proposal will be a mixed-use development on a 71,589 square foot development parcel (ground lease), which is part of the larger 6.7 acre parcel created by Boundary Line Adjustment (BLA) #98-000833 (referred to in the BLA and in this report as Lot 2), which in turn is a tax parcel within the larger Crossroads Shopping Mall site. For the purposes of this report, the Crossroads Senior Living development parcel will be referred to as the project 'site'. The project will include 185 for-rent apartments for seniors (mixed income), indoor and outdoor residential amenity areas, 1,600 square feet of commercial space with an adjacent commercial plaza, and a "park link" that will provide a direct connection from the Crossroads Mall site to Crossroads Park. At least 20% of the units will be classified as Affordable Housing – Low Income and at least 30% will be classified as Affordable Housing per the Land Use Code (LUC) definition in LUC 20.50.010. **Refer to Condition of Approval regarding affordable housing in Section X of this report.**

The proposed building will be six stories tall with approximately 205,000 square feet of space. A structured basement garage will provide parking for 114 vehicles. The on-site surface parking lot will provide an additional 13 parking stalls plus one loading stall for the commercial users and residential guests. 27 additional shared stalls will be located on the western side of the site in a location which is currently a community pea patch and a portion of an existing surface parking lot for Crossroads Mall.



**B. Review Process:**

Design Review is required by Land Use Code (LUC) 20.25B and 20.30F because the site lies within the Community Retail Design District. The Design Review and SEPA Determination are both Process II decisions. Process II is an administrative process. The Environmental Coordinator issues the SEPA Threshold Determination and the Director of the Development Services Department issues the Design Review decision. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

**C. Site Design**

The building will be placed on what is currently an open grass area and surface parking lot along the northern edge of the Crossroads Mall property, directly north of the Crossroads/Regal Cinema building. The proposed building will be accessed off the private internal street running north-south through the Crossroads Mall property. It is referred to as either the Urban Trail (in the City of Bellevue Comprehensive Plan), Crossroads Place, or 158<sup>th</sup> Place NE. It will be referred to as 158<sup>th</sup> Place NE in this report. This private street connects NE 15<sup>th</sup> Street with NE 8<sup>th</sup> Street to the south via access easements between the Crossroads Village site to the north and Crossroads Mall. The proposal site may also be accessed from 156<sup>th</sup> Avenue NE to the west via NE 13<sup>th</sup> Street, which is also private and internal to the Crossroads Mall property. The main residential entry will face 158<sup>th</sup> Place NE, where there will also be a small surface parking lot with a loading space and handicapped parking.

The majority of the parking for the proposal will be located within the building and in the small surface lot near the building entry. However, additional shared parking spaces will be necessary for the project to meet its parking requirements. A new 27-vehicle surface lot will be constructed across 158<sup>th</sup> Place NE in a location currently occupied by a pea patch and a portion of an existing surface parking lot. The new parking spaces will be shared between the Crossroads Senior Living development and Crossroads Mall. **Refer to Condition of Approval regarding a shared parking easement in Section X of this report.**

In addition, a new sidewalk will be constructed along the western edge of 158<sup>th</sup> Place NE, along the surface parking area in front of the building. It will be a minimum of eight feet wide and will serve to connect the property to the north with the proposal site, Crossroads/Regal Cinema, and the Crossroads Mall buildings to the south. An internal sidewalk will take pedestrians from 158<sup>th</sup> Place NE to the building entry and the covered arcade which will provide weather-protected gathering spaces and entry into the building. This sidewalk will also connect with an open public plaza in front of the commercial/retail space in the southwest corner of the building. This plaza will also serve as the portal for the grand stairway that will connect the Crossroads Mall site with Crossroads Park. Referred to as the 'Park Connection', this stairway will run along the southern side of the building and allow pedestrians to navigate the 16-foot grade change between the Crossroads Senior Living site and Crossroads Park. Along the Park Connection, there will be passive gathering areas, terraced landscaping and a water feature and runnel to draw visitors up through the space. The Park Connection will be open at all times and there will also be lighting and signage to welcome the public. **Refer to Condition of Approval regarding public access signage in Section X of this report.**



of the Crossroads Senior Living site juts into the Crossroads Village site in the location of the Pedestrian Connection. As determined through discussions between the underlying property owners, Crossroads Senior Living will be responsible for building the section of the Pedestrian Connection that falls on their site per the approved design developed for Crossroads Village. **Refer to Condition of Approval regarding the Crossroads Village Park Connection in Section X of this report.**

#### D. Building Design:

The proposed six-story building will have a concrete podium configuration that will contain structured 'basement' parking and services, large residential amenity areas, a building entry facing west, and a commercial space. The residential entry, amenity areas, and commercial space are located along the street frontage of the building, thus concealing the parking and service areas behind. Large storefront windows and a covered pedestrian space will flank the building entry to provide weather protected gathering space and visibility into the building. The commercial frontage space in the southwest corner of the building will have approximately 1,600 square feet of lease area and it is situated at the entry to the Pedestrian Connection between the proposal site and Crossroads Park to the east.

High-quality materials to be used at the podium base of the building include brick masonry, metal panel siding, cedar wood soffits, stained concrete and corten metal accents. The materials that will be used on the upper residential floors include fiber cement panel siding, lap siding, metal panel siding, cedar soffit accents and aluminum railing. The color palette as submitted for this Design Review complement the natural setting of the adjacent Crossroads Park.



Lighting has been proposed to reduce glare and provide safety for the residents and pedestrians using the Park Connection. **Refer to Condition of Approval regarding lighting in Section X of this report.**

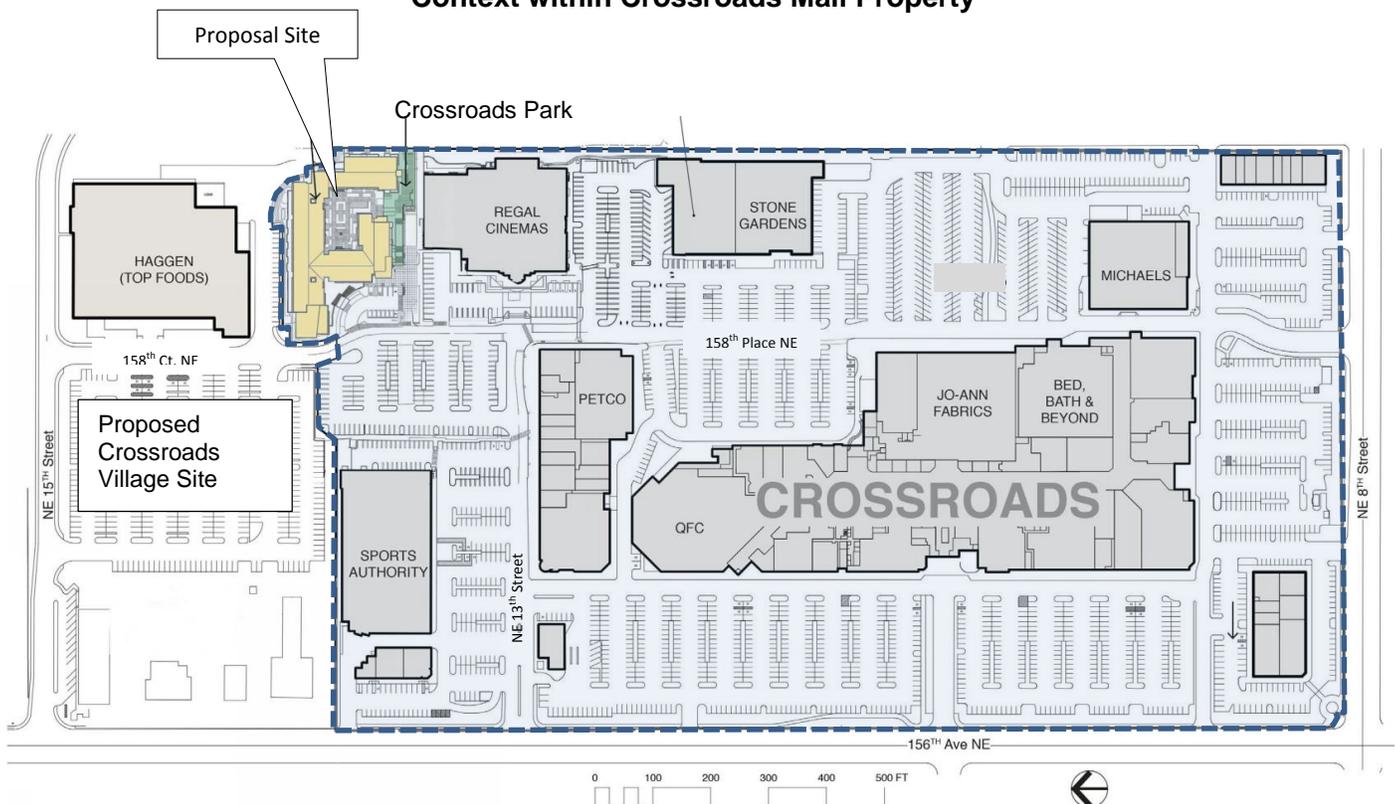
## II. LAND USE CONTEXT AND ZONING

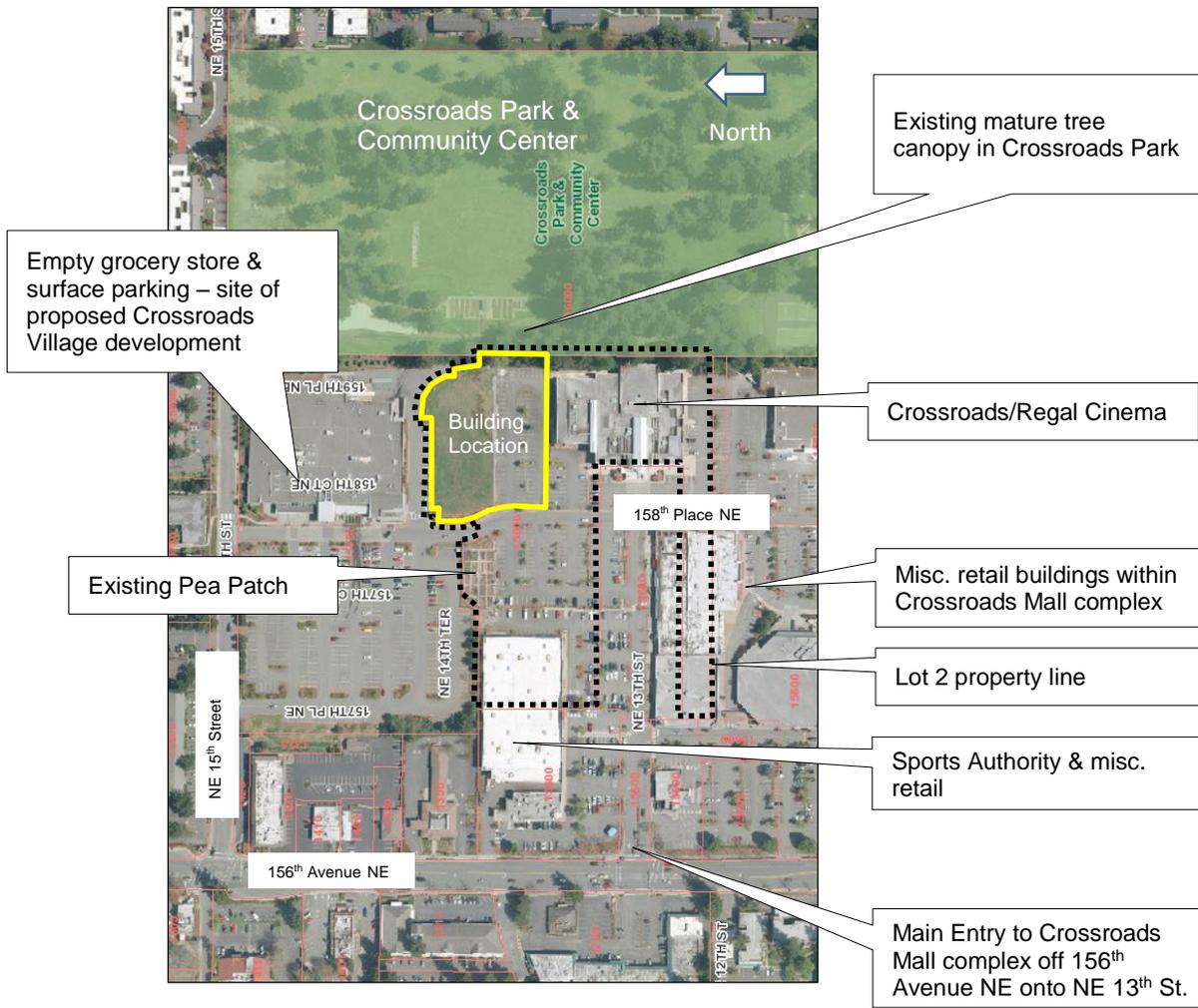
### A. Context:

The Crossroads Senior Living project site lies in the northeastern corner of the Crossroads Mall property on a parcel referred to as Lot 2. Lot 2 is part of the larger Crossroads Mall Lot B, which includes multiple Crossroads Mall retail buildings and the Crossroads/Regal Cinema. The Crossroads Senior Living site is currently made up of a surface parking lot and open field. The site is relatively flat.

The site is also directly adjacent to Crossroads Park to the east. However, there is an approximately 16-foot drop from the Park to the site. Directly to the south is the large blank wall of the Crossroads/Regal Cinema. Directly to west across 158th Place NE, there is an existing pea patch and surface parking lot. The property directly to the north is not part of Crossroads Mall. It is currently occupied by the vacant Haggen grocery store building and surface parking lot. The Crossroads Village townhome proposal for the property to the north is undergoing Design Review with the City. An existing easement through this site will ensure continuous vehicular access from the site to NE 15th Street to the north and through the entire Crossroads Mall property to NE 8th Street to the south.

### Context within Crossroads Mall Property





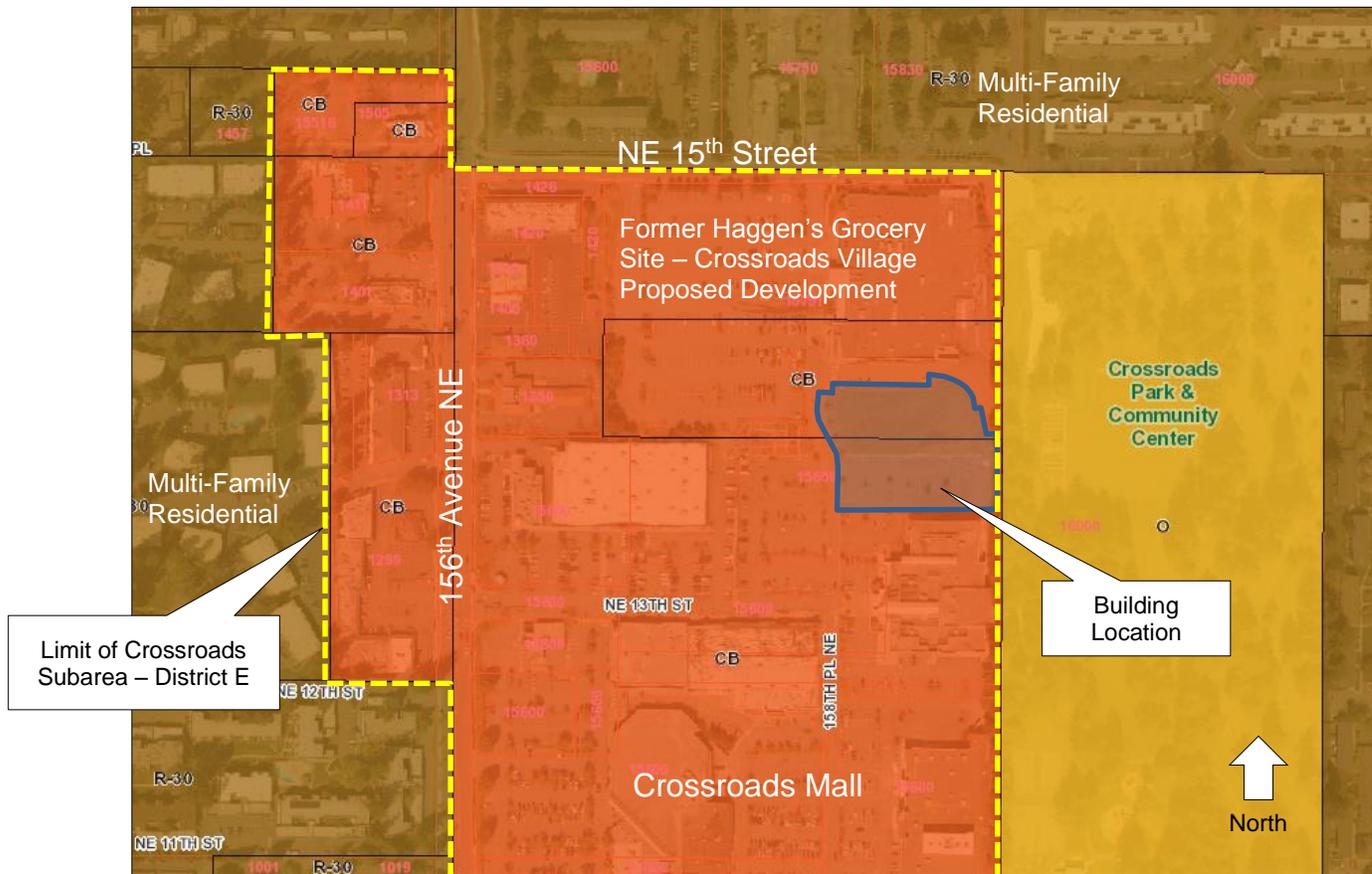
**Zoning:**

The site lies within the Community Business (CB) land use district along the northern edge of the Crossroads Mall site. The property is also within the Community Retail Design District, thus triggering the design review requirement. Additionally, the site is located with District E of the Crossroads Subarea in the City of Bellevue Comprehensive Plan. Refer to the Zoning Map below.

**Adjacent Land Use Districts and Uses:**

- North: CB (Community Business) – Former Top Foods/Haggen’s Grocery Store site, currently undergoing Design Review for a proposed multi-family development
- South: CB (Community Business) – Crossroads/Regal Cinema and Crossroads Mall
- West: CB (Community Business) – Stand-alone retail buildings that are part of the Crossroads Mall complex
- East: O (Office) – Crossroads Park and Community Center

### Zoning Map



### III. CONSISTENCY WITH LAND USE CODE/ZONING

#### A. Use:

Uses are regulated by Sec. 20.10.440 (Land Use Charts), 20.25I (Community Retail Design District) and 20.30F (Design Review) of the Land Use Code. The proposed use (mixed-use multi-family housing) is permitted in the CB land use district and in District E of the Crossroads Subarea. The proposal is subject to Design Review approval because the site is located within the Community Retail Design District.

#### B. Dimensional Requirements/Statistical Information:

All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information, as well as Conditions of Approval and the attached Project Plans - Attachment A.

	Permitted/Required	Proposed
<b>Site Area/Zone</b>	292,067 SF total (Lot 2)  Development Site: 71,589 SF  CB (Community Business) Land Use district in the Community Retail Design District	
<b>Building Height</b>	60 FT is allowed if basement parking occupies a minimum of 75% of the building footprint.  LUC 20.20.010 Footnote (10) LUC 20.50.012	Proposed Ht. = 56.86 FT. as measured from average finish grade of 410.14 to the highest roof surface.  Basement parking occupies 76% of the building footprint. Meets LUC requirement.
<b>Maximum Impervious Surface</b>	Site Area (Lot 2): 292,067 SF Max. 85% = 248,256 SF  LUC 20.20.010	247,589 SF of impervious surface = 84.7%  Meets LUC requirement.
<b>Dwelling Units per Acre</b>	Max. 30 dwelling units per 6.7 acres = 201 units  LUC 20.20.010 incl. footnote (22)	185 units provided  Meets LUC requirement.
<b>Setbacks</b>	No setbacks are required in the CB land use district. Rear and side yards shall contain 8 feet of Type III landscaping. See Landscaping information below.  LUC 20.20.010 Footnote (2)	
<b>Landscape</b>	Parking Lot Type V Landscaping: Lot by Building: 12 spaces x 17.5 = 210 SF minimum Share Surface Lot: 28 spaces x 17.5 = 490 SF minimum  Landscape Type III Buffers: Northern Property Line: 8 FT min.  Eastern Property Line: 8 FT min.  LUC 20.20.520.F	Type V Landscaping around Parking Lots: Lot by Building: Excess of 400 SF Shared Surface Lot: Excess of 500 SF  Type III Buffers: Northern Property Line: 8 FT. Eastern Property Line: 8 FT  Meets LUC requirements.

