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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Aegis at Overlake

LOCATION OF PROPOSAL: 18835 116th Avenue NE

DESCRIPTION OF PROPOSAL: Construction of an Assisted Living facility (approximately 66,500 square feet). The project will include 72 residential units with common eating/lobby areas, associated parking, site landscaping and utilities. The site is approximately 1.3 acres. The facility is licensed by the Washington State Department of Health. The project includes demolition of 2 single family homes (approximately 3600 square feet total).

FILE NUMBER: 15-116843-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 December 3. 2015.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

Carol V Helland
Environmental Coordinator

November 19, 2015
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

chamlin
11/19/15

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

A. background

1. Name of proposed project, if applicable: **Aegis at Overlake**

2. Name of applicant: **Aegis Senior Communities LLC**

3. Address and phone number of applicant and contact person:
17602 NE Union Hill Road, Redmond, WA 98052
425-861-9993
Michael Derr, VP Development

4. Date checklist prepared: 6-**11-2015**

5. Agency requesting checklist: **City of Bellevue Planning & Community Development**

6. Proposed timing or schedule (including phasing, if applicable): **Construction start Q3 2016**

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Phase I Environmental Survey
Arborist Survey

available in file < – Geotechnical Report by Geo Engineers dated 4/4/14.
– Arborist Report by Margaret Harrison, Certified Arborist, dated 2/26/14.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
Pre-Design #15-104251 DC

closed 6/29/15 upon submittal of Design Review application.

10. List any government approvals or permits that will be needed for your proposal, if known.
Design & Building Permits (City of Bellevue)
Demolition, Clearing & Grading Permit (City of Bellevue)

GD = 15-108060-GD
UE = 15-107820-UE

ch ✓

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The proposed project will be a two-story wood-framed structure with one below-grade level. The project will consist of 72 apartments on two floors plus common and support spaces to provide assisted living services as licensed by the State of Washington Department of Health.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
1835 116th Avenue NE
Bellevue, WA 98004

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): (Flat), rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope) **<5%**

See geotech report of record

c. What general types of soils are found on the site (for example, clay, (sand), gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NO**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Approximately 5,100 cy of "cut" and approximately 2,280 cy of "fill". If additional fill is needed, imported fill will be clean inorganic structural fill from a local source. Approximate area of disturbance is 1.3 acres.

A Construction Stormwater Pollution Prevention Plan (CSWPPP) required per Bellevue City Code (BCC) 23.76.090.

and recommendations of geotech report of record

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Short-term localized erosion could occur from grading activities during construction, site will be stabilized after construction. Best Management Practices (BMP's) will be used to control any potential erosion.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 80% lot coverage**

per BCC 23.76 and recommendations of geotech report of record

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Construction activities will be required to have erosion control measures in-place and maintained throughout the period of site construction. A Temporary Erosion and Sedimentation Control Plan will be submitted to and approved by the City of Bellevue. Best Management Practices (BMP's) will be used to control any potential erosion.**

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Dust and exhaust typical for demolition and construction.**

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Demolition and earthwork in dry and/or windy conditions will utilize misting to control dust and wind-blown matter.**

Construction dust suppressant measures per BCC 23.76 and Revised Code of Washington (RCW) 46.61.655 - for covered loads.

3. **Water**

a. Surface Water:

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. **None**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **None**

sjh

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **NO**

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

c. Water runoff (including stormwater):

per BCC 23.76.090 CSWPPP and BCC 24.06 Utility Code

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.
Runoff will be from the roof of the new structure, entry driveway, parking area, delivery driveway, loading dock facility, courtyard/hardscape areas, replaced sidewalks and site landscaping. Runoff from roof areas and hardscape areas will be directed to local storm water collection and conveyance system.

2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**No significant impacts are anticipated. Storm water collection and conveyance facilities will be designed and constructed to the City of Bellevue standards.**

4. **Plants**

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

__X__ deciduous tree: alder, maple, aspen, other
__X__ evergreen tree: fir, cedar, pine, other
__X__ shrubs
__X__ grass
____ pasture

ejk ✓

____crop or grain
____Orchards, vineyards or other permanent crops.
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

100% of the existing trees will be removed. New trees will be installed under an Alternative Landscape Option Land Use Code (LUC) 20.20.520.J. More generous landscaping and a superior result to code will be achieved.

b. What kind and amount of vegetation will be removed or altered?
6 or fewer small- to moderate-sized trees will be removed and replaced using in-kind replacement standards per City of Bellevue.