	Permitted/Required	Proposed
<b>Tree Retention</b>	<p>All significant trees within 15 FT of the property line (northern and eastern property lines of site) shall be retained.</p> <p>LUC 20.20.900</p>	<p>See discussion regarding tree retention in Section III.C below.</p> <p>Meets LUC requirement.</p>
<b>Parking</b>	<p>Retail/Shopping Center:</p> <ul style="list-style-type: none"> <li>• Min. 4/1000 nsf</li> <li>• Max. 5/1000 nsf</li> </ul> <p>Senior Citizen Dwelling:</p> <ul style="list-style-type: none"> <li>• Min. 0.8 per unit</li> <li>• Max. 1.5 per unit</li> </ul> <p>185 units x .8 = 148 spaces            Retail space: 1,600 SF = 6 spaces</p> <p>Total Spaces Required: 154 spaces</p> <p>Allowed Compact Stalls thru provision of affordable housing: 75% = 116</p> <p>LUC 20.20.590</p>	<p>Spaces Provided:</p> <ul style="list-style-type: none"> <li>• Underbuilding Garage: 114 spaces</li> <li>• Surface Parking Lot in front of building: 13 spaces</li> <li>• Shared parking with Crossroads Mall on pea patch site: 27 spaces</li> </ul> <p>Total Provided for proposal: 154 spaces</p> <p>Compact Stalls: 40 = 26%</p> <p>See additional parking information regarding Crossroads Mall in Section III.D below.</p> <p>As conditioned, meets LUC requirement. <b><u>Refer to Condition of Approval regarding parking allocation for retail and shared parking agreement in Section X of this report.</u></b></p>
<b>Bicycle Parking</b>	<p>Required: 10 spaces</p> <p>LUC 20.25I.050.D</p>	<p>Provided: An excess of 10 spaces via bike rack near the commercial plaza and in the parking garage.</p> <p>Meets LUC requirement.</p>
<b>Solid Waste/ Recycling</b>	<p>All solid waste and recycling containers must be contained in structures enclosed on all four sides. Lids to containers shall be of a sound buffering material.</p> <p>LUC 20.20.725 and 20.25B.040.F</p>	<p>Waste containers will be stored within the garage. Republic Services has reviewed this proposal and has verified that pick up from the location shown is adequate.</p> <p>As conditioned, meets LUC requirement.</p> <p><b><u>Refer to Condition of Approval regarding solid waste/recycling in Section X of this report.</u></b></p>

	Permitted/Required	Proposed
<b>Mechanical Equipment</b>	<p>Located on the roof &amp; visually screened, within the bldg. or below grade.</p> <p>LUC 20.20.525</p>	<p>Additional rooftop mechanical equipment, if needed, shall be concentrated near the proposed elevator penthouses. The penthouses have been designed to harmonize with the building via a low profile and the same panel siding and color as used on the facades of the building. Any additional mechanical equipment will need to be screened with a color and material that replicates and/or harmonizes with the penthouses - providing a cohesive design that is integral to the design of the entire building. <b><u>Refer to Condition of Approval regarding mechanical screening – building in Section X of this report.</u></b></p> <p>As conditioned, meets LUC requirements.</p>

**C. Tree Retention:**

The proposed project will remove all existing significant trees from the site with a total of 134 diameter inches. There is no naturally occurring undergrowth on the site in addition to the trees. Therefore, the applicant has proposed an Alternative Tree Replacement Option.

To compensate for the removal of 134 diameter inches of existing trees, the applicant proposes to plant a total of 73 new trees which will include 24 new evergreen trees and 49 new deciduous trees. At time of planting, the diameter inches of these new trees will be approximately 131 inches. The total proposed diameter (caliper) inches should match or exceed the diameter inches of the trees to be removed within 1 to 2 growing seasons. In addition, the proposal will add to the site a significant amount of new understory vegetation, including over 740 shrubs, 550 ornamental grasses and approximately 5,500 square feet of groundcover.

The plant material has been chosen to be well-adapted to the climatic, topographic and hydrologic characteristics of the site. Along the eastern property line, where most of the trees will be removed, the new trees have been chosen to complement the existing large native conifers in Crossroads Park. Trees in the parking areas and along 158<sup>th</sup> PINE will create harmony with existing tree plantings by matching the tree species in the surrounding surface parking lots and along the streets throughout the Crossroads Mall site. When combined with the new trees, the proposed robust landscape plantings will meet the requirements of the Alternative Tree Replacement Option in LUC 20.20.900.G

and will result in a vegetated condition with healthier and better adapted trees and understory vegetation. **Refer to Conditions of Approval regarding the final landscape and irrigation plan and landscape installation and maintenance devices in Section X of this report.**

#### **D. Additional Parking Information**

Because Lot 2 is a tax parcel within Crossroads Mall, overall parking was assessed to ensure that the Crossroads Mall businesses still had adequate parking after the construction of this project. Per the Trip Generation and Parking Impact Analysis, prepared by Heffron Transportation and dated January 26, 2015, Crossroads Mall has 469,054 square feet (SF) of leasable space. Although there will be an overall loss of 74 spaces, there still will be adequate parking per the parking requirements outlined below. In addition, the Crossroads/Regal cinema is being reconfigured to have significantly fewer (but larger) seats. This will further reduce the overall parking demand of the Mall. The Trip Generation and Parking Impact Analysis is available for public viewing in the project file.

Total Leasable Space: 469,054 SF  
Minimum Parking Required: 4/1,000 SF  
Maximum Parking Allowed: 5/1,000 SF  
Minimum Parking Required for Crossroads Mall: 1,876 spaces  
Maximum Parking allowed for Crossroads Mall: 2,345 spaces  
Existing Crossroads Mall shopping center parking: 2,212 spaces  
Crossroads Mall shopping center parking after project construction: 2,138 spaces

Therefore, the total parking required for Crossroads Mall will continue to meet the LUC requirements after the construction of this proposal.

#### **IV. STATE ENVIRONMENTAL POLICY ACT**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (see Environmental Checklist in the project file at City Hall Records Office). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement (TFPEIS), adopted August, 2013 (available in the Records Office at City Hall). 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.

This section of the staff report is an addendum to the EIS referenced above. Adverse impacts which are less than significant are usually subject to City Code 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 Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below together with specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section X of this report.

#### A. Noise

Construction Noise: The Bellevue Noise Control Ordinance, BCC 9.18, regulates hours of construction to control noise emanating from the site during construction. Construction noise and increased vehicle trips are expected during the construction period. **Refer to Condition of Approval regarding noise and construction hours in Section X of this report.**

Interior Noise: Bellevue City Code, 9.18, prohibits the approval of new residential structures where the exterior noise level exceed Ldn (day-night average sound level) of 65 dBA anywhere along the site boundary, unless the construction can achieve *interior* noise levels of 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. *Prior to the issuance of any building permit*, the applicant must 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 must 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 must include recommendations to modify the construction to meet the interior noise thresholds. **Refer to Conditions of Approval regarding the acoustical engineer's report and noise measurements prior to TCO in Section X of this report.**

#### B. Air

Insignificant construction-related emissions (diesel exhaust from construction equipment) are expected for the short term. Such impacts are only expected for the initial grading period. No mitigation is recommended. **Refer to Condition of Approval regarding air pollution from construction vehicles and equipment in Section X of this report.**

#### C. Water

Landscape areas could adversely affect the quality of surface water on the site; pollutants such as sediment, herbicides, pesticides and fertilizers could be expected to enter the storm water system from the landscaping areas and driving surfaces.

To minimize adverse impacts to the quality of the runoff leaving the site, control, treatment and source control Best Management Practices (BMP's) will be required to comply with Utilities Code and Utilities Engineering Standards.

#### D. 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 Crossroads Senior Living project lies within MMA # 5, which has a 2024 total growth projection of 169 multi-family dwelling units. This development proposes to construct 185

senior housing units and approximately 1,600 square feet of miscellaneous retail space. It is recognized that the TFP projections fall short in this area in terms of this proposed land use; however, the TFP is updated every two years at which time land use projections can be updated to meet current growth trends. The 2016- 2027 Transportation Facilities Plan EIS Addendum, effective October 8, 2015, projects 544 multi-family dwelling units in the Crossroads MMA #5. Therefore, the volume of proposed development is within the assumptions of the updated 2016- 2027 Transportation Facilities Plan EIS. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees, as described below.

Transportation 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. Any portion of the developed used exclusively for affordable housing as defined in LUC 20.50.010 shall be exempt from the requirement to pay transportation impact fees per BCC 22.16.070.B.2. The developer must first sign an agreement satisfactory to the City which provides assurance that any units granted an exemption shall remain affordable for the life of the project. **Refer to Condition of Approval regarding affordable housing and the transportation impact fee in Section X of this report.**

#### **Mid-Range Impacts and Mitigation**

As specified in the City of Bellevue Impact Fee Schedule, the adopted trip rate for senior housing is 0.16 per senior citizen dwelling. The project site is currently an undeveloped grassy area at the Crossroads Mall, north of the Regal Crossroads Cinema. The Crossroads Senior Living development proposes to construct 185 senior housing dwellings, resulting in 30 trips in the p.m. peak hour. The development also proposes a commercial use of 1,600 square feet for miscellaneous retail, which generates 4 additional trips in the p.m. peak hour. The total p.m. peak hour trip generation is 34 trips. However, the project site is located on the Crossroads Mall property, which includes a QFC grocery store, Regal Cinema, Bellevue Mini City Hall, KCLS Library, a walk-in urgent care clinic, shopping, and dining. The Crossroads Mall will provide many amenities and services to residents on-site and it is therefore anticipated that a reduction in trip generation will result since the residents will not need to travel off-site to seek those services. The expectation is there is a reduction due to walking and driving on-site only, not affecting the street system. Although the use of the 1,600 square feet of miscellaneous retail is not yet known, the intent is to attract a business that residents from the Crossroads Senior Living community would patronize, thus reducing the 4 trips generated by this use.

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. A 20% internal capture reduction in anticipated p.m. peak hour trip generation has been proposed and approved by the Transportation Department. Therefore, the Crossroads Senior Living development will generate

approximately 27 new p.m. peak hour trips and as a consequence, a concurrency analysis is not required.

### **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 a.m. and p.m. peak hours. Issues that were analyzed included access location and design and onsite circulation. The Crossroads Senior Living project is located interior to the Crossroads Mall site; new access connecting to the city right of way is not proposed. Existing access points from NE 13<sup>th</sup> Street/ 156<sup>th</sup> Avenue NE and from NE 15<sup>th</sup> Street and NE 8<sup>th</sup> Street via the existing private road, 158<sup>th</sup> Place NE, will be used. No operational impacts are expected as a result of this development.

## **V. SUMMARY OF TECHNICAL REVIEWS**

### **A. Clearing & Grading**

The Clear and Grade Reviewer reviewed the plans and materials submitted for this project and determined that clearing and grading portion of this Design Review application can be approved. The future Clearing and Grading Permit application for this development must comply with City of Bellevue Clearing and Grading Code (BCC 23.76). In addition, the Final Landscape and Irrigation Plans must be submitted and approved under the Clearing and Grading Permit application. **Refer to Condition of Approval regarding the final landscape and irrigation plans in Section X of this report.**

### **B. Utilities Department**

The Utility Department approval of this Design Review application is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved under the Utilities Developer Extension Agreements. **Refer to Condition of Approval regarding utilities in Section X of this report.**

### **C. Fire Department**

As a result of review by the Fire Department, the driveway to the building was relocated from the front of the building to the side of the building along the southern edge of the site. This driveway will now serve as fire access for both the Crossroads Senior Living project and the Crossroads/Regal Cinema. Fire access for Crossroads Senior Living along the northern property line will be provided on the adjacent property to the north (Crossroads Village site). **Refer to Conditions of Approval regarding fire and agreements in Section X of this report.**

### **D. Transportation Department**

#### **Site Access**

The project site is located on the northeast side of the Crossroads Mall site adjacent to the Crossroads Park. The site is accessed from the existing private road, 158<sup>th</sup> Place NE, which runs north-south through the Crossroads Mall site and connects from NE 15<sup>th</sup> Street on the north to NE 8<sup>th</sup> Street on the south. The Crossroads Senior Living site can also be accessed by traveling east on NE 13<sup>th</sup> Street from 156<sup>th</sup> Avenue NE and

traveling north on 158<sup>th</sup> Place NE at the all-way stop. The project site is not located adjacent to the city right of way.

A 20 foot wide loop driveway will be provided at the main entrance on the west side of the building. There is a passenger loading area near the resident lobby and nearby parking spaces. Parking garage access is provided at the south end of the site connecting to the private road, 158<sup>th</sup> Place NE. The parking garage access is 20 feet wide and is a woonerf- style pedestrian space with pervious pavement that provides fire lane access as well. At the east end, the woonerf leads to a Crossroads Park pedestrian connection. The internal circulation driveways within the parking garage shall be 24 feet wide for two-way access.

The applicant is proposing to install concrete sidewalk along the east side of the private road (or the west edge of the project site). Pedestrian curb ramps will be installed where the resident lobby loop driveway and garage access driveway intersects with the private road. 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. **Refer to Condition of Approval regarding provisions for loading in Section X of this report.**

### **Street Frontage Improvements**

The Crossroads Senior Living project site is not located adjacent to the city right of way. Therefore, street frontage improvements are not required as a condition of development approval. The applicant is proposing to install sidewalk along the project site's street frontage with the north-south private road that provides the main access to the site, connecting to NE 15<sup>th</sup> Street at the north and NE 8<sup>th</sup> Street at the south. Pedestrian curb ramps will be installed where the garage access and resident lobby loop driveways intersect the private road.

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. **Refer to Condition of Approval regarding 158<sup>th</sup> Place NE frontage improvements in Section X of this report.**

1. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12A through TE-12D.
2. The design and appearance of the sidewalk shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-10 and TE-11. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle and shall not create a tripping or slipping hazard in the sidewalk.

**Refer to Conditions of Approval regarding civil engineering plans for transportation and building and site plans for transportation in Section X of this report.**

#### **Easements**

The applicant shall provide pedestrian public access easements to the Crossroads Park from 158<sup>th</sup> Place NE where the project proposes connections to the park. If applicable, any utility easements contained on this site which are affected by this development must be mitigated appropriately. **Refer to Conditions of Approval regarding existing easements and pedestrian access easements in Section X of this report.**

#### **Holiday Construction & Traffic Restrictions**

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

#### **Use of the Right of Way during Construction**

A Right of Way Use Permit for activities such as hauling routes 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. **Refer to Condition of Approval regarding the right-of-way use permit and right-of-way restoration in Section X of this report.**

#### **Transportation Management Program**

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080. The Crossroads Senior Living development shall post ridesharing and transit information in a visible central location in the building, such as the lobby. **Refer to Conditions of Approval regarding the transportation management program and implementation of the transportation management program in Section X of this report.**

## **VI. PUBLIC COMMENTS AND STAFF RESPONSE**

Application Date: January 27, 2015

Application Completeness Date: February 19, 2015

Notice of Application published: March 5, 2015

Double-sided Public Notice Sign installed: March 5, 2015

Minimum Comment Period ended: March 19, 2015

Public Meeting: March 31, 2015 at 6:00 pm, Crossroads Community Center

There was one attendee at the Public Meeting who had no specific comment regarding the proposal. Land Use also received four written requests to become Parties of Record. None had specific comments regarding the design of the proposal.

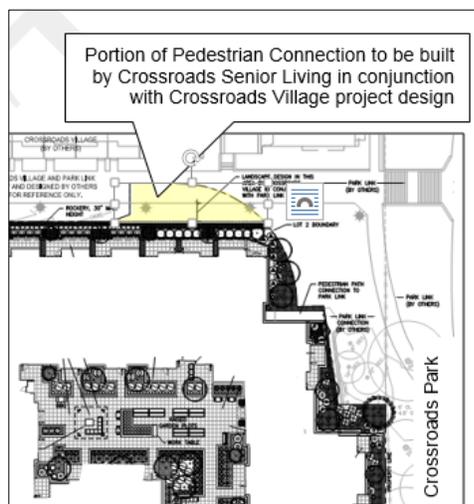
One commenter inquired about the status of the existing pea patch on Lot 2. This pea patch is on Crossroads Mall property and was provided by Crossroads Mall until the space was needed for parking, development, etc. Unfortunately, there is no available alternative space within the Crossroads Mall property to relocate the pea patch. Community garden spaces will be provided on the Crossroads Senior Living roof terraces for use by residents.

Public comments are available in the project file at City Hall.

## VII. CHANGES TO PROPOSAL AS A RESULT OF STAFF REVIEW

### A. Site Design

- Crossroads Senior Living, ROIC (owner of Crossroads Mall) and the developer of the property to the north (proposed Crossroads Village project) have negotiated a shared, accessible park link along the north side of the Crossroads Senior Living site. A final agreement will include necessary easements for construction and will eliminate the need for the Crossroads Senior Living development to provide an ADA accessible link with Crossroads Park. This ADA route will be provided on the Crossroads Village project.
- A portion of the Crossroads Senior Living site overlaps the proposed Pedestrian Connection on the Crossroads Village project site to the north. It has been agreed between the two property owners that Crossroads Senior Living will construct the portion of the Pedestrian Connection that falls on their site.



- The design of the Park Connection was enhanced to create a wider stairway and more interesting pedestrian experience with additional landscaping and a water feature/runnel.
- The entry into the garage was moved from the front of the building to the side

(southern façade). The driveway will not only accommodate the parking garage, but will also serve as a fire lane and pedestrian space.

- Recycling and solid waste collection area was moved from an enclosure in the surface parking lot to a location on the southern edge of the underground garage.
- The walkway along the western frontage was widened to eight feet to match up with the existing sidewalk to the north.

#### **B. Building Design**

The building was slightly reconfigured to add more architectural interest to the building (particularly on the northern elevation) and reduce the overall apparent bulk through the use of the following:

- Additional unit modulation and grouping to break down the apparent length of the building;
- Additional balconies at selected units with the increased modulation above;
- Provision of an accent copper color cap at unit bay modules on all sides of the building;
- Additional landscaping, a corner window, and additional reveal joints in the fiber cement panel siding to soften the blank walls in the northeast corner; and
- Provision of planter pots with tall plantings/screen between each private terrace space along the northern façade.

### **VIII. DECISION CRITERIA FOR DESIGN REVIEW**

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

#### **A. The proposal is consistent with the Comprehensive Plan.**

This site is identified in the Comprehensive Plan as lying within District E of the Crossroads Subarea. Specific policies outlined below speak to general development and multi-family land uses in both the greater Subarea and in District E specifically.

**Policy S-CR-4:** Ensure that any development of remaining vacant land is compatible with surrounding uses.

**Finding:** As described in Section I of this report, the building design consists of a low-profile building with a custom pitched roof and exterior building elements intended to break up the façade, define the entrance, and create a scaled-down appearance compatible with the adjacent single family neighborhood.

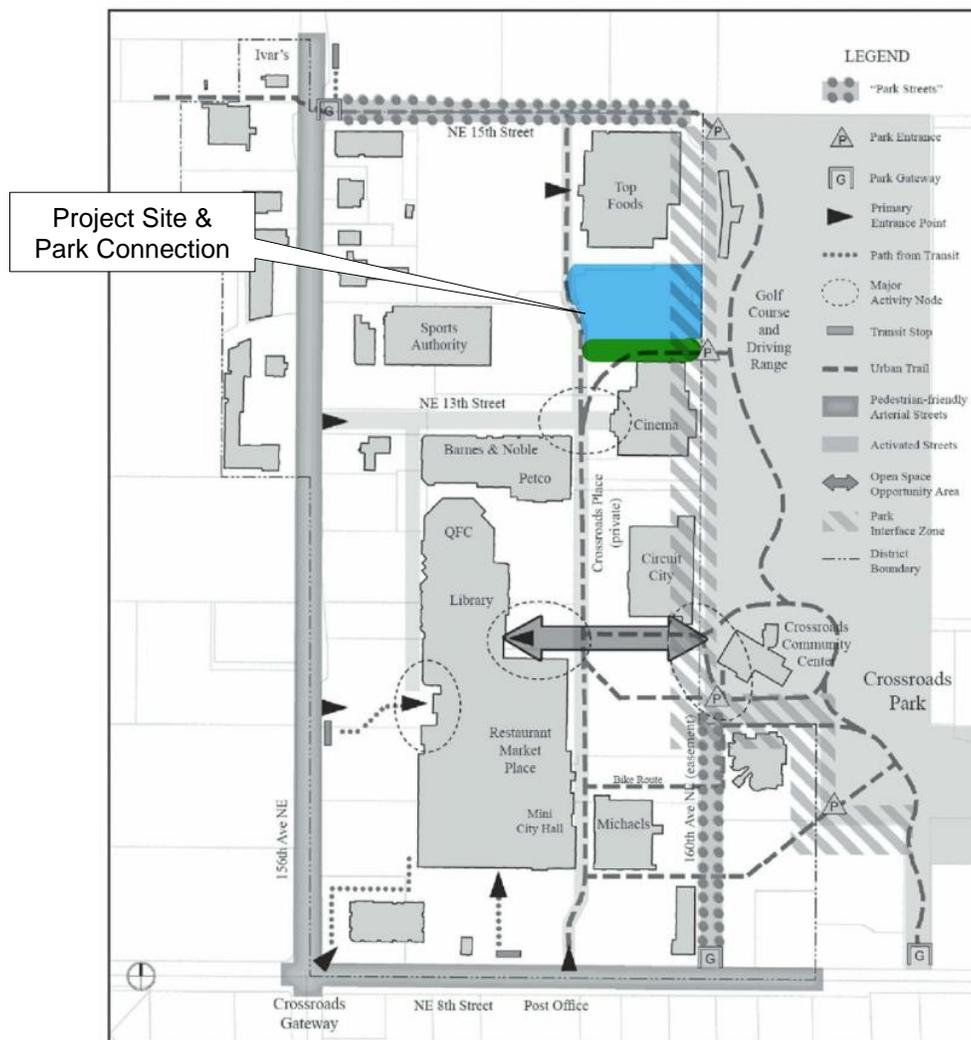
**Policy S-CR-36:** Multifamily uses are not appropriate north of NE 8<sup>th</sup> Street within District E, except that mixed use multifamily developments may be appropriate when they: 1) are high quality; 2) are designed to avoid conflicts with commercial uses; 3) include measures that ensure residential and commercial uses complement each other, including outdoor gathering areas, public open space, park connectivity where appropriate, and pedestrian connections and activity areas; and 4) are generally consistent with Figure S-CR.2 (above).

**Finding:** As described below, the proposal is consistent with the requirements of this policy:

- 1) High Quality: The design and the materials used are of high quality and

- complementary to the surrounding neighborhood context.
- 2) Avoids conflicts with commercial uses: There will be no conflicts with commercial uses as a result of this project. The 1,600 commercial space will be incorporated into the project and new or upgraded sidewalks will seamlessly connect residents to this commercial site as well as to the rest of Crossroads Mall to the south.
  - 3) Ensures residential and commercial uses complement each other: The project will provide upgraded sidewalks and landscaping along 158<sup>th</sup> Place NE (Urban Trail on Figure S-CR-2) to provide improved access for pedestrians between the project and the commercial uses within Crossroads Mall. A small retail space within the building will also provide a link with the retail uses to the south and the project and will complement the Crossroads/Regal Cinema use directly adjacent to the project.
  - 4) Generally consistent with Figure S-CR.2:  
 The project falls within the area identified in Figure S-CR-2 of the Crossroads Subarea section of the Comprehensive Plan (see below). Figure S-CR-2 provides long range organizing principles that helps to guide new development. To comply

**Comprehensive Plan Figure S-CR-2**



with this direction in the Comprehensive Plan, the proposal will provide a Park Connection between Crossroads Mall, the proposal and Crossroads Park, will create a landscaped buffer between the proposal and Crossroads Park, and will help complete a section of the 'Urban Trail' with a complete sidewalk and landscaping along 158<sup>th</sup> Place NE.

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

**Finding:** As conditioned, the proposal complies with the applicable requirements of the Land Use Code. Refer to discussion in Section III of this report.

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

**Finding:** The proposal has met the applicable Community Retail Design District Design Guidelines and Development Standards as summarized below:

**1. Building Design Guidelines:**

- a. Individual buildings should incorporate similar design elements, such as surface materials, color, roof treatment, windows and doors, on all sides of the building to achieve a unit of design.

**Finding:** The building was designed to be one cohesive design, with similar detailing, materials and color on all sides of the building.



**2. Site Design Guidelines:**

- a. *Where a perimeter landscape area required under LUC 20.20.520.F may be relocated under Note (1) of that section, some or all of the relocated area should be used to provide a landscaped courtyard. Any relocated landscape area should be visible from the public street. The courtyard should be protected from wind on two sides and in sun during part of the day. Seating shall be provided.*

**Finding:** It will not be necessary to relocate any of the perimeter landscape under Note (1). All required eight-foot wide, Type III perimeter landscaping along the eastern and northern edges (property lines) of the site will be provided.

- b. *Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, access, and pedestrian areas within parking lots.*

**Finding:** Surface parking areas will be kept to a minimum with the majority of the required parking spaces placed in the underbuilding parking garage. Where pedestrians interface with the driveway and fire lane at the southwest corner of the site, the driveway surface is designed with special paving and zero curb line in order to visually and physically extend the retail plaza space yet clearly identify the space where the pedestrians and vehicles may meet.

- c. *The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.*

**Finding:** Pear trees have been placed along 158<sup>th</sup> Place NE, the driveway along the southern site of the site, and the commercial space and plaza to emphasize these major pedestrian/vehicular connection points and to complement existing plantings along the roadway throughout the Crossroads Mall site. Pedestrian scaled ornamental plantings will highlight the main building entry and the Park Connection entry point along the eastern side of the site.

- d. *Site features such as fences, walls, refuse, and recycle enclosures, and light fixtures should be designed to be consistent with the scale and architectural design of the primary structure(s). Such site features should be designed and located to contribute to the pedestrian environment of the site development.*

**Finding:** Walls, decorative fences and gates around the private open spaces, and light fixtures have been designed to be consistent with the scale and architectural design of the building and to enhance the pedestrian environment. No refuse and recycling enclosures will be required because all refuse containers will be placed in the building.

- e. *Loading areas should not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building and the street, should be oriented away from the street and screened to minimize views of the loading area from the street and sidewalk. Loading areas should not be located on the side of a building which faces toward a residential use.*

**Finding:** To facilitate easy access into the building by residents, the loading area has been provided in front of the building and will not impact the Crossroads Mall interior private street (158<sup>th</sup> Place NE). Refuse pick-up functions will take place in the driveway along the southern side of the site.

- f. *In locations and districts specifically described in the Comprehensive Plan Urban Design Element Figure UD.1, consideration should be given to locating buildings closer to the public street with entrances to the buildings from the public sidewalk, with no intervening parking or driving area. Corner locations are particularly appropriate for this treatment.*

**Finding:** This site is not identified in Figure UD.1.

### 3. Building Design Standards:

- a. *The sides of a building which face toward a public street shall include public entrances to the building and windows to provide visual access to the activity within the building.*

**Finding:** The residential entry, amenity areas, and the commercial space are all located facing the street internal to Crossroads Mall, which is referred to as the Urban Trail in the Crossroads Subarea Figure S-CR.2. Large storefront windows and covered pedestrian areas and gathering spaces will allow visual access.

- b. *The sides of a building which face toward an adjoining property, but not toward a public street, shall include elements such as windows, doors, color, texture, landscaping, or wall treatment to provide visual interest and prevent the development of a long continuous blank wall.*

**Finding:** Through Design Review, the northern façade has been revised to include unit modulation and groupings to break down the apparent length of the building, increased unit depth modulation from two feet to four feet to provide increased variation in the facade, additional balconies, and an accent copper cap at the unit bay modules to provide a simple yet interesting line at the top of building. This is important because the northern façade will face onto the ADA accessible pedestrian connection to Crossroads Park that will be provided by the Crossroads Village development to the north.

The southern façade, which faces the large blank wall of the Cinema, will have significant modulation, detailing and an interesting wall treatment along the Park Connection.

The eastern façade, which faces Crossroads Park, will create visual interest by incorporating building modulation and changes in materials and colors. Ground level residential units will have patios facing the Park and the upper level units will have balconies facing the Park; thereby providing additional interest as well as “eyes on the Park.” Existing landscaping on the Park side consists of large, mature evergreen trees. The proposed landscaping along the Park interface will complement the existing mature vegetation in the Park and will include plantings of northwest native and semi-native small trees, shrubs and groundcover.

- c. *Building design shall provide for architecturally integrated signage. Signs shall be in proportion to the development and oriented to the main direction access*

*and to pedestrian movement. Signs shall meet the requirements of Chapter 22B.10 BCC, Bellevue Sign Code.*

**Finding:** The signage for this project has been reviewed on a conceptual basis and will consist primarily of a building identification sign and signage for the commercial space. The applicant has also shown two monument signs for the project on NE 8<sup>th</sup> Street and 156<sup>th</sup> Avenue NE. Per the Bellevue Sign Code, these signs will not be allowed. Any Crossroads Senior Living signage on a public street will have to be co-located on the existing Crossroads Mall complex identification signs.

Design review of all signage will take place as part of the sign permit review.

A minimum of two public access signs will be required on either end of the Park Connection. **Refer to Condition of Approval regarding the public access signage and signage in Section XI of this report.**

#### **4. Internal Walkways:**

- a. *Walkways with a minimum width of six feet shall be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways shall be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.*

**Finding:** Two six-foot wide walkways will take pedestrians from the public sidewalk along 158th Place NE to the main building entry and to the commercial space and Park Connection in the southwest corner of the site.

- b. *Walkways shall be provided to connect with walkways or potential walkway locations on adjoining properties in the district to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the walkway should be commensurate with the anticipated level of pedestrian activity along the connecting walkway.*

**Finding:** In anticipation of increased pedestrian activity, this development will provide a new section of eight-foot wide sidewalk along 158th Place NE. This new sidewalk will connect the existing sidewalk on the property to the north with the sidewalk along the Cinema to the south. Currently, the sidewalk on the project site is only five feet wide.

- c. *On the sides of the building which provide public access into the building, the walkway should be wide enough to allow for sidewalk seating area or window gazing as well as pedestrian travel. Weather protection of the building walkway should be provided at a minimum at the entrance area and, if appropriate, along the entire building walkway.*

**Finding:** The pedestrian walkways along the building frontage will include wide walkways, covered seating areas under an arcade at the building entry and marquees along the commercial space, open seating areas in the plaza in front of the commercial spaces, and large storefront windows for visual access.

- d. *Internal walkway surfaces shall be designed to be visually attractive and distinguishable from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort.*

**Finding:** The primary walking surfaces will be a combination of scored concrete and porous concrete to provide an attractive yet stable walking surface. Paving on roof deck surfaces, including the Park Connection, will be concrete 'architectural slabs'.

All site materials will be identified in the Clearing and Grading permit drawings.

**5. Other Development Standards:**

- a. *Rooftop equipment shall be visually screened pursuant to LUC 20.20.525.*

**Finding:** The proposed elevator penthouses will be the same color and Hardie panel material as used on the main body of the building facades. The low profile and use of the same color and materials results in an integrated design. Any additional mechanical equipment required will be placed near the penthouses and must be screened with the same materials and colors as the penthouses to present an integrated design with the rest of the building. If additional mechanical equipment is required, design review of required screening will take place as part of the building permit review. **Refer to Condition of Approval regarding mechanical screening – building in Section X of this report.**

- b. *Bicycle racks shall be provided on-site. Facilities for a minimum of 10 bicycles shall be provided for developments having 100 or fewer parking stalls. For each 100 additional stalls, facilities for five additional bicycles shall be provided.*

**Finding:** Bike parking for more than the required bikes will be provided by a bike rack near the commercial area and a large bike storage space in the northeast corner of the garage.

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

**Finding:** The building design will complement the character of the immediate vicinity, which has a mixture of large retail buildings, multifamily residential buildings and open parking lots. The scale of the building is complementary to the surrounding uses and it will be nestled into the hillside along the border with Crossroads Parks. The high-quality materials will complement the Crossroads Mall buildings, especially those that have recently been remodeled, and the colors will complement the dense mature vegetation and trees along the edge of Crossroads Park. The building will also have additional landscaping placed around the building to further complement the surrounding neighborhoods, Crossroads Mall, and Crossroads Park.

Any power, telephone, traffic control, or other equipment that may be needed for the project may not be located in above ground cabinets in sidewalk areas, but rather must be located in underground vaults, in the building, or substantially screened with landscaping. **Refer to Condition of Approval regarding mechanical equipment screening – site in Section X of this report.**

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

***Finding:*** As conditioned, all public facilities will be designed per the current City of Bellevue Codes and Standards. Additional design review, plan approval, and field inspection for utilities will be performed under the Utility Developer Extension Agreement (UE Permit). **Refer to Conditions of Approval regarding utilities in Section X of this report.**

**IX. DECISION OF THE DIRECTOR**

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, City Code & Standard compliance reviews and SEPA review, the Director does hereby **APPROVE WITH CONDITIONS** the subject proposal, which includes Design Review and SEPA threshold determination.

**X. CONDITIONS OF APPROVAL**

**Compliance with City Codes and Documents**

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

<b>Applicable Codes, Standards and Ordinances</b>	<b>Contact Person</b>
Clearing & Grading Code – BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes – BCC Title 23	Bldg. Desk, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Sally Nichols, 425-452-2727
Environmental Procedures Code – BCC Title 22.02	Sally Nichols, 425-452-2727
Noise Control – BCC 9.18	Sally Nichols, 425-452-2727
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4294
Sign Code – BCC Title 22	Sally Nichols, 425-452-2727
Transportation Code – BCC 14.60	Vanessa Humphreys, 425-452-4433
Utility Code – BCC Title 24	Art Chi, 425-452-4119

The following conditions are imposed under authority referenced:

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

**1. Noise & Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. No deliveries shall be scheduled prior to 7:00 a.m. or after 6:00 p.m. Exceptions for construction-related noise limitations 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. No blanket exemption exists. Allowances for short term work outside of normal hours for construction-related noise shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses, properties and neighborhoods. If expanded hours are necessary to accommodate a specific component of the construction, the applicant must apply for a separate noise permit for review and approval by Land Use staff. In this time period, the site shall be posted on all street frontages prior to the start of the specific construction activity.

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

AUTHORITY: BCC 9.18.020.C & 9.18.040  
REVIEWER: Sally Nichols, Land Use

**2. Holiday Construction & Traffic Restrictions**

Construction activities such as hauling and lane closures between November 15<sup>th</sup> and January 5<sup>th</sup> 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, Transportation/Right-of-Way

**3. Solid Waste/Recycling**

All pick-up functions will be handled on-site and no rights of way and public and private easements shall be occupied by trash receptacles, dumpsters, recycling bins or other such items.

All lids for any solid waste and/or recycling receptacles must be made of molded plastic or other sound buffering material.

Any trash receptacles (dumpsters) must be returned to the enclosure within the building garage immediately after pick-up and may not be left on the sidewalk, driveway, or in the parking lot.

AUTHORITY: LUC 20.20.725  
REVIEWER: Sally Nichols, Land Use

**4. Provisions for Loading**

The property owner shall provide an off-street loading space which will be accessed off 158<sup>th</sup> Place NE. Additionally, the applicant will provide an off-street location for garbage pick-up such that garbage trucks do not stop and/or pick up garbage or recycling directly on 158<sup>th</sup> Place NE.

AUTHORITY: LUC 20.20.590.K.4  
REVIEWER: Sally Nichols, Land Use

**5. Air Pollution from Construction Vehicles and Equipment**

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

AUTHORITY: State Environmental Policy Act, Bellevue City Code, 23.76,  
Revised Code of Washington 46.61.655  
REVIEWER: Sally Nichols, Land Use

**6. Utilities**

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

2015 Surface Water Engineering Standards (SWES), Section D4-06.6B (Page D4-73): Detention vaults/tanks shall not be located underneath any structure (e.g. buildings, sheds, decks, carports, retaining walls, etc.); except that under building detention is allowed in the Central Business District, in areas of zero lot line, or upon approval by the City.

2015 Water Engineering Standards, Section W3-02F (Page W3-3): Proposed project may require additional water main connections to create a looped system.

AUTHORITY: BCC Title 24.02, 24.04, 24.06  
REVIEWER: Arturo Chi, Utilities

**B. PRIOR TO CLEARING & GRADING PERMIT: These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:**

**7. Right-of-Way Use Permit**

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

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.

- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent 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, Transportation/Right-of-Way

#### **8. 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 transportation 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:

- a) The applicant has proposed to install sidewalk along the project site's street frontage with the private road, 158<sup>th</sup> Place NE. Pedestrian curb ramps shall be installed where the resident lobby loop driveway and parking garage access driveway intersects the private road. 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.
- b) The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12A through TE-12D.
- c) The design and appearance of the sidewalk shall comply with the standards and drawings in the Transportation Department Design Manual, including

standard drawings TE-10 and TE-11. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle and shall not create a tripping or slipping hazard in the sidewalk.

- d) 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. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation.
- e) The details of trench restoration and pavement subgrades shall be included in the civil engineering plans.

AUTHORITY: BCC 14.60, Transportation Department Design Manual,  
Americans with Disabilities Act  
REVIEWER: Vanessa Humphreys, Transportation

#### **9. Crossroads Village Park Connection**

Crossroads Senior Living will be responsible for building the section of the Pedestrian Connection that falls on their site along the northern property line per the approved design approved for the Crossroads Village development proposal. This work shall be part of the Crossroads Senior Living Clearing and Grading Permit approval.

AUTHORITY: LUC 20.20.520  
REVIEWER: Sally Nichols, Land Use

#### **10. Final Landscape and Irrigation Plans**

Final Landscape and Irrigation plans shall be submitted and approved under the Clearing and Grading permit application to ensure compliance with all Land Use Code requirements.

AUTHORITY: LUC 20.20.520  
REVIEWER: Sally Nichols, Land Use

### **C. PRIOR TO ISSUANCE OF BUILDING PERMIT: Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit Application:**

#### **11. Affordable Housing**

In order to qualify for the affordable housing exemption from the Transportation Impact Fee (see Condition 12 below), the applicant will be required to establish how many affordable units will be provided and these affordable units shall be designated on the building permit plans prior to issuance of **any** building permit. The applicant shall record with King County an agreement in a form approved by the City requiring all of the affordable units to remain affordable for the life of the project. This agreement must be a covenant to run with the life of the project.

Contact regarding Affordable Requirements and Documents:  
Arthur Sullivan, ARCH  
425-861-3677, [asullivan@bellevuewa.gov](mailto:asullivan@bellevuewa.gov)

AUTHORITY: LUC 20.20.128, LUC 20.50.010  
REVIEWER: Sally Nichols, Land Use

## **12. Transportation Impact Fee**

Payment of the transportation impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. The impact fee is estimated to be \$336 per senior citizen dwelling unit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Affordable housing units, as defined in the Land Use Code, are exempt from this requirement if the applicant legally establishes the affordable units via the process and recorded agreement(s) outlined in Condition 11. above. Affordable housing units that are exempt from the transportation impact fee shall remain affordable for the life of the project.

AUTHORITY: BCC 22.16, 22.16.070.B.2, LUC 20.20.128, LUC 20.50.010  
REVIEWER: Vanessa Humphreys, Transportation

## **13. 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, Transportation

## **14. Existing Easement**

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: Vanessa Humphreys, Transportation

## **15. Pedestrian Access Easement**

The applicant shall provide pedestrian public access easements for the Crossroads Park Pedestrian Connection through the site from 158<sup>th</sup> Place NE.

AUTHORITY: BCC 14.60.100  
REVIEWER: Vanessa Humphreys, Transportation

**16. Transportation Management Program**

The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070 and 14.60.080. The Crossroads Senior Living development shall post ridesharing and transit information in a visible central location in the building, such as the lobby.

AUTHORITY: BCC 14.60.070; 080  
REVIEWER: Vanessa Humphreys, Transportation

**17. Mechanical Equipment Screening - Building**

Plans submitted for building permit application shall indicate locations of all mechanical equipment and the design of required screening shall be integral to the overall design of the building while also ensuring that mechanical equipment not visible from adjacent streets, public sidewalks and Crossroad Park. Any mechanical screening not shown in the Design Review drawings shall undergo design review as part of the building permit review.

AUTHORITY: LUC 20.20.525  
REVIEWER: Sally Nichols, Land Use

**18. Mechanical Equipment Screening - Site**

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

AUTHORITY: LUC 20.20.650 and 525  
REVIEWER: Sally Nichols, Land Use

**19. Fire Conditions**

- a) Construction vehicle staging is not allowed in the Fire Access Lane on the south side of the project. Maintain egress from Crossroads Regal Theater exits.
- b) Provide a fire sprinkler system throughout the building designed per NFPA 13 under separate permit. (IFC 903)
- c) Provide a fire alarm system throughout the building with the 520 MHz audible devices in the sleeping areas and designed per NFPA 72 under separate permit (IFC 907.2.8 & NFPA 72 -18.4.5.3)
- d) Install single and multiple station smoke alarms in the dwelling units. (IFC 907.2.11.1)
- e) Provide a smoke control system in the building meeting the requirements of Bellevue Amended IFC 909 Bellevue Fire Department Development Standards Chapter 11 under separate permit. The below grade building permit cannot be submitted until after the Smoke Control Concept report is approved. The Smoke Control Detailed report shall be submitted before issuance of the below grade

building permit and approved before the above grade building permit is issued.

- f) Demolition and construction shall conform to the requirements of International Fire Code Chapter 33.
- g) Provide 2 1/2 inch hose connections at the intermediate landings in the stairways. (IFC 905)
- h) Provide an Emergency Responder Radio Coverage system throughout the building. (Bellevue amended (BA) IFC 510)
- i) An approved fire safety and evacuation plan shall be approved before Occupancy will be issued. (Washington State Amended IFC 404.2)
- j) Provide access to the roof. (IFC 504.3, BAIFC 504.4, BAIFC 1009.16)
- k) Plan sheet L01. Trees on the fire access road shall not decrease the width to less than 20 feet for a height of 13 foot 6 inches. (BA IFC 503.2.1)
- l) The Fire access road shall be painted and marked on both sides "Fire Lane-No Parking" per Bellevue Standards. (BA IFC 503.3)
- m) Provide fire access through the 6 foot high steel picket courtyard gate. (IFC 504.1)
- n) Provide information on the generator, fuel tank and refueling per IFC 603, 605 and Chapter 57.

AUTHORITY: International Fire Code (IFC) Chapter 33 and 57, IFC 504.1, 504.3 and 504.4, 603, 605, 609, 903, 905, 907.2.8, 907.2.11.1, Bellevue Amended IFC 503.2.1, 503.3, 504.1 and .4, 510, 1009.16, Washington State Amended IFC 404.2, NFPA 72 -18.4.5.3  
REVIEWER: Adrian Jones, Fire

## 20. Lighting

As part of the building permit, applicant shall submit manufacturers' cut-sheets/information for all exterior lighting fixtures to demonstrate that cutoff shield or other appropriate measures are being used to conceal the light source from adjacent properties.