c. List threatened and endangered species known to be on or near the site. **N/A**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **A fully-designed landscape plan to City of Bellevue standards is a part of the to-be approved design.**

e. List all noxious weeds and invasive species known to be on or near the site. **N/A**

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. **N/A**

c. Is the site part of a migration route? If so, explain. **N/A**

d. Proposed measures to preserve or enhance wildlife, if any: **N/A**

e. List any invasive animal species known to be on or near the site. **N/A**

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 needs? Describe whether it will be used for heating, manufacturing, etc. **Electric and natural gas will be sources of HVAC and food service.**

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 this proposal? List other proposed measures to reduce or control energy impacts, if any: **This project will meet or exceed the Washington State Energy code requirements, have efficient gas hot water boilers, efficient HVAC systems for the common areas and energy efficient bathroom exhaust fans on continuous ventilation.**

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. **No**

1) Describe any known or possible contamination at the site from present or past uses. **N/A**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **N/A**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **N/A**

4) Describe special emergency services that might be required. **Typical Fire and First Aid only**

5) Proposed measures to reduce or control environmental health hazards, if any: **N/A**

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Street traffic from 115th Avenue and 116th Avenue and NE 19th Street.**

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

3) Proposed measures to reduce or control noise impacts, if any: ~~N/A~~ Hours of construction per BCC 9.18. Sound muffling equipment per BCC 9.18.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Two single-family residential homes with short term leases are on the northern 19,000 square feet of the site. The remainder of the site is vacant land previously hosting four single-family homes that have been since demolished. Single-family homes, some hosting small businesses**

are located on neighboring streets to the south, west and north. Small medical office buildings are located across 116th Ave NE to the east.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No**

c. Describe any structures on the site. **Two one-story single-family houses of approximately 1800 square feet each.**

d. Will any structures be demolished? If so, what? **YES, the existing structures.**

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

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

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 a critical area by the city or county? If so, specify. **N/A**

i. Approximately how many people would reside or work in the completed project? **72 residents, 25 staff at peak staffing period.**

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

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Residential senior care is compatible with neighborhood uses.**

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **72 apartments for middle- to high-income residences.**

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

c. Proposed measures to reduce or control housing impacts, if any: **N/A**

10. **Aesthetics**

per Design Guidelines LUC 20.25D

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **32-feet to top of parapet; approximately 42'-6" above average grade plane to highest ridge. exterior will be a mix of Cementitious panel materials blended with stone or cultured stone features. Glazing will be residential in scale and character in the apartments but more commercial style in the public areas.**

b. What views in the immediate vicinity would be altered or obstructed? **N/A**

c. Proposed measures to reduce or control aesthetic impacts, if any: **N/A**

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Glare from sunlight reflecting off of apartment windows will occur during fall and winter months and during late afternoon to sunset during the summer months.**

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

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

d. Proposed measures to reduce or control light and glare impacts, if any: **N/A**

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? **Pedestrian and bicycle activity is common along 116th Avenue NE.**

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

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

13. **Historic and cultural preservation**

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **N/A**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **N/A**

LUC 20.20.522 Cut off shields or the equivalent.

cjk

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **N/A**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **N/A**

14. **Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **Three streets border the site. Access into the site will be from 115th Avenue NE and 116th Avenue NE. There will be no vehicular access into the site from NE 19th Street.**

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **A public bus stop is located adjacent to the front entrance of our structure along 116th Avenue NE.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Approximately ~~10~~ 4 spaces would be eliminated and replaced by ~~30~~ 29 new spaces.** (2 per house)

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **The project will improve street frontage along 115th Avenue NE, NE 19th Street and 116th Avenue NE.** BCC 14.60

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

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **Peak volumes will occur during shift changes around 6:30 AM and 2:30 PM. Trucks for delivery, service, and waste will average one trip per day to the site.** BCC 14.10 10 PM peak hour trips – does not trigger concurrency.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **N/A**

h. Proposed measures to reduce or control transportation impacts, if any: **N/A** BCC 14.60 Frontage improvements Traffic impact fee BCC 22.16

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **There will be a slight increase in the need for public services, primarily fire/first aid.**

cjh ✓

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

16. **Utilities**

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Power, water/sewer/storm, Telephone (CenturyLink), CTV (Comcast), Natural Gas.**