Because LED lights have been shown to have a longer life, better lighting metrics, and decreased spill-over, it is suggested that the applicant use LED light.

AUTHORITY: LUC 20.20.522  
REVIEWER: Sally Nichols, Land Use

## 21. Acoustical Engineer's Report

The applicant shall submit an Acoustical Engineer's report on the proposed construction and the anticipated maximum noise thresholds inside the units facing each street frontage, including the alleys.

AUTHORITY: BCC 9.18  
REVIEWER: Sally Nichols, Land Use

**D. PRIOR TO TCO/CO: The following conditions of approval shall be satisfied prior to issuance of ANY Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO):**

**22. Street Frontage Improvements**

All transportation elements must be constructed by the applicant. 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 Sections; and Transportation Department Design Manual Standard Drawings.  
REVIEWER: Vanessa Humphreys, Transportation

**23. Right-of-Way Restoration**

The applicant is responsible for all damages to transportation infrastructure (pavement, sidewalk, landscaping, utility vaults, lids, street lights, etc.) in the public right-of-way caused by construction activity related to this project.

AUTHORITY: BCC 14.30  
REVIEWER: Tim Stever, Transportation/Right-of-Way

**24. Implement the Transportation Management Program**

The Transportation Management Program required by Bellevue City Code Sections 14.60.070 and 14.60.080 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

AUTHORITY: BCC 14.60.070, 14.60.080  
REVIEWER: Vanessa Humphreys, Transportation

**25. Noise Measurements**

The noise levels must be measured inside a random sample of the residential units facing each street and the original acoustical report shall be revised to reflect the results. If the actual noise levels exceed the maximum required thresholds, the acoustical report must include recommendations to modify the construction to meet the interior noise thresholds.

AUTHORITY: BCC 9.18  
REVIEWER: Sally Nichols, Land Use

**26. Public Access Signage**

Two "Public Access" signs (one at each entrance to the Park Connection at 158<sup>th</sup> Place NE and the shared property line with Crossroads Park), as depicted in the Bellevue Wayfinding Manual, shall be prominently located to convey the message that the public (pedestrians) may use the Park Connection at all times. The exact

design and location of these signs (generally placed on buildings, gates, or planter walls) shall be coordinated with and approved by Land Use prior to installation.

AUTHORITY: 20.30F.145  
REVIEWER: Sally Nichols, Land Use

**27. Allocation of Parking**

Prior to TCO, applicant shall submit plans for all parking allocated for the project (both under building and surface parking), identifying the exact location of the parking stalls to be assigned to the residential and retail uses in the building and identify any conditions and/or restrictions for these spaces. Note that parking for this proposal is reviewed as a component of the entire Crossroads Mall site (Lot B).

AUTHORITY: LUC 20.25A.050  
REVIEWER: Sally Nichols, Land Use

**28. Shared Parking Agreement**

Prior to TCO, Crossroads Senior Living and Crossroads Mall shall enter into and record a parking agreement regarding the shared use of the 27 parking spaces in the location of the existing pea patch and surface lot currently used by Crossroads Mall.

AUTHORITY: LUC 20.20.590.I  
REVIEWER: Sally Nichols, Land Use

**29. Landscape Installation Assurance Device**

If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with Land Use a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed. The assurance device will be released upon complete installation and inspection approval.

AUTHORITY: LUC 20.40.490  
REVIEWER: Sally Nichols, Land Use

**30. Landscape Maintenance Assurance Device**

The applicant shall file with the DSD/Land Use a landscape maintenance assurance device for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

AUTHORITY: LUC 20.40.490  
REVIEWER: Sally Nichols, Land Use

**31. Signage**

Crossroads Senior Living will not be allowed to have separate monument signs facing either NE 8<sup>th</sup> Street or 156<sup>th</sup> Avenue NE (public streets) per the Sign Code. Any project signage desired for these locations will need to be co-located on the existing Crossroads Mall complex identification sign(s).

This Design Review approval addresses the conceptual design of signage and does not include approval of any specific sign(s). Design review of each sign and compliance with the sign Code will occur through review of each sign permit application. The sign permit submittal package plans, elevations, and/or sketches shall include but are not limited to:

- Location
- Illumination
- Color and Materials
- Design (no cabinet or freestanding signs are permitted)

AUTHORITY: Sign Code, BCC 22B.10

REVIEWER: Sally Nichols, Land Use

**Attachments:**

1. Environmental Checklist
2. Project Plans
3. Boundary Line Adjustment #98-000833 Sheet 4 of 4

Sally Nichols  
October 28, 2015

City of Bellevue Submittal Requirements

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## 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 1/2" x 11 vicinity map which accurately locates the proposed site.**

**Received**

JAN 27 2015

**Permit Processing**

2

**BACKGROUND INFORMATION**

Property Owner: Terranomics Crossroads Associates Limited Partnership ✓

Proponent: Pacific Northern Construction Company, Inc. ✓

Contact Person: Diana Keys, Johnson Braund, Inc. (Architect) ✓

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

15200 - 52nd Avenue S., Suite 300

Address: Seattle, WA 98188 ✓

Phone: (206) 766-8300 ✓

Proposal Title: Crossroads Senior Living ✓

Proposal Location: 15600 NE 8th Street, Bellevue, WA 98008 - Northeast Corner  
(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached Legal Description and Vicinity Map. ✓  
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

- 1. General description: New construction of 6-story mixed-use building including 185 dwelling units for seniors, residential amenity space, 1,600 sq.ft of retail space, and 114 structured parking stalls. ✓  
*+ 10 surface stalls*
- 2. Acreage of site: 1.65 Acres ✓ *lot 2 (see attached) ✓*
- 3. Number of dwelling units/buildings to be demolished: None. ✓
- 4. Number of dwelling units/buildings to be constructed: 185 ✓
- 5. Square footage of buildings to be demolished: 0 ✓
- 6. Square footage of buildings to be constructed: ~~205,104~~ 206,300 Sq. Ft. ✓
- 7. Quantity of earth movement (in cubic yards): 8,000cy ✓
- 8. Proposed land use: Mixed-use - Residential and Commercial ✓
- 9. Design features, including building height, number of stories and proposed exterior materials: ✓  
Building Height: Approx. 62 ft. (~~56~~ *66* ft. as measured above grade plane); Six (6) stories.
- 10. Other  
Exterior Materials: Brick, concrete and metals panels at Level 1 podium; and a combination of vertical fiber cement panels, horizontal fiber cement lap siding, and metal panels at upper levels (Level 2 - 6). ✓

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

Assuming Preliminary SEPA approval and Design Review approval by October ~~31~~ *November*, 2015 and issuance of building and engineering permits by June 30, 2016, and commencement of construction by July 31, 2016, then the estimated date of construction completion is December 31, 2017 (17 months of construction). ✓

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

No.

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

A Phase I Environmental Site Assessment will be performed by Associated Earth Sciences, Inc. before February 28, 2015. No adverse environmental conditions are expected.

Subsurface Explorer  
Review/Geotech  
Report dated  
Jan 23, 2015

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.

Preliminary SEPA - Determination of Environmental Non-Significance; Design Review Approval; Clearing & Grading Permit; Building Permit; Civil Engineering Permit(s). This Environmental Checklist is accompanying the Design Review application of even date. ~~The file number is unknown.~~ No other permits have been applied for. ✓  
15-103701-LD

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)? Approx. 25% slope. ✓

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.

See Continuation Sheet. No agricultural soils or prime farmland were identified.

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

No. The site does not have any significant risk of seismically induced ground rupture (due to lateral distance from known faults), landslides, liquefaction (due to relatively high density and lack of substantial groundwater), or ground motion (when the proposed structure is founded on a suitable bearing stratum, as recommended). ✓

See Geotech  
Report by  
Assoc. Earth  
Sciences 1/23/15

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

The quantities of cut and fill material is approximately 7,000 cubic yards cut and 1,000 cubic yards of fill, either excavated lodgement till, if suitable conditions exist, or imported structural fill.

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

Yes. Erosion could occur if soils were exposed without adequate mitigation measures.

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

A maximum of approximately 85% percent of the project site will be covered with impervious surfaces after completion of project construction.

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

The most effective mitigation measures for exposed soils are adequate ground cover measures such as erosion control matting, plastic sheeting, straw mulch, crushed rock, recycled concrete or mature hydroseed. Perimeter soil erosion confinement measures such as silt fences also may be utilized.

Erosion control per  
Cleaning & Grading (G&G),  
inspection, permit, &  
BCC 23.76

BCC 23.76 -  
C&G code - erosion  
& sediment  
control

## 2. AIR

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

Emissions during construction could result from dust during clearing, excavation and grading and from the operation of construction equipment and vehicles. Emissions to the air from operations after completion of construction would result from natural gas-fired boilers on-site to provide hot water, vehicles or maintenance equipment operated on-site by tenants, employees or independent contractors. Quantities are unknown.

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

Emissions from vehicular traffic in the adjacent shopping center, but the impact is considered minimal.

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

Erosion control measures, as well as site watering and street cleaning measures, will reduce or control the impact of dust emissions. Use of mass transit by construction workers would reduce vehicular emissions during construction. Use of mass transit and alternate modes of transportation by residents (such as dedicated transit vans and electric vehicles and/or car-sharing programs) would reduce vehicular emissions from operations.

Construction  
dust suppression  
measures per  
BCC 23.76

## 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. ✓

No.

- (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. ✓

None, other than automotive oils and fuels normally conveyed by storm water.

#### b. Ground

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

No ground water will be withdrawn. The only water that will be discharged will be storm water and residential waste water conveyed via the sanitary sewer system.

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

None. All domestic sewage will be conveyed via the sanitary sewer system. *exist.*

#### 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 sources of runoff include storm water from rain, occasional snow melt, and landscape irrigation. The method of collection is by means of roof drains, footing drains and catch basins and disposal is by means of on-site detention. While exact quantities are unknown, the volume of on-site detention capacity is designed to greatly exceed relative historic runoff volumes.

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

In general, no, due to water quality treatment facilities that compliment the on-site detention system. ✓

*Exist. City stormwater conveyance*

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

A flow control detention vault using WWHM3 assuming pre-developed condition as forested land, with water quality treatment meeting enhanced menu using a Modular wetland system, is proposed to control surface, ground and runoff water impacts.

Per Utilities  
Code BCC 24.06 - storm  
and surface water

#### 4. Plants

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

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

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

Substantially all existing vegetation will be removed and/or replaced as described below. ✓

Replacement trees part of  
project. Site mostly parking  
lot & open field.

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: ✓

See Continuation Sheet. (Attached)

#### 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: ✓

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

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

None known or observed.

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

Unknown.

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

N/A.

✓  
add trees & vegetation

✓  
urban/developed site  
Birds w/in Pacific  
Flyway, which encompasses  
entire Puget Sound region

### 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.

See Continuation Sheet. (attached)

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:

See Continuation Sheet. (attached)

relatively low blkg. - sits below cross roads Puget 315

### 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.

✓  
CCB Code - BCC 23.76

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

Fire department and emergency medical services may be required from time to time due to the higher concentration of elderly individuals that is anticipated to reside in the proposed project.

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

N/A. No known environmental health hazards.

DOE chapters in WAC

b. Noise

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

Primarily traffic noise associated with vehicular traffic in the adjacent shopping center.

- (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.

See Continuation Sheet. *(attached)*

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

Traffic control plans and restricted construction hours to reduce or control noise impacts during construction. The use of dedicated transit vans, electric plug-in vehicles and car-sharing programs for residents, as well as a structured parking garage for resident parking, to reduce or control noise impacts on a long-term basis.

*noise, incl. construction controlled noise BCC 9.18 regulated construction hours*

*Condition of Approval to use noise suppression techniques throughout construction*

8. Land and Shoreline Use

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

Surface parking and vacant lot. Retail shopping.

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

No.

- c. Describe any structures on the site.

None.

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

No.

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

CB Community Business with Community Retail Design District Overlay. ~~Crossroads Subarea Dist. E~~

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

Crossroads Sub-area District E & Community Business.

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

N/A.

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

No.

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

Approximately 210 people will reside in the completed project approximately 10 FTE people will work in the completed project.

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

None.

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

N/A.

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

Creation of a "Park Link" with the adjacent Crossroads Park in accordance with the Subarea Plan.

also improved streetscape w/ wider sidewalk to connect w/ Crossroads Mall & prop. to the north.

9. Housing

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

185 mixed-income / affordable & market rate senior living apartments (independent living).

(mixed)

SHAW housing

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

None.

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

N/A.

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? ✓

Primary building: 62 ft.; Highest element: SW corner roof feature: Approx. 70 ft. (but 70' not measured from ave fin. grade per LUC 20.50)

57 measured from ave fin grade

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

None.

LUC 20.20-010

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

Creation of a "Park Link" with the adjacent Crossroads Park in accordance with the Subarea Plan. ✓

enhanced streetscape additional plantings along R w/ Crossroads Park

## 11. Light and Glare

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

See Continuation Sheet. *(attached)*

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

No.

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

None known.

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

Structured parking garages for resident parking tends to reduce or minimize the impact of light and glare from a significant component of vehicular traffic on-site. The use of light shades and uplighting tends to reduce the impact of exterior building and site lighting and street lighting.

*light and glare per LUC 20.20.522*

*cut off which per LUC 20.20.522*

## 12. Recreation

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

Crossroads Park including a 9-hole par-3 golf course. Fitness facilities including a climbing rock within the adjacent shopping center.

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

A pea patch will be temporarily displaced but will ~~eventually~~ <sup>might be</sup> relocated within the adjacent shopping center.

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

Creation of a "Park Link" with Crossroads Park will enhance recreational opportunities.

*Required formal connection between Crossroads mall & Park per Figure 5-CR-2 in Comprehensive Plan*

## 13. Historic and Cultural Preservation

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

No.

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

None known.

- 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.

NE 8th Street, NE 15th Street and 156th Avenue NE. See attached Vicinity Map. See Continuation Sheet. *(attached)*

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

The adjacent shopping center is currently served by public transit. The approximate distance to the nearest transit stop is one block.

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

See Continuation Sheet. *(attached)*



**City of Bellevue – Development Services  
SEPA Environmental Checklist  
Crossroads Senior Living Project  
Continuation Sheet**

---

Background Information ✓

1. General Description: Six (6) story building consisting of five (5) stories of Type VA (wood-frame) construction over one (1) story podium of Type IA (reinforced concrete) construction. Lower level podium includes two (2) contiguous retail spaces (containing approx. 1,600 sq. ft. in the aggregate), residential leasing and management offices, and a suite of residential amenity spaces (containing approx. 5,650 sq. ft. in the aggregate) including a community room, a lobby lounge, internet café, and arts & crafts, games and activity rooms. The residential lobby has a large covered entry and arcade frontage.

Environmental Elements

Earth –

- 1.c. A Subsurface Exploration Review, Geologic Hazard and Geotechnical Engineering Report dated as of January 23, 2015 was prepared for the site and the proposed project by Associated Earth Sciences, Inc. A copy of the Report will accompany this Environmental Checklist and Land Use application. The general types of soils encountered in the explorations were dense to very dense silty sands with gravel, interpreted as Vashon lodgement till. Such lodgement till is generally suitable for support of light to heavy foundation loads with proper preparation. Excavated lodgement till is also suitable for use in structural fill applications if suitable moisture conditions are achieved and if specifically allowed by project plans and specifications, which will require drying during favorable dry weather conditions. ✓

Plants –

- 4.a. Existing vegetation: (i) grassy field, (ii) planting on parking lot islands, and (iii) deciduous trees, ground cover and a few large evergreen trees at the east property boundary line adjacent to Crossroads Park. ✓

- 4.d. There is little significant vegetation on site other than some existing conifer trees above the rockery along the east edge of the site which will be removed for construction. New perimeter landscaping will be provided on all sides: 10' wide on the west side (access road frontage); 8' wide on the north and east sides (interior lot lines); and 20' – 40' wide landscaped "Park Link" on the south side that will allow pedestrian access to and from Crossroads Park / Crossroads Mall / ✓

Crossroads Senior Living. Landscaping will include a large number of native plants, especially on the east side where the property abuts and transitions to a natural wooded area on the adjacent Crossroads Park site. The Level 2 outdoor courtyard, the Park Link and semi-private terraces also include some non-native plants in response to site constraints (e.g., heavy shade, tight spaces, and public/private interface) and to provide a broader collection of interesting ornamental plant qualities in what will be a very dense “urban” residential and retail area with heavy pedestrian traffic expected.

Energy and Natural Resources –

6. a. Electricity will be used for lighting and space heating in dwelling units, commercial/retail areas and common areas, and for ventilation and air conditioning in commercial/retail and common areas. Natural gas will be used to provide hot water to dwelling units by means of gas-fired boilers. ✓

6.c Use of energy efficient light fixtures and appliances, energy efficient windows and low-flow showerheads, among other features. The use of dedicated transit vans and alternate transportation options, such as electric plug-in vehicles and charging stations and car-sharing programs, will reduce the overall energy consumption attributable to the operation of the proposed project. ✓

Environmental Health -

7.b.(2) Noise from vehicular traffic and construction equipment in the short-term during construction of the proposed project, and only routine noise from vehicular traffic and from the operation of HVAC, and occasional noise from the operation of emergency generators and maintenance equipment on a long-term basis. Noise during construction would be limited to appropriate hours on weekdays (Monday - Fridays) and on Saturdays. Long-term noise tends to be limited to daylight hours. ✓

Light and Glare -

11.a. Light or glare from vehicular traffic, interior and exterior building lighting and street lighting, which would occur primarily in the evenings. ✓

Transportation -

14.a. NE 8th Street connects the site with Downtown Bellevue and Interstate 405 to the west, and 156th Avenue NE connects the site to State Highway 520 to the north and Interstate 90 to the south. ✓

14.c. The completed project will included 114 structured garage parking stalls plus 13 surface parking stalls and 1 loading zone stall. In addition, the project will have 25 shared surface parking ✓

BCC  
9.10

✓  
LUC 20.20.522

SN

Total 194  
1 spaces  
LUC 20.20.590

stalls on the immediately adjacent surface parking lot to the west. The project will result in the elimination of 94 surface parking stalls.

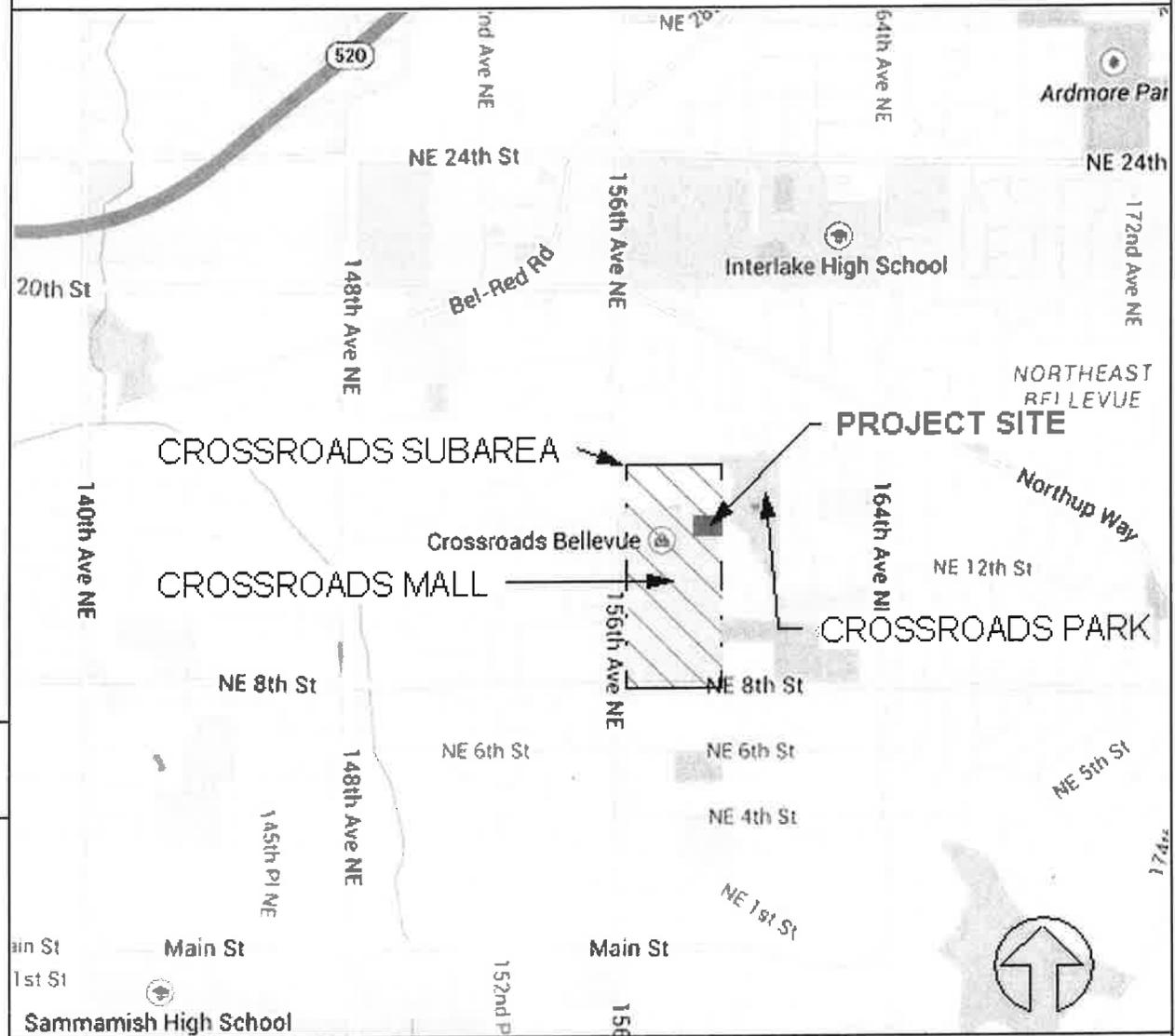
14.f. Approximately 19 new P.M. peak hour trips would be generated by this proposal. See the attached Trip Generation and Parking Impact Analysis dated as of January 26, 2015 prepared by Heffron Transportation, Inc. ✓

Utilities -

16.b. Electricity - Puget Sound Energy (installation of transformers, electrical vaults and distribution); ✓

Water & Sanitary Sewer – City of Bellevue (extension of water main in shopping center); Natural Gas - Puget Sound Energy (extension of natural gas main in shopping center). ✓

# VICINITY MAP



NW 1/4 OF SE 1/4 OF SEC 26 T2N 25 N RGE 5 E

TRANSPORTATION DEPARTMENT

EXAMINED AND APPROVED: [Signature] DATE 9-9-98

UTILITIES DEPARTMENT

EXAMINED AND APPROVED: [Signature] DATE 9-3-98

PLANNING & COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED: [Signature] DATE 9/3/98

KING CO. DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 12TH DAY OF SEPTEMBER 1998

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 22ND DAY OF OCTOBER AT 10:22 A.M. IN BOOK 142 OF SURVEYS AT PAGE 182-3 A.C. AT THE OFFICE OF THE CITY OF BELLEVUE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF BRIAR DEVELOPMENT CO. IN DECEMBER 1997.



City of Bellevue Boundary Line Adjustment No. B.L.A.-98-933 Declaration of Lot Combination No. D.L.C.-18-852

SHEET 1 OF 4

9810139.003

DESCRIPTION AFTER ADJUSTMENT:

NEW LOT 1: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER...

DESCRIPTION AFTER ADJUSTMENT:

NEW LOT 2: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER...

ORIGINAL PROPERTY DESCRIPTION:

BRIAR DEVELOPMENT COMPANY PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER...

ORIGINAL PROPERTY DESCRIPTION:

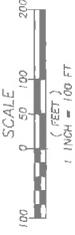
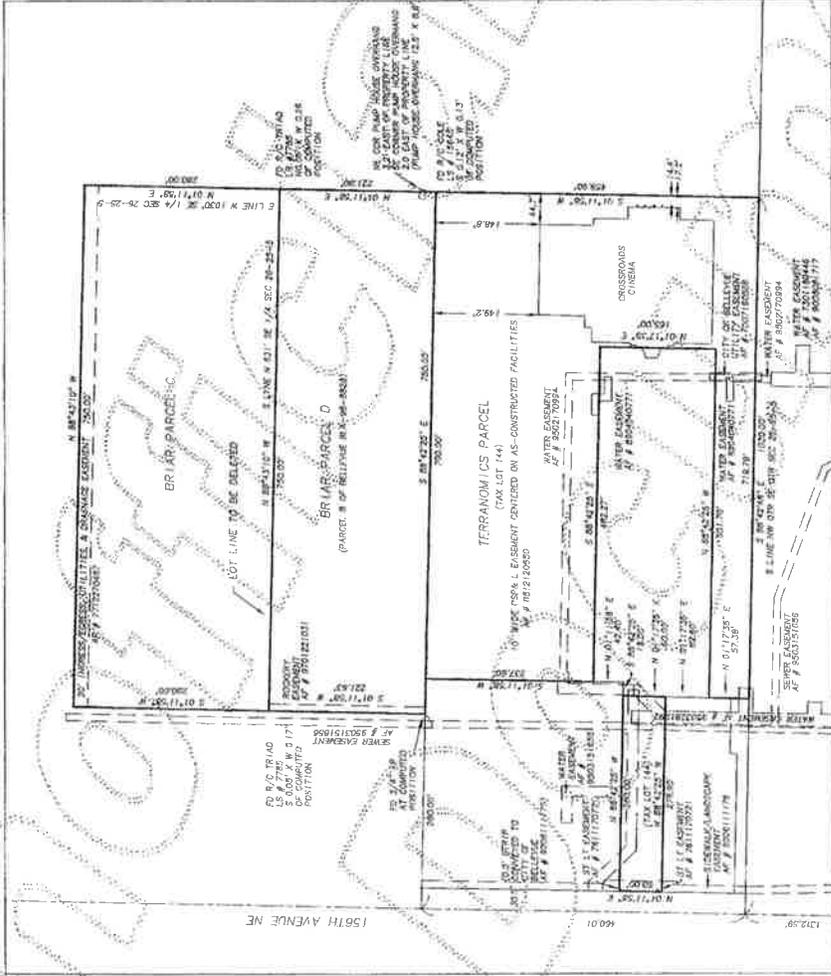
TERRANOMICS CROSSROADS ASSOCIATES INC. PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER...

01% 00 100 000000 000000 000000 000000 000000 000000 000000 000000

SW



A PORTION OF THE SOUTHEAST 1/4, SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WM.



**NOTES:**

1. ALL MEASUREMENTS WERE MADE BY THE SURVEYOR IN THE FIELD AND THE RESULTS WERE CHECKED BY THE SURVEYOR'S INSTRUMENTS AND CALCULATIONS.

2. ALL PROPERTY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE CITY OF BELLEVUE STANDARDS FOR SURVEYING AND MAPPING.

3. ALL PROPERTY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE CITY OF BELLEVUE STANDARDS FOR SURVEYING AND MAPPING.

4. ALL PROPERTY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE CITY OF BELLEVUE STANDARDS FOR SURVEYING AND MAPPING.

**AREAS:**

SEWER EASEMENT	150.00 SQ. FT.
WATER EASEMENT	150.00 SQ. FT.
TERRANOMIS PROPERTY BEING	378,288 SQ. FT.
BOUNDARY LINE ADJUSTMENT	344,535 SQ. FT.
TERRANOMIS PROPERTY BEING	280,336 SQ. FT.
BOUNDARY LINE ADJUSTMENT	209,897 SQ. FT.

**PACIFIC**  
SURVEYING & MAPPING  
1000 1ST AVENUE NE, SUITE 100  
BELLEVUE, WA 98004  
PHONE: 206.461.1234  
FAX: 206.461.1235  
WWW.PACIFIC-SURVEYING.COM

**City of Bellevue**

BOUNDARY LINE ADJUSTMENT NO. **GL-18-033**  
DECLARATION OF LOT COMBINATION NO. **DLC-18-032**

DATE: \_\_\_\_\_

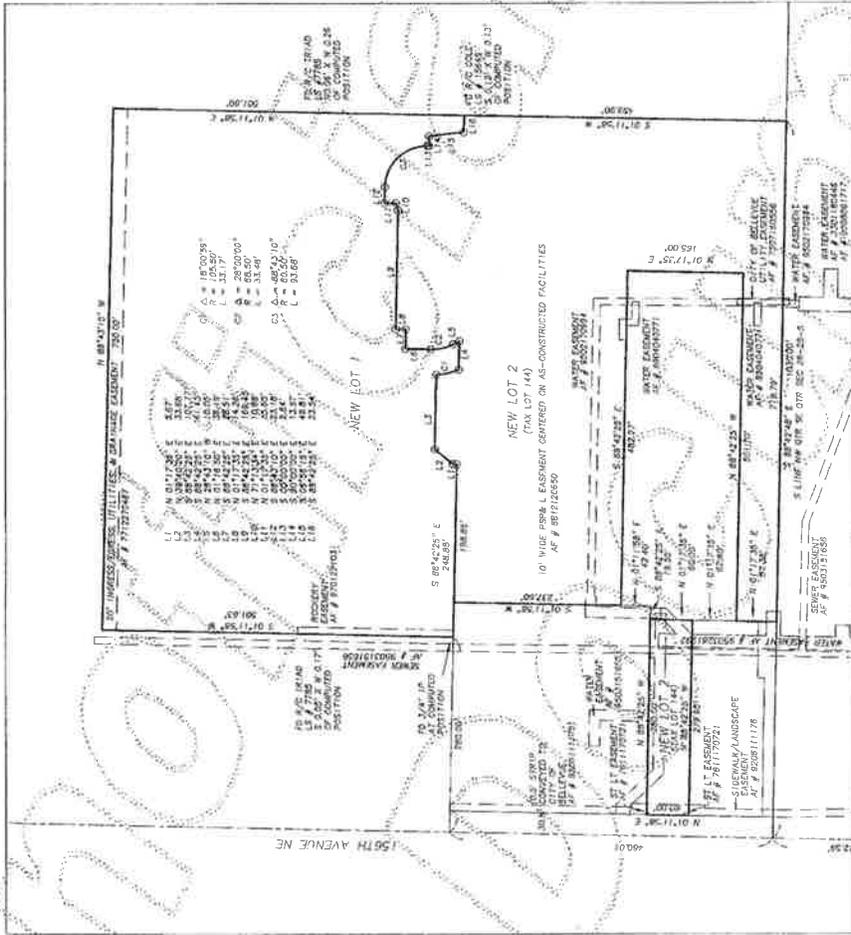
SHEET 3 OF 4

BOUNDARY LINES BEFORE ADJUSTMENT  
AND LOT COMBINATION

FOUND 1/4" BRASS CAP IN CONCRETE STAMPED 2005 OLD MONUMENT CASE CITY OF BELLEVUE STATION 0081

FOUND 2 1/4" BRASS CAP IN CONCRETE STAMPED 2005 OLD MONUMENT CASE CITY OF BELLEVUE STATION 0082

A PORTION OF THE SOUTHEAST 1/4, SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WM.



**BASIS OF BEARING:**  
 A BEARING OF N 01° 39' E ALONG THE SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST (1880) PER CITY OF BELLEVUE.

- LEGEND:**
- LINED MONUMENT IN CASE AS SHOWN
  - FOUND IRON ROD AS NOTED
  - SET 5.4" IRON ROD WITH CAP LS 11422 JANUARY 18, 1998

**NOTES:**  
 1. ALL PROPERTY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE DISTANCE MEASUREMENT STANDARDS OF THE NATIONAL BUREAU OF STANDARDS.  
 2. ALL PROPERTY MEASUREMENTS WERE MADE WITH A NATIONAL GEODETIC SURVEY CALIBRATED BASELINE WITHIN THE LAST YEAR.

**PACIFIC**  
 SURVEYING & ENGINEERING  
 1000 10TH AVENUE NE  
 SUITE 100  
 BELLEVUE, WA 98004-3540  
 TEL: (206) 835-1234  
 FAX: (206) 835-1235

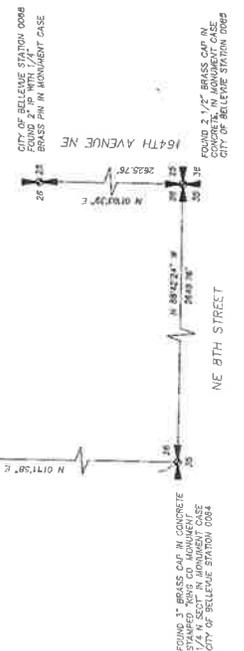
**City of Bellevue**  
 PUBLIC WORKS DEPARTMENT  
 1000 10TH AVENUE NE  
 SUITE 100  
 BELLEVUE, WA 98004-3540  
 TEL: (206) 835-1234  
 FAX: (206) 835-1235

**BOUNDARY LINE ADJUSTMENT NO. BLA-19-853**  
**DECLARATION OF LOT COMBINATION NO. DL-2-19-853**

**City of Bellevue**

**BOUNDARY LINES AFTER ADJUSTMENT AND LOT COMBINATION**

**SHEET 4 OF 4**





# CROSSROADS SENIOR LIVING

185 AFFORDABLE SENIOR APARTMENTS / MIXED-USE COMMERCIAL & PARK LINK

## CROSSROADS

BELLEVUE, WASHINGTON



FORMER HUBS TOP-FLOOR  
PROPOSED MIXED-USE SENIOR APARTMENTS  
PROPOSED CROSSROADS PARK LINK  
REGAL CINEMAS

CROSSROADS

PEDESTRIAN CIRCULATION

### SHEET INDEX

SHEET NO.	SHEET TITLE
01	GENERAL NOTES
02	CONCEPT PLAN
03	CONCEPT PLAN
04	CONCEPT PLAN
05	CONCEPT PLAN
06	CONCEPT PLAN
07	CONCEPT PLAN
08	CONCEPT PLAN
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99	CONCEPT PLAN
100	CONCEPT PLAN

### VICINITY MAP



### AERIAL VIEW OF SITE

LOOKING EAST TOWARDS CROSSROADS PARK



### PROJECT CONTEXT MAP - CROSSROADS SITE



### PROJECT STATISTICS

DESCRIPTION	QUANTITY
TOTAL GROSS SQUARE FEET	1,234,567
TOTAL GROSS SQUARE FEET (RESIDENTIAL)	876,543
TOTAL GROSS SQUARE FEET (COMMERCIAL)	358,024
TOTAL GROSS SQUARE FEET (PARKING)	100,000
TOTAL GROSS SQUARE FEET (LANDSCAPE)	100,000
TOTAL GROSS SQUARE FEET (TOTAL)	1,434,567
TOTAL UNITS	150
TOTAL UNITS (RESIDENTIAL)	100
TOTAL UNITS (COMMERCIAL)	50
TOTAL UNITS (TOTAL)	150

### PROJECT DESCRIPTION

The project consists of a multi-story building with a mix of residential and commercial units. The residential units are designed to be affordable and accessible for seniors. The commercial units include a Regal Cinema and various retail and office spaces. The project is located in a prime location in Bellevue, WA, near Crossroads Park and other amenities.

### PROJECT SITE DATA

The site is located on a 10-acre parcel in Bellevue, WA. The site is currently vacant and is being developed for residential and commercial use. The project is subject to various zoning and regulatory requirements, which have been reviewed and approved by the local government.

### PROJECT TEAM

- ARCHITECT: [Firm Name]
- ENGINEER: [Firm Name]
- LANDSCAPE ARCHITECT: [Firm Name]
- PLANNING: [Firm Name]
- CONSTRUCTION MANAGER: [Firm Name]



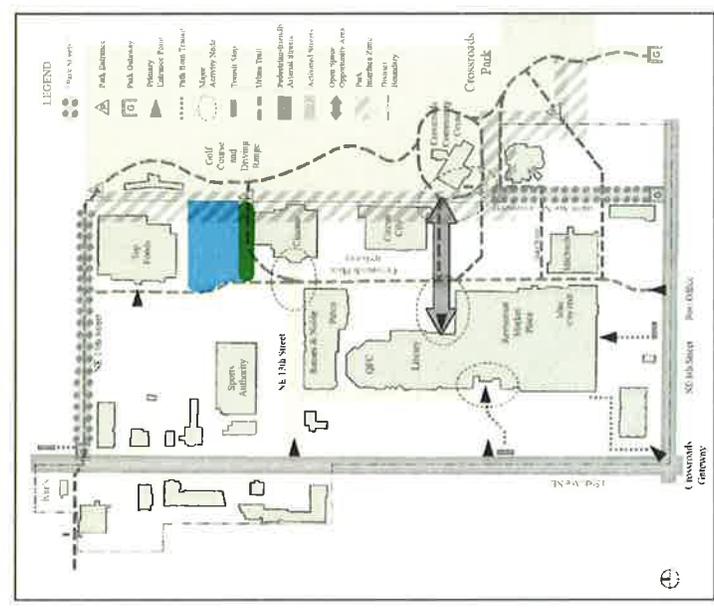
VIEW OF SITE TOWARDS CROSSROADS PARK AT SE BOUNDARY



VIEW OF EASTERN BOUNDARY ALONG CROSSROADS PARK



VIEW FROM SITE TOWARDS CROSSROADS PARK



VIEW OF SITE FROM THE ADJACENT LOOKING EAST TOWARDS CROSSROADS PARK



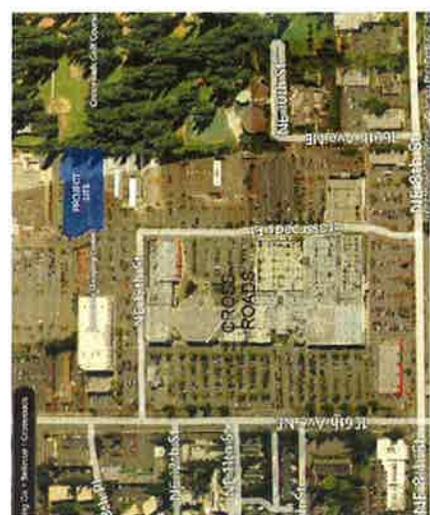
VIEW OF SITE FROM THE ADJACENT LOOKING EAST TOWARDS CROSSROADS PARK



VIEW SOUTHWARD - LOOKING ACROSS SITE TOWARDS CROSSROADS PARK



AERIAL PHOTO OF SITE



AERIAL PHOTO OF SITE & VICINITY

**FIGURE S-CR.2  
 Crossroads Center Plan Long Range Organizing Principles**

The Long Range Organizing Principles are intended to guide new development over time. Figure S-CR.2 is illustrative based on existing site features. The implementation of policies and regulations should provide sufficient flexibility to support various forms of development that are generally consistent with the Long Range Organizing Principles.



PROJECT NO. 2024-001  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES

CROSSROADS SENIOR LIVING  
 100 CROSSROADS PARK, SUITE 100  
 GAITHERSBURG, MD 20878  
 PROJECT NO. 2024-001  
 DRAWN BY: J. SMITH  
 CHECKED BY: M. JONES

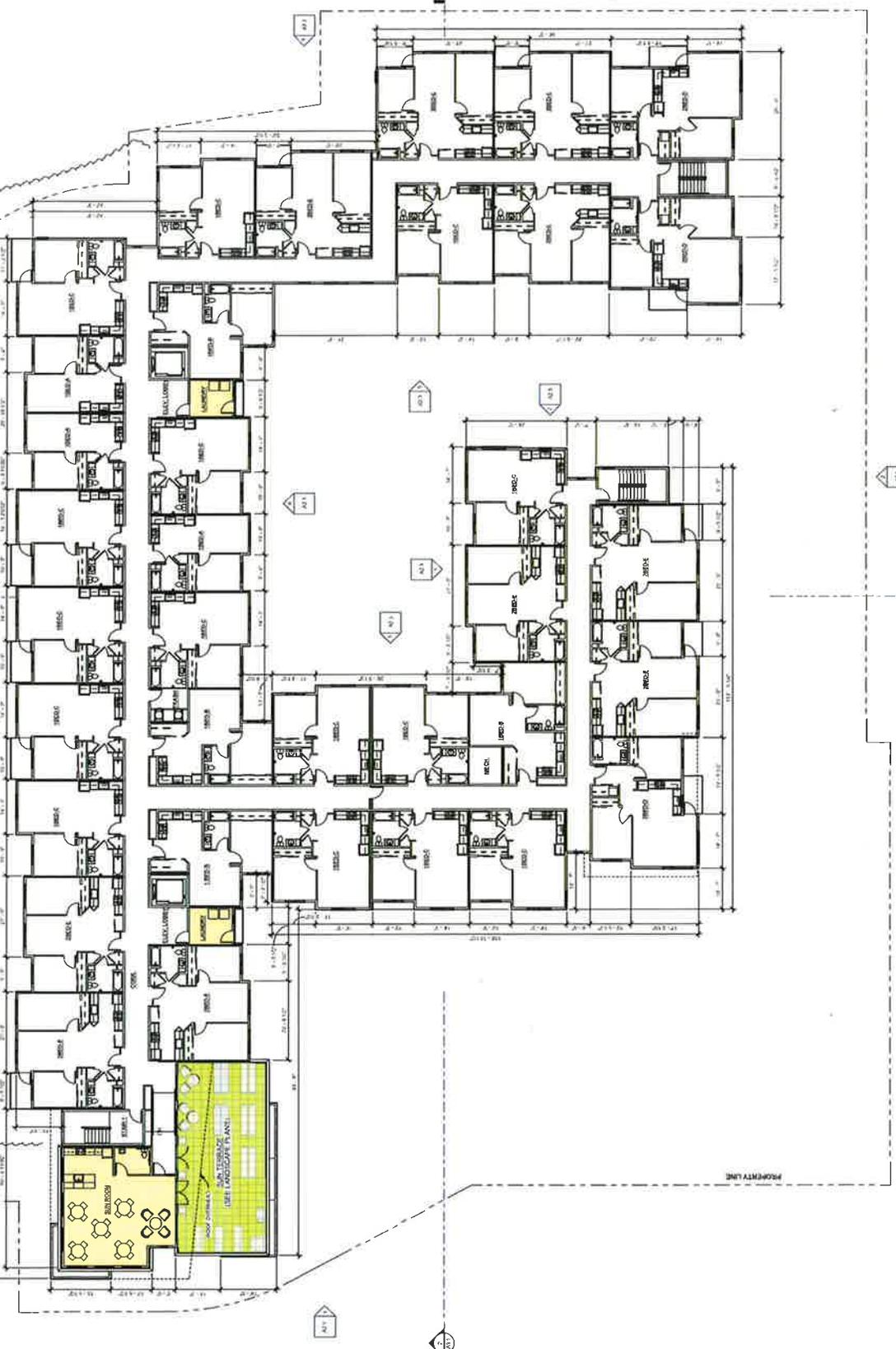
DATE	DESCRIPTION
10/20/24	ISSUED FOR PERMIT
09/15/24	REVISED PER COMMENTS
08/01/24	ISSUED FOR DESIGN REVIEW

- GENERAL NOTES**
- 1. ALL FINISHES TO BE AS SHOWN ON THE FINISH SCHEDULE.
  - 2. ALL WORK TO BE IN ACCORDANCE WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
  - 3. ALL ELECTRICAL WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2024 NATIONAL ELECTRICAL CODE (NEC).
  - 4. ALL MECHANICAL WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2024 INTERNATIONAL MECHANICAL PLUMBING AND HEATING CODE (IMPHC).
  - 5. ALL PLUMBING WORK TO BE INSTALLED IN ACCORDANCE WITH THE 2024 INTERNATIONAL PLUMBING CODE (IPC).
  - 6. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 2024 INTERNATIONAL BUILDING CODE (IBC).
  - 7. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  - 8. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
  - 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2024 ADA STANDARDS FOR ACCESSIBLE DESIGN.
  - 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2024 LEED CERTIFICATION REQUIREMENTS.





NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT



- GENERAL NOTES**
- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
  - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 IBC AND ALL APPLICABLE CODES.
  - 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
  - 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  - 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
  - 6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF DENVER.
  - 7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE STATE OF COLORADO.
  - 8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE FEDERAL GOVERNMENT.
  - 9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL GOVERNMENT.
  - 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE NEIGHBORHOOD.
  - 11. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE COMMUNITY.
  - 12. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENVIRONMENT.
  - 13. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE HISTORY.
  - 14. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CULTURE.
  - 15. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ECONOMY.
  - 16. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE SOCIETY.
  - 17. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE POLITICAL SYSTEM.
  - 18. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE INTERNATIONAL COMMUNITY.
  - 19. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE GLOBAL COMMUNITY.
  - 20. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE HUMANITY.

JOHN LON SAUNDERS  
 ARCHITECT  
 1000 14TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.JLSA.COM



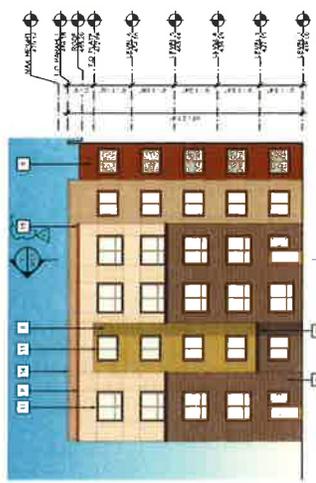




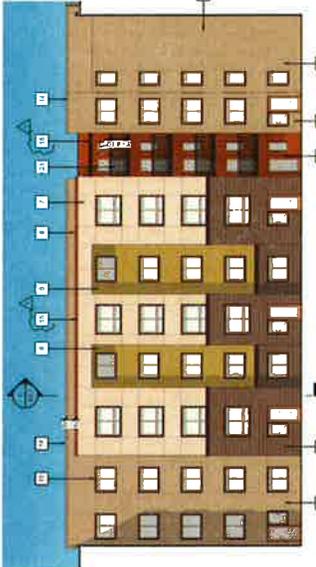




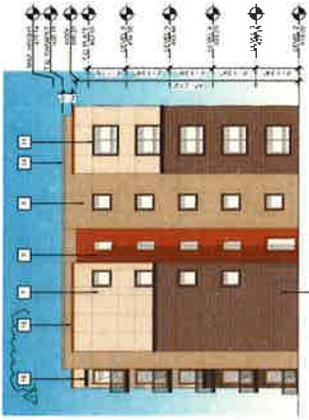
COURTYARD WEST ELEVATION



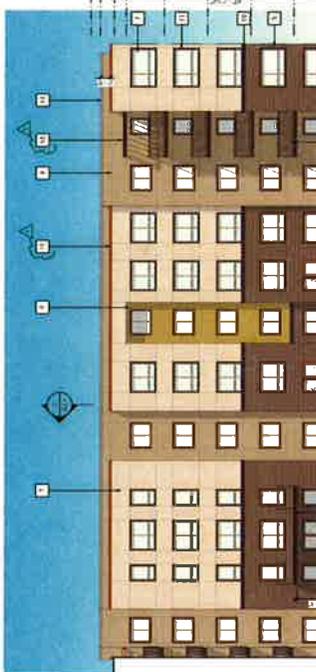
COURTYARD SOUTH ELEVATION



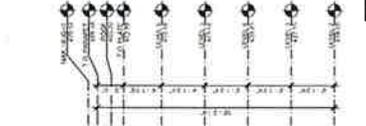
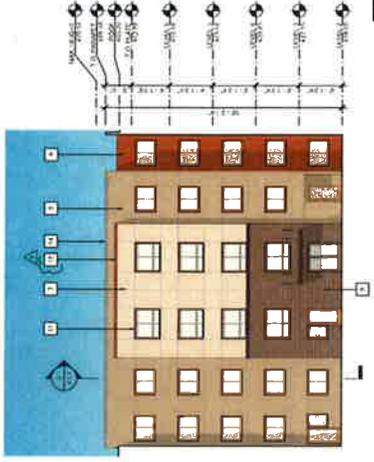
COURTYARD EAST ELEVATION



COURTYARD WEST ELEVATION



COURTYARD EAST ELEVATION



CROSSROADS SENIOR LIVING  
1777 PHOENIX BLVD. SUITE 100  
PHOENIX, AZ 85016  
ARCHITECT  
JOHNSON BRAUN  
1000 N. CENTRAL AVENUE  
PHOENIX, AZ 85004  
PHONE: 602.254.1000  
WWW.JBRAUN.COM

PROJECT: CROSSROADS SENIOR LIVING  
DATE: 10/20/10  
DRAWN BY: [Name]  
CHECKED BY: [Name]

REVISIONS

NO.	DESCRIPTION	DATE



JOHNSON BRAUN  
1000 N. CENTRAL AVENUE  
PHOENIX, AZ 85004  
PHONE: 602.254.1000  
WWW.JBRAUN.COM



DATE/PERSPECTIVE VIEW

CHECKED BY

DESIGNED BY

PROJECT NO.

CROSSROADS SENIOR LIVING  
1000 W. 10TH STREET SUITE 100  
DENVER, CO 80202  
ARCHITECT: JENSEN BRADING  
1000 W. 10TH STREET SUITE 100  
DENVER, CO 80202  
PHONE: 303.733.1111  
WWW.JBARCHITECTURE.COM

DATE: 01/15/2019  
DRAWN BY: J. BRADING  
CHECKED BY: J. BRADING  
PROJECT NO.: 19-001



JENSEN BRADING  
ARCHITECTS  
1000 W. 10TH STREET SUITE 100  
DENVER, CO 80202  
PHONE: 303.733.1111  
WWW.JBARCHITECTURE.COM



PERSPECTIVE FROM SW CORNER

A



3D PERSPECTIVE VIEW FROM NW CORNER LOOKING NORTHEAST TOWARDS SITE



PROJECT NO. 2024-001

DATE: 10/20/2024

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

PROJECT: CROSSROADS SENIOR LIVING

LOCATION: 12345 MAIN ST, SUITE 100, SEASIDE, CA 94065

ARCHITECT: JENSEN SKATING

PROJECT MANAGER: JASON SKATING

DESIGNER: JASON SKATING

DATE: 10/20/2024

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

PROJECT: CROSSROADS SENIOR LIVING

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DESIGNER: JASON SKATING

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DESIGNER: JASON SKATING

DATE: 10/20/2024

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

PROJECT: CROSSROADS SENIOR LIVING

LOCATION: 12345 MAIN ST, SUITE 100, SEASIDE, CA 94065

ARCHITECT: JENSEN SKATING

PROJECT MANAGER: JASON SKATING

DESIGNER: JASON SKATING

DATE: 10/20/2024

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



COMMON NAME	SIZE	ROOT CONDITION	SPECIANS
...	...	...	...

**LANDSCAPE LEGEND**

QTY: BOTANICAL NAME

**EVERGREEN TREES**

1. ...  
 2. ...  
 3. ...  
 4. ...  
 5. ...  
 6. ...  
 7. ...  
 8. ...  
 9. ...  
 10. ...

**DECIDUOUS TREES**

11. ...  
 12. ...  
 13. ...  
 14. ...  
 15. ...  
 16. ...  
 17. ...  
 18. ...  
 19. ...  
 20. ...  
 21. ...  
 22. ...  
 23. ...  
 24. ...  
 25. ...  
 26. ...  
 27. ...  
 28. ...  
 29. ...  
 30. ...

**SHRUBS**

31. ...  
 32. ...  
 33. ...  
 34. ...  
 35. ...  
 36. ...  
 37. ...  
 38. ...  
 39. ...  
 40. ...  
 41. ...  
 42. ...  
 43. ...  
 44. ...  
 45. ...  
 46. ...  
 47. ...  
 48. ...  
 49. ...  
 50. ...

**PERENNIAL GRASSES**

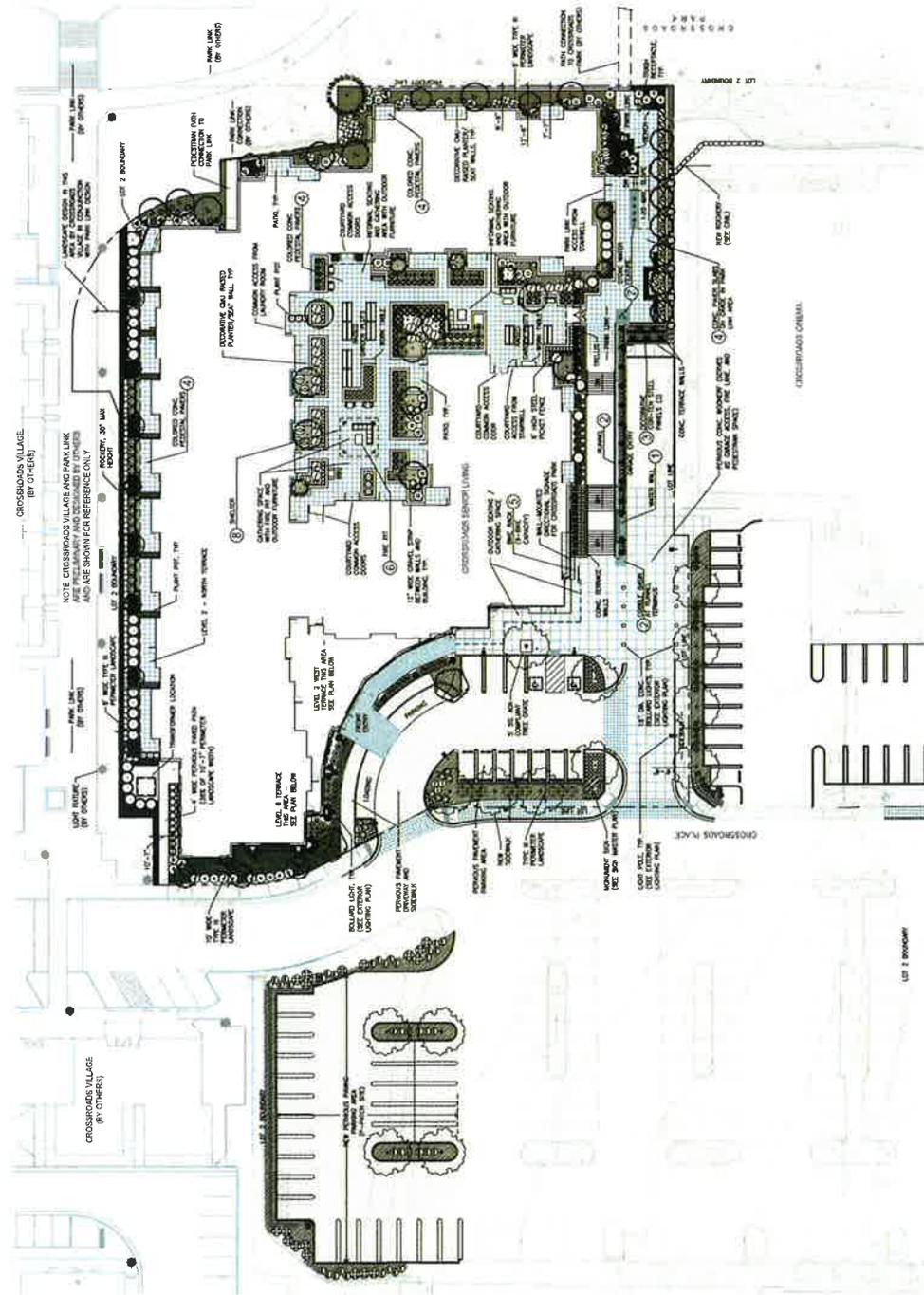
51. ...  
 52. ...  
 53. ...  
 54. ...  
 55. ...  
 56. ...  
 57. ...  
 58. ...  
 59. ...  
 60. ...

**GROUND COVERS**

61. ...  
 62. ...  
 63. ...  
 64. ...  
 65. ...  
 66. ...  
 67. ...  
 68. ...  
 69. ...  
 70. ...

**VINES**

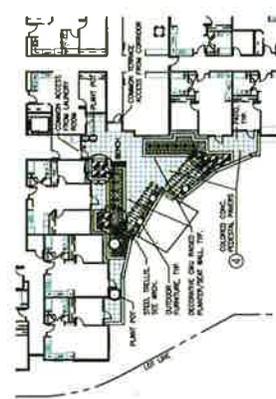
71. ...  
 72. ...  
 73. ...  
 74. ...  
 75. ...  
 76. ...  
 77. ...  
 78. ...  
 79. ...  
 80. ...



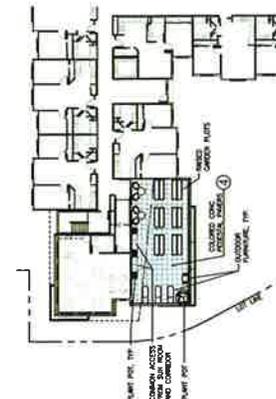
**PERVIOUS AREA CALCULATIONS:**

SITE AREA - LOT 2:	71,744 SF
CROSSROADS SR LIVING SITE	220,323 SF
REMAINDER OF LOT 2:	TOTAL: 292,087 SF
PERVIOUS AREA REQUIRED:	43,810 SF (15% OF SITE)
PERVIOUS LANDSCAPE AREA PROVIDED:	6,815 SF
CROSSROADS SR LIVING SITE	20,598 SF
REMAINDER OF LOT 2:	TOTAL: 27,413 SF
PERVIOUS PAVING AREA PROVIDED:	8,866 SF
CROSSROADS SR LIVING SITE	8,199 SF
REMAINDER OF LOT 2:	TOTAL: 17,065 SF
TOTAL PERVIOUS AREA PROVIDED:	15,681 SF
CROSSROADS SR LIVING SITE	28,797 SF
REMAINDER OF LOT 2:	TOTAL: 44,476 SF (15.2% OF SITE)

LEVEL 1, LEVEL 2, & PARK LINK



NOTE: ④ = DETAIL IMAGE NUMBER - SEE SHEET L04



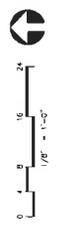
LEVEL 6 TERRACE

LEVEL 2 - WEST TERRACE

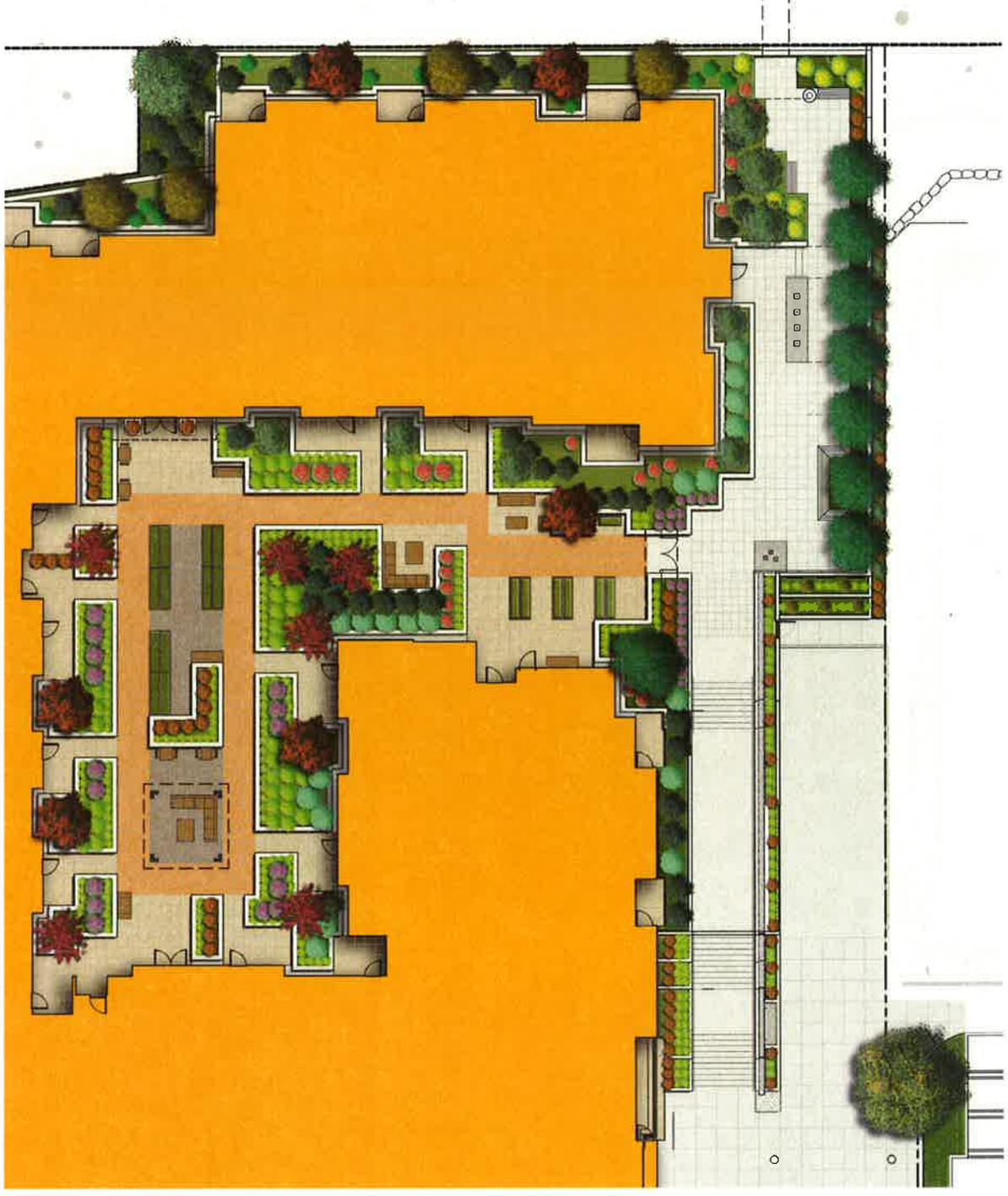
\*NOTE: LOT 2 AREA BASED ON KING COUNTY ASSESSOR'S INFO. ENTIRETY OF LOT 2 IS NOT SHOWN ON THE LANDSCAPE PLAN

PRELIMINARY LANDSCAPE PLAN





COURTYARD & PARK LINK ENLARGEMENT



THE LAST STUDIO LLC  
LANDSCAPE ARCHITECTURE  
1000 1ST AVENUE  
SUITE 100  
SEASIDE WA 98134

Issue Date: 10/20/18  
By: [Signature]  
Check: [Signature]  
Scale: AS SHOWN  
Project: 8 PALM PACIFIC  
Site: 201 27TH AVE SE SUITE 100  
GLENEUR, WA 98741



LEVEL 2 TERRACE ENLARGEMENT



LEVEL 6 TERRACE ENLARGEMENT





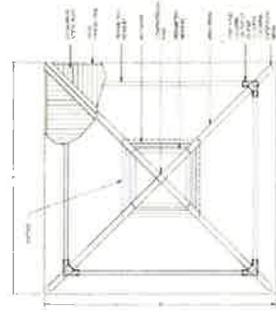
3 COR-TEN PANEL



2 RUNNEL



4 WATER WALL



PLAN VIEW 18'X16' SCOTTSDALE MODEL



ELEVATION 18'X16' SCOTTSDALE MODEL

8 COURTYARD SHELTER

**Chiseled Fountains**  
 Beautiful - Salt & Pepper Granite  
 The chiseled fountain is a unique and elegant addition to any outdoor space. It features a base of salt and pepper granite and a central column of chiseled granite. The fountain is available in two sizes: 22" and 36".

**Chiseled Fountains 22**

22" Diameter: 22" x 22" x 22"  
 36" Diameter: 36" x 36" x 36"  
 Price: \$1,200 (22") / \$1,800 (36")

5 BASALT COLUMN FOUNTAIN



5 BICYCLE RACK



6 FIRE PIT



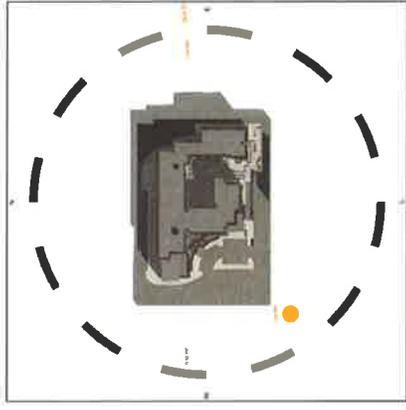
**Architectural Slabs**

Available in 12" x 12" and 18" x 18" sizes. The slabs are made of high-quality concrete and are available in a variety of colors and finishes. They are perfect for patios, walkways, and pool decks.

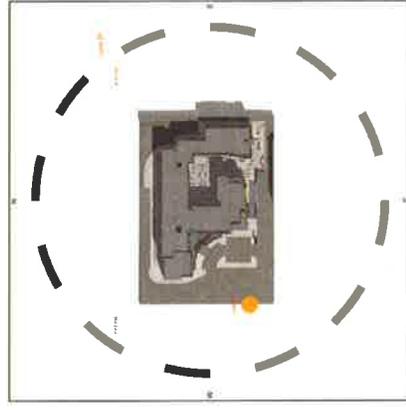
Available in 12" x 12" and 18" x 18" sizes. The slabs are made of high-quality concrete and are available in a variety of colors and finishes. They are perfect for patios, walkways, and pool decks.

Color	Finish	Price per sq. ft.
Dark Grey	Smooth	\$12.00
Light Brown	Smooth	\$12.00
Dark Brown	Smooth	\$12.00

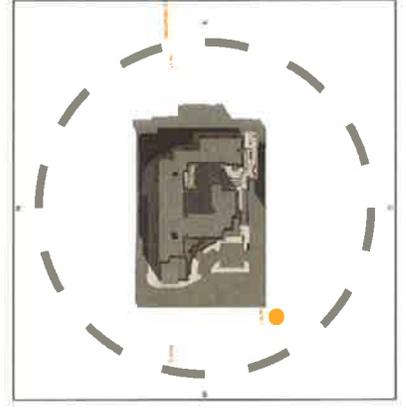
4 PEDESTAL PAVERS



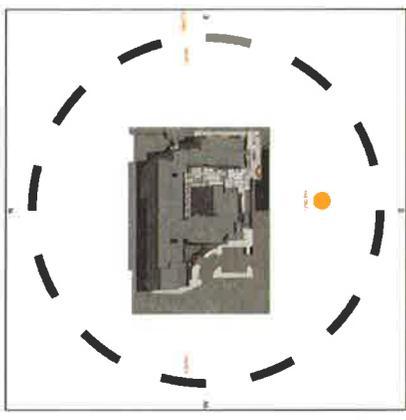
APRIL 1 - 3 PM



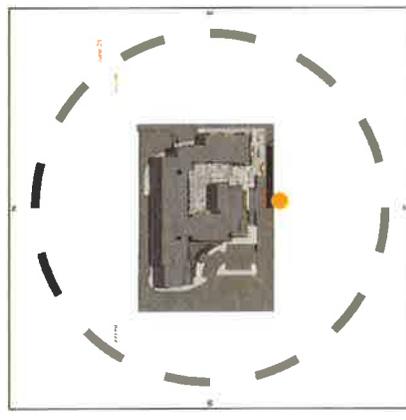
JUNE 21 - 3 PM



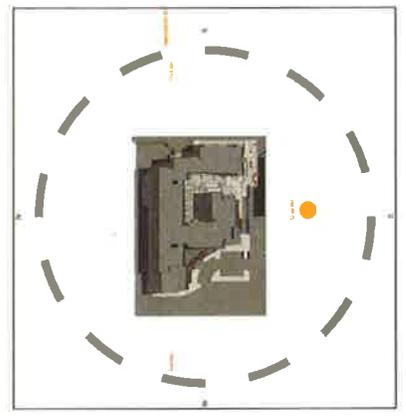
SEPTEMBER 1 - 3 PM



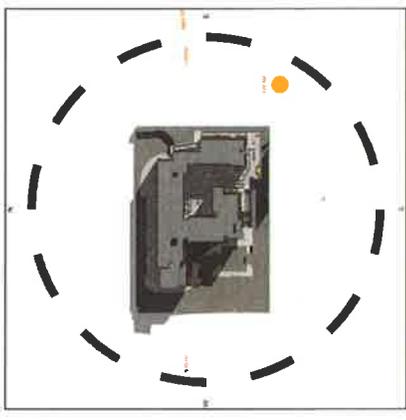
APRIL 1 - 12 PM



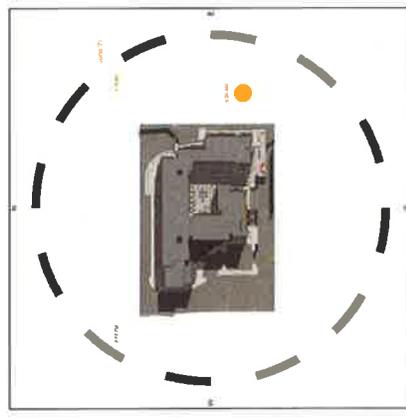
JUNE 21 - 12 PM



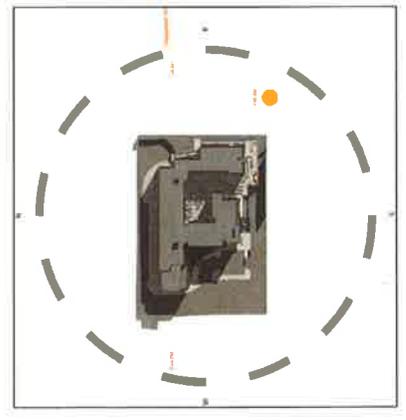
SEPTEMBER 1 - 12 PM



APRIL 1 - 9 AM



JUNE 21 - 9 AM



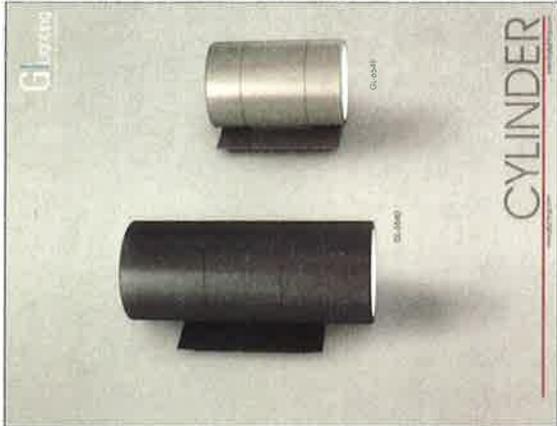
SEPTEMBER 1 - 9 AM





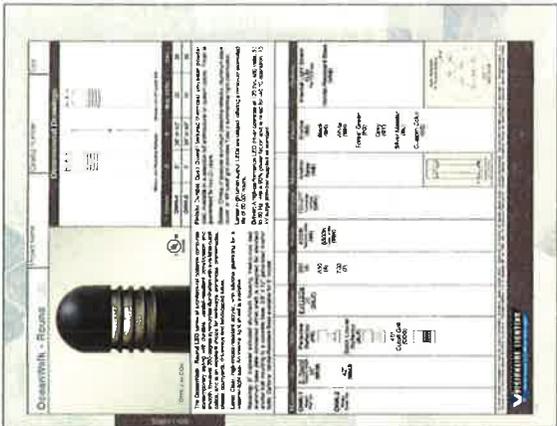


Issue Date:	01-18-18	Drawn By:	DL
Issue No.:	01-18-18	Checked By:	DL
Issue Title:	01-18-18	Approved By:	DL

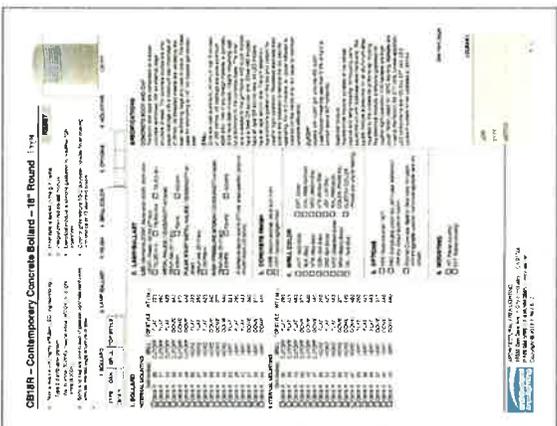


WALL SCONCE

NOTE: CATALOGUE CUT SHEETS ARE INTENDED TO CONVEY THE GENERAL CHARACTER OF THE PROPOSED LIGHT FIXTURES. ACTUAL MAKE AND MODEL MAY VARY.



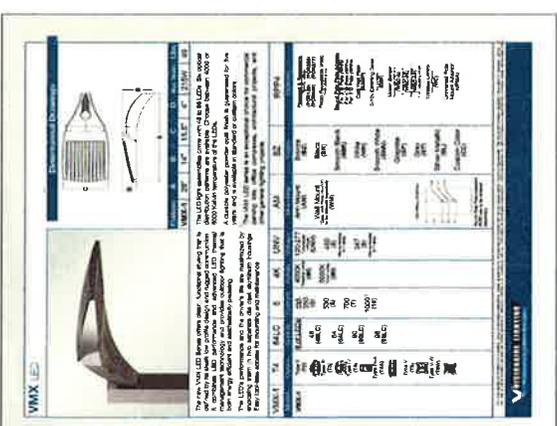
BOLLARD LIGHT - UPPER PARK LINK AND FRONT ENTRY AREA



BOLLARD LIGHT - LOWER PARK LINK / EDGE OF FIRE LANE



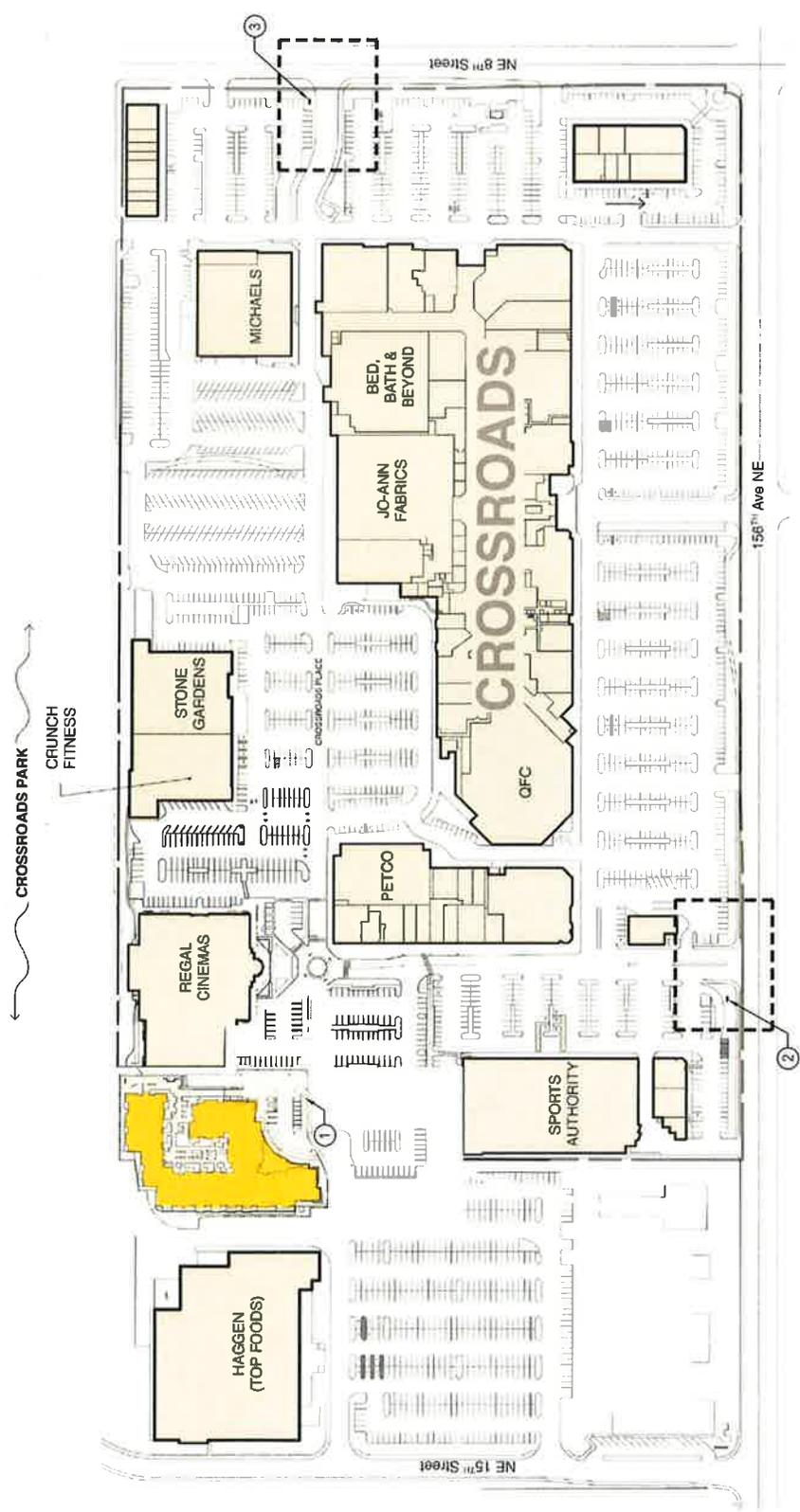
RECESSED WALL LIGHT



LIGHT POLE - ON-SITE PARKING AREA



LIGHT POLE - OFF-SITE PARKING AREA  
 NEW LIGHT POLES IN OFF-SITE PARKING AREA (P-PATCH SITE) TO MATCH EXISTING LIGHT POLES. MAKE AND MODEL TO BE CONFIRMED.



**Sign Key:**

1. Crossroads Senior Living monument sign on project site - see Preliminary Landscape Plan
2. Crossroads Senior Living monument sign at 156th Ave, NE mall entry
3. Crossroads Senior Living monument sign at NE 8th St mall entry



SCALE: 1" = 200'



**the LastudioLLC**  
 land planning  
 landscape architecture  
 land entitlement

# L09 - Sign Site Plan

## Crossroads Senior Living

### Bellevue, Washington

May 28, 2015    Design Review Response  
 January 26, 2015    Design Review









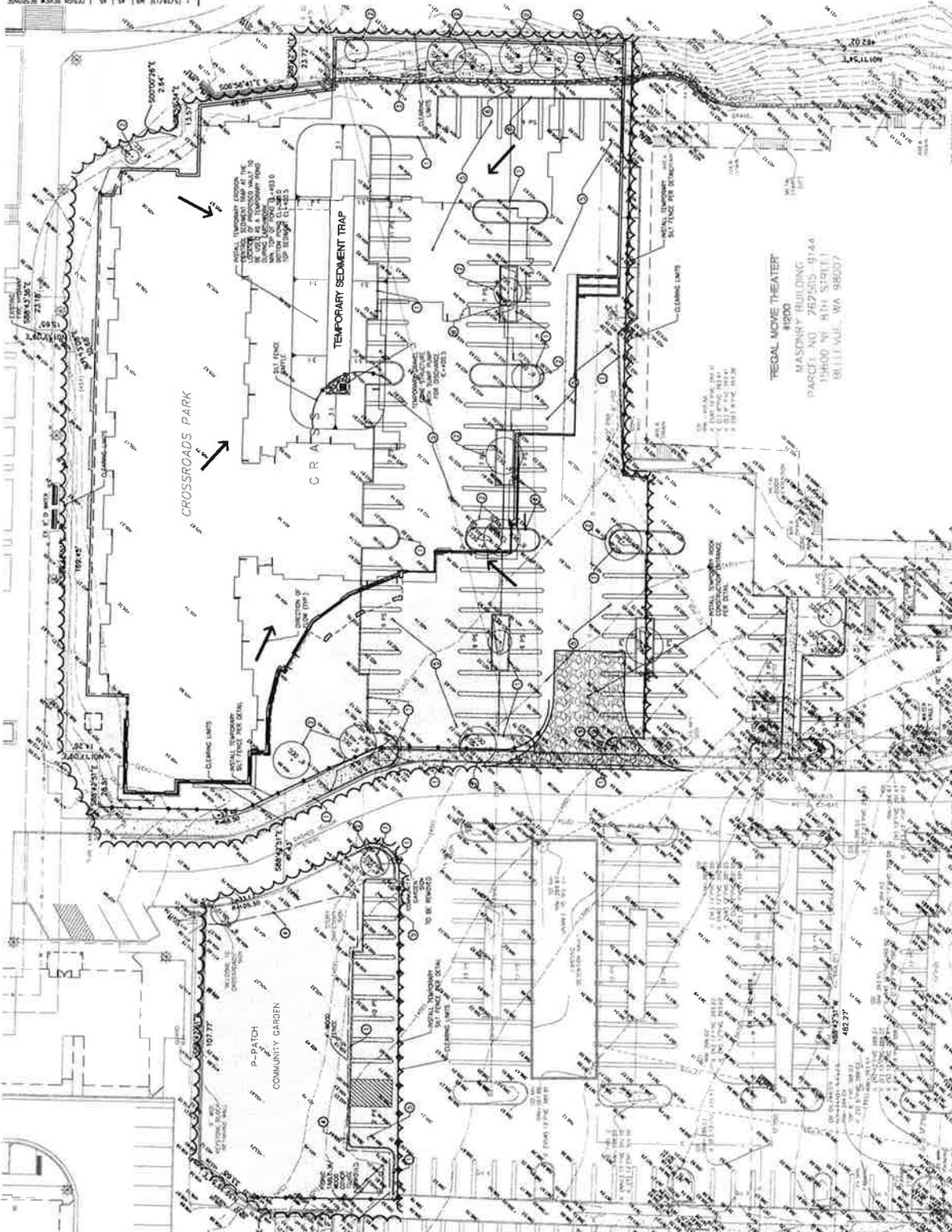


# DEMOLITION AND TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN

FOR

## CROSSROADS SENIOR HOUSING DEVELOPMENT

A PORTION OF THE SE 1/4 OF SECTION 26, TOWNSHIP 25 N, RANGE 05 E, WM.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



- CONSTRUCTION SEQUENCE**
1. ATTEND A PRE-CONSTRUCTION MEETING WITH CITY.
  2. FENCE AND FENCE CLEANING LIMITS.
  3. POST SIGN WITH NAME AND PHONE NUMBER OF E.S.C. CALL.
  4. COVER, BUSH PROTECTION ON ALL EXISTING OR IN THE MOUNTY OF PROJECT.
  5. GRAZE AND INSTALL CONSTRUCTION ENTRANCE AND PROOF WHEEL WASH FACILITY IF NEEDED.
  6. INSTALL PERMETER PROTECTION (SILT FENCE, BRUSH BARRIERS, ETC).
  7. DOWNSIDE PROTECTION WHAT TO BE USED AS A TEMPORARY EROSION CONTROL MEASURE.
  8. GET REPRESENTATIVE TO INSPECT AND APPROVE INSTALLATION OF T.E.S.C. MACHINES BEFORE SITE GRUBBING AND DOING.
  9. COVER ALL AREAS THAT WILL REMAIN UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS CONSECUTIVE PLASTIC SHEETING OR EQUIVALENT (BUSH MULCH, COMPOST PLASTIC SHEETING OR EQUIVALENT (BUSH MULCH, SEVEN DAYS).
  10. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITH SEVEN DAYS.
  11. STABILIZE ALL AREAS TO REMAIN UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS CONSECUTIVE PLASTIC SHEETING OR EQUIVALENT (BUSH MULCH, COMPOST PLASTIC SHEETING OR EQUIVALENT (BUSH MULCH, SEVEN DAYS).
  12. STABILIZE ALL AREAS TO REMAIN UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS CONSECUTIVE PLASTIC SHEETING OR EQUIVALENT (BUSH MULCH, COMPOST PLASTIC SHEETING OR EQUIVALENT (BUSH MULCH, SEVEN DAYS).
  13. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE REVEGETATED AND BEST MANAGEMENT PRACTICES REINSTATED IF APPROPRIATE.

**NOTE:**  
UNRESTRICTED ACCESS MUST BE PROVIDED TO ALL EXISTING STRUCTURES.

- DEMOLITION KEYNOTES:**
1. REMOVE EXISTING CURB/LANDSCAPE PLANTER
  2. REMOVE EXISTING TREE
  3. REMOVE EXISTING ROCK WALL
  4. REMOVE EXISTING FENCE
  5. REMOVE EXISTING ASPHALT PAVEMENT
  6. REMOVE EXISTING CONCRETE SIDEWALK
  7. REMOVE EXISTING SIGN
  8. REMOVE EXISTING LIGHT



# WATER AND SEWER PLAN CROSSROADS SENIOR HOUSING DEVELOPMENT

FIELD-SHIRT, E.I. & SONS, INC. LOCATION  
15600 NE 8TH STREET  
BELLEVUE, WA 98007

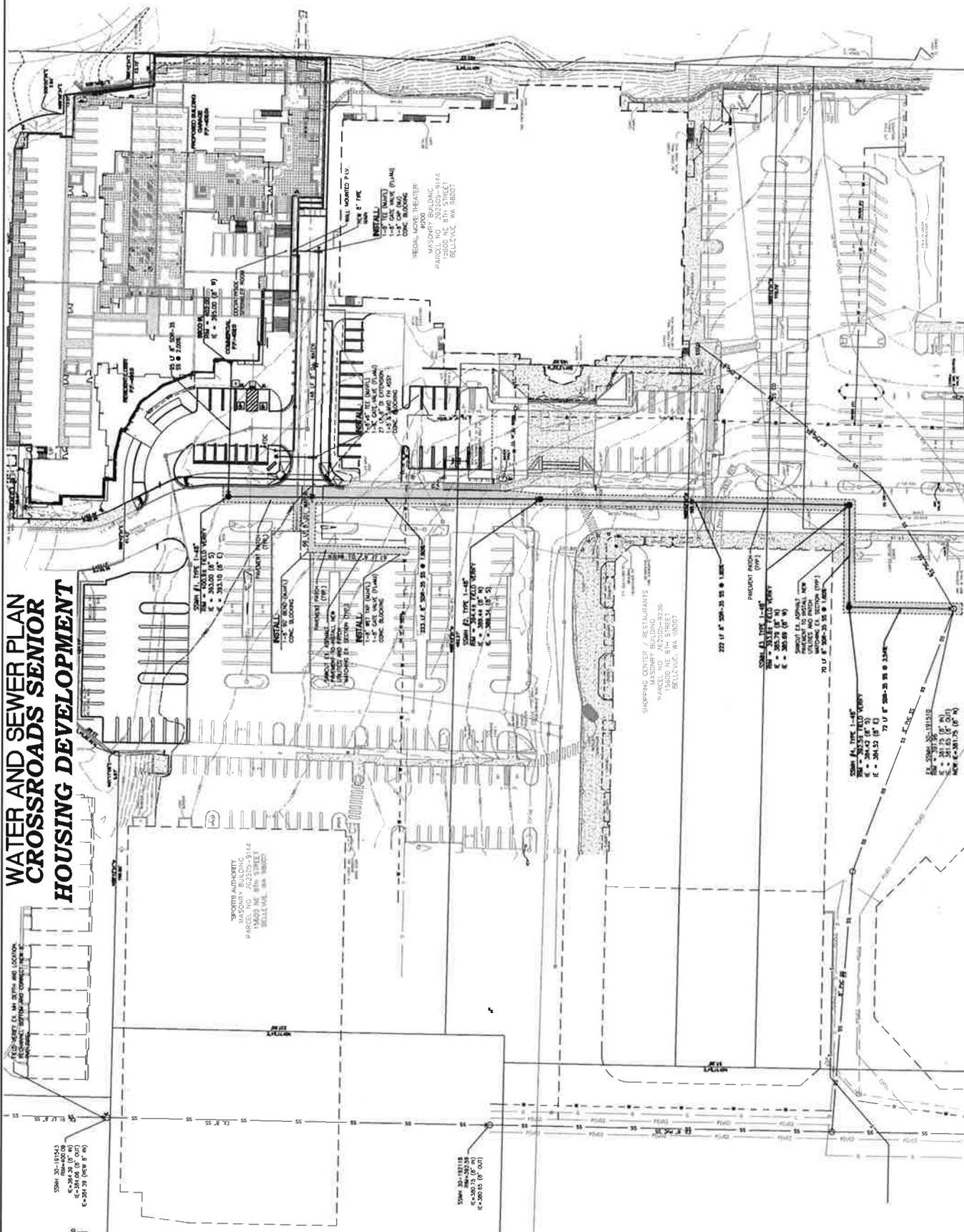
SSM# 20-10143  
S# 20-10143 (R)  
E-200.75 (R) (1)  
E-200.75 (R) (2)  
E-200.75 (R) (3)



SPORTS AUTHORITY  
MASONRY BUILDING  
PARCEL NO. 28243D-9144  
15600 NE 8TH STREET  
BELLEVUE, WA 98007

SHOPPING CENTER / RESTAURANTS  
MASONRY BUILDING  
PARCEL NO. 28243D-9144  
15600 NE 8TH STREET  
BELLEVUE, WA 98007

REGAL MOVIE THEATER  
MASONRY BUILDING  
PARCEL NO. 28243D-9144  
15600 NE 8TH STREET  
BELLEVUE, WA 98007



NO.	DATE	BY	CHK.	REV.	DESCRIPTION
1	3/28/15	MB	JS	05	ISSUE FOR PERMITS

CROSSROADS SENIOR HOUSING DEVELOPMENT



DATE: 12/15/14  
SCALE: 1"=30'  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-8222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND SURVEYING  
SPECIALTY ENGINEERING SERVICES



7078  
C4 7



# NOTES AND DETAILS

FOR

## CROSSROADS SENIOR HOUSING DEVELOPMENT

A PORTION OF THE SE 1/4 OF SECTION 26, TOWNSHIP 28 N, RANGE 05 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

NOTES AND DETAILS  
FOR

CROSSROADS  
SENIOR HOUSING DEVELOPMENT



Scale: 1/4" = 1'-0"  
Date: 10/15/13

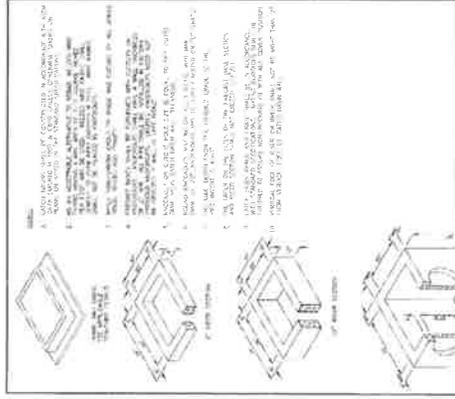
Checked: MS  
Designed: MS

18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX

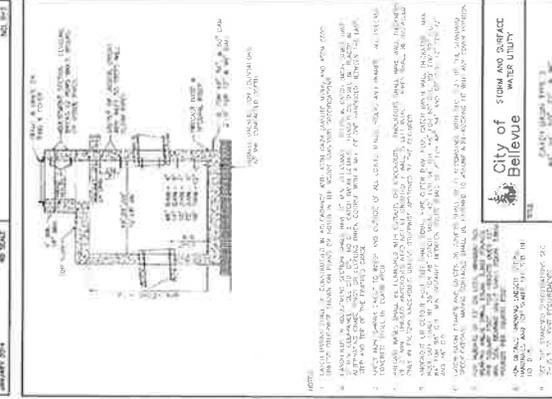
CITY ENGINEERING, LAND PLANNING  
SERVICES  
2200 10TH AVENUE SOUTH, SUITE 200  
SEASIDE, WA 98148  
(206) 465-1100



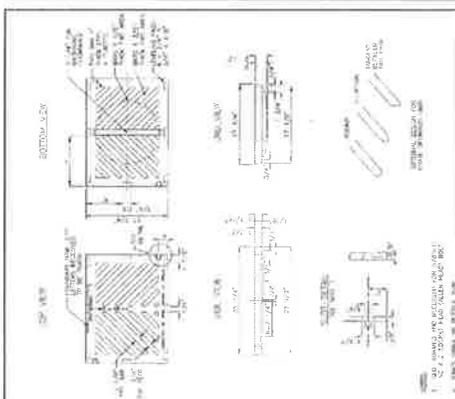
7078  
C6 7



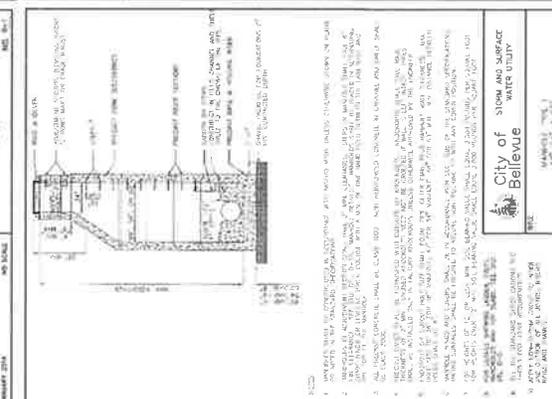
City of Bellevue  
STORM AND SURFACE WATER UTILITY



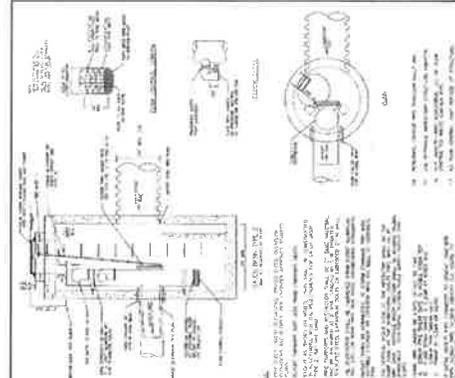
City of Bellevue  
STORM AND SURFACE WATER UTILITY



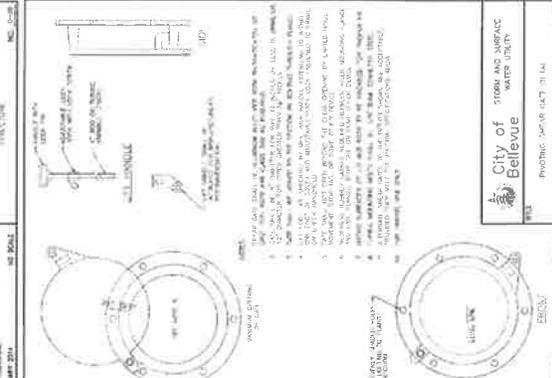
City of Bellevue  
STORM AND SURFACE WATER UTILITY



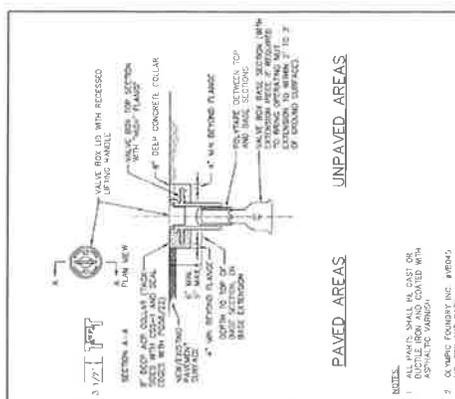
City of Bellevue  
STORM AND SURFACE WATER UTILITY



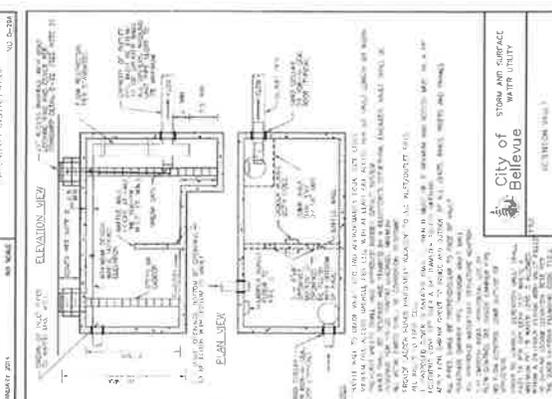
City of Bellevue  
STORM AND SURFACE WATER UTILITY



City of Bellevue  
STORM AND SURFACE WATER UTILITY



City of Bellevue  
STORM AND SURFACE WATER UTILITY



City of Bellevue  
STORM AND SURFACE WATER UTILITY

NO.	DATE	BY	CHKD.	DESCRIPTION
1	12/20/13	MS	MS	DESIGN PEEKER SERVICES

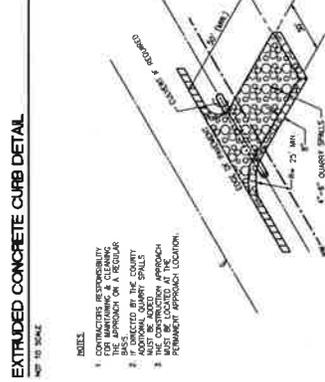
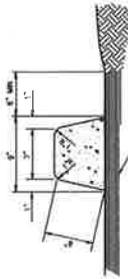
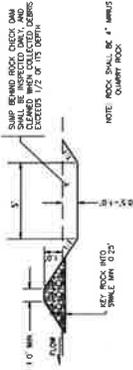
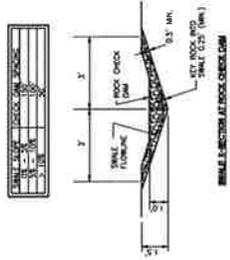
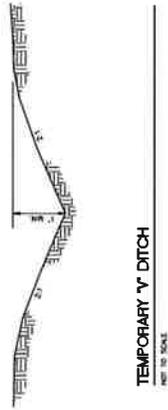
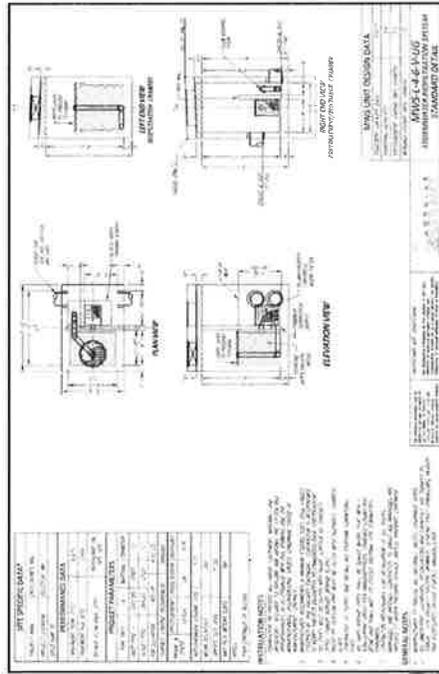
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# NOTES AND DETAILS FOR

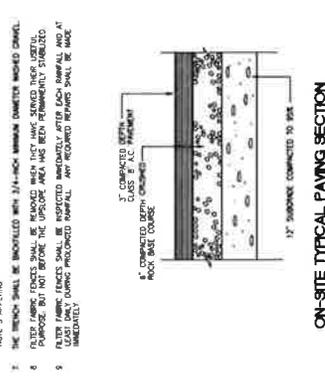
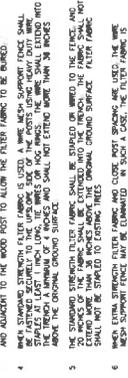
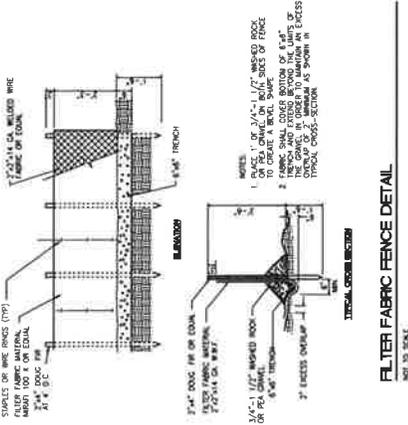
## CROSSROADS SENIOR HOUSING DEVELOPMENT

A PORTION OF THE SE. 1/4 OF SECTION 26, TOWNSHIP 25 N, RANGE 05 E., WM. CITY OF BELLEVUE, KING COUNTY, WASHINGTON

NOTES AND DETAILS FOR CROSSROADS SENIOR HOUSING DEVELOPMENT



City of Bellevue  
Storm and Surface Water Utility  
CLEANWATER TO GRAB



City of Bellevue  
Storm and Surface Water Utility  
CLEANWATER TO GRAB

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1	12/21/11	MS	MS	MS	DESIGN REVISION RECORDING

CROSSROADS SENIOR HOUSING DEVELOPMENT



David M. Metz  
Professional Engineer  
License No. 12000  
State of Washington

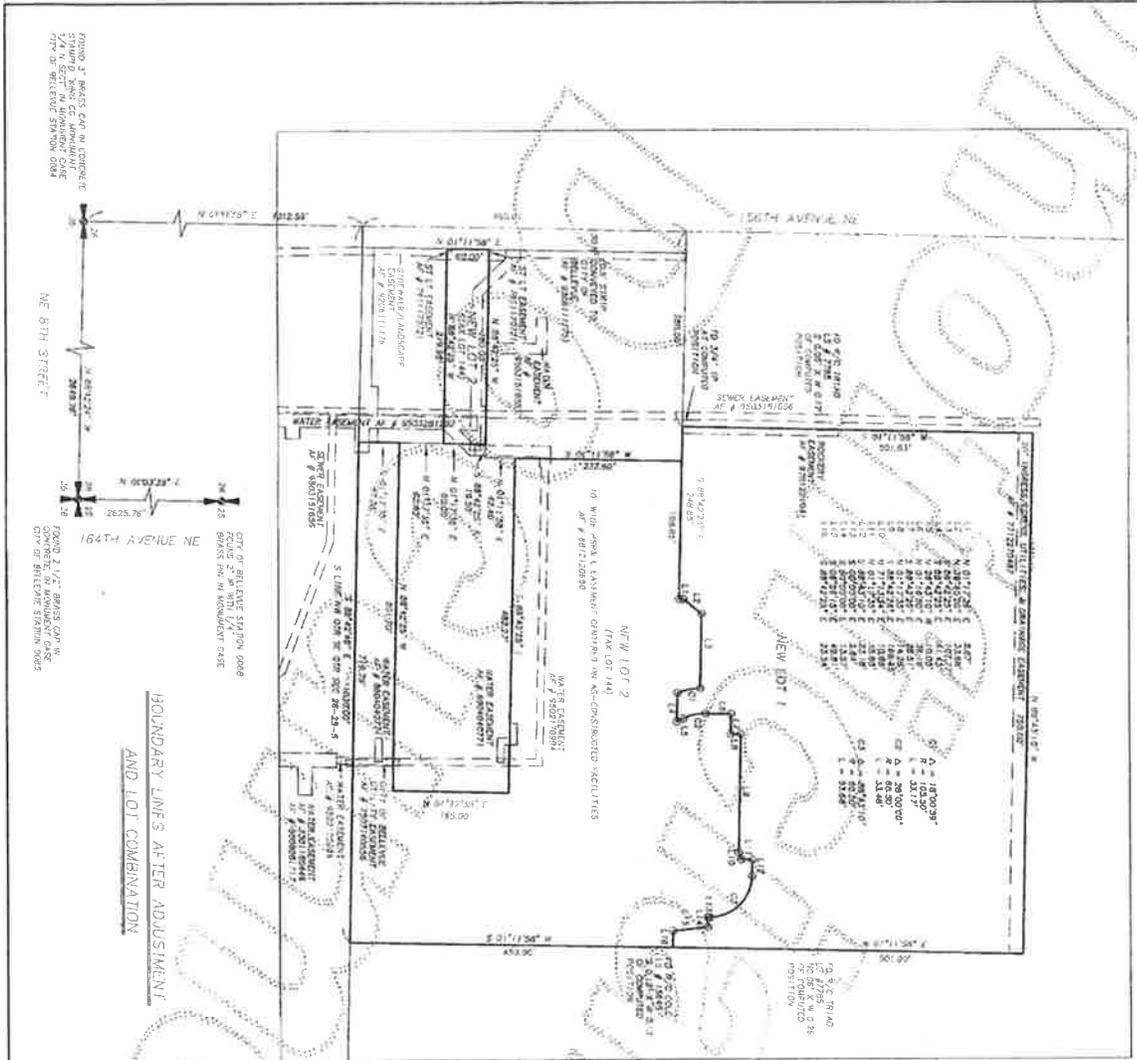
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425) 251-8782 FAX  
CME ENGINEERING, LAND PLANNING  
SERVICES, ENVIRONMENTAL DESIGN  
10/13/11

7078  
7

A PORTION OF THE SOUTHEAST 1/4, SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WM.

9810189003

125 440



FOUND 1/2" BRASS CAP IN CONCRETE  
5/8" X 1/4" SECTION IN ADJACENT CASE  
4/16" DIAMETER STATION MARK

FOUND 1/2" BRASS CAP IN  
CONCRETE IN ADJACENT CASE  
4/16" DIAMETER STATION MARK

BOUNDARY LINES AFTER ADJUSTMENT  
AND LOT COMBINATION



**BASIS OF SURVEY:**  
 1. ORIGINAL SURVEY OF SECTION 26  
 2. ORIGINAL SURVEY OF SECTION 25  
 3. ORIGINAL SURVEY OF SECTION 24

**LEGEND:**  
 \* FOUND MARKER IN CASE, AN  
 \* FOUND MARKER IN CASE, AN  
 \* FOUND MARKER IN CASE, AN  
 \* FOUND MARKER IN CASE, AN

**NOTES:**  
 1. FIELD MEASUREMENTS WERE PERFORMED  
 2. ALL DISTANCES WERE MEASURED  
 3. ALL BEARINGS WERE MEASURED  
 4. ALL DISTANCES WERE MEASURED  
 5. ALL BEARINGS WERE MEASURED  
 6. ALL DISTANCES WERE MEASURED  
 7. ALL BEARINGS WERE MEASURED  
 8. ALL DISTANCES WERE MEASURED  
 9. ALL BEARINGS WERE MEASURED  
 10. ALL DISTANCES WERE MEASURED

**City of  
Bellevue**

BOUNDARY LINE ADJUSTMENT NO. B.L.A. 2014-033  
 DECLARATION OF LOT COMBINATION NO. D.L.C.-14-033Z

SHEET 4 OF 4

**PACIFIC**

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