C. Signature

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

Signature: _____

Name of signee **Michael J. Derr, VP Development**

Position and Agency/Organization **Aegis Senior Communities LLC**

Date Submitted: **June 11, 2015**

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Aegis at Overlake
Proposal Address:	1835 116th Avenue NE
Proposal Description:	Construction of an Assisted Living facility (approximately 66,500 square feet). The project will include 72 residential units with common eating/lobby areas, associated parking, site landscaping and utilities. The site is approximately 1.3 acres. The facility is licensed by the Washington State Department of Health. The project includes demolition of 2 single family homes (approximately 3600 square feet total).
File Number:	15-116843-LD
Applicant:	Jennifer McDougall Watt, GGLO Architects
Decisions Included:	Process II, Combined Design Review and SEPA Determination
Planner:	Carol Hamlin, Senior Planner

State Environmental Policy Act (SEPA) Threshold Determination:
Determination of Non-Significance (DNS) with incorporation by reference of the Bel-Red Corridor Project Draft and Final Environmental Impact Statement, issued July 19, 2007 with addendum and the 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement Addendum for the 2016-2027 Transportation Facilities Plan

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

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

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

Notice of Application:	08-06-2015
Notice of Decision:	11-19-2015
Bulletin Publication Date:	11-19-2015
SEPA Appeal Deadline:	12-03-2015
Decision Appeal Deadline:	12-03-2015
Vesting for Decision:	2 years from final approval per LUC 20.40.500

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110th Avenue NE or call (425) 452-6800. Comments on State Environmental Act Determinations can be made with or without appealing the proposal within the noted comment period for the SEPA determination. Appeal of the decision must be received in the City's Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

TABLE OF CONTENTS

I. Request/Proposal Description 3

II. Site Description, Zoning and Land Use Context 6

III. Consistency with Land Use Code/Zoning Requirements 8

IV. Public Notice, Comment and Response 16

V. Summary of Technical Reviews 17

VI. State Environmental Policy Act (SEPA) 22

VII. Changes to Proposal Due to Staff Review 24

VIII. Decision Criteria 25

IX. Decision of the Director 27

X. Conditions of Approval 27

Attachment:
A - Project Plans

I. REQUEST/PROPOSAL DESCRIPTION

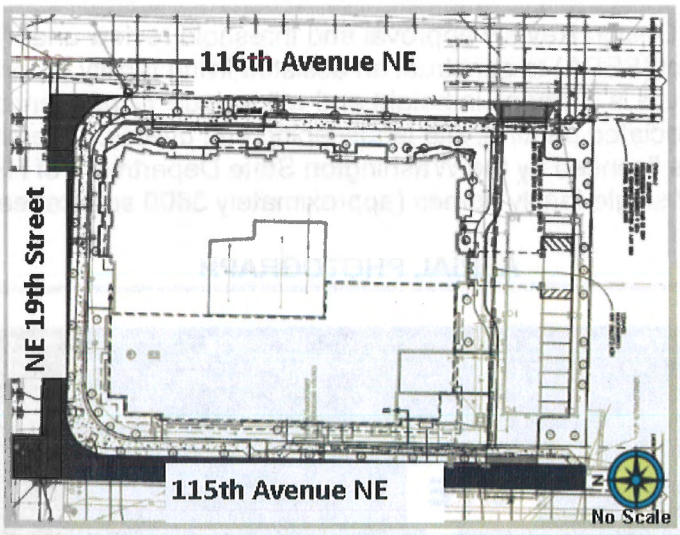
The applicant requests Design Review approval and threshold review under the State Environmental Policy Act (SEPA) to construct an assisted living facility (approximately 66,500 square feet). The structure is 2 stories in height and will include 72 residential units with common eating/lobby areas, associated parking, site landscaping and utilities. The site is approximately 1.3 acres. The facility is licensed by the Washington State Department of Health. The project includes demolition of 2 single family homes (approximately 3600 square feet total).

AERIAL PHOTOGRAPH

A. Site Design

Aegis Living at Overlake is an assisted living community for residents with dementia. The building site is located on NE 19th Street between 115th Avenue NE and 116th Avenue NE. The building is 2 stories of wood frame over a partial below grade floor of underground parking. The project contains 72 residential units of assisted living, common areas, associated support spaces, commercial kitchen and a courtyard. There is surface parking for 13 stalls and below grade parking for 16 stalls (29 stalls total). Access is off of 116th Avenue NE and 115th Avenue NE.

SITE PLAN



The property is approximately 190' in east-west direction and 291' in north-south direction. The site is gently sloping from southwest to northeast with a total grade change of approximately 6.5 feet (less than 5% slope).

B. Building Design

The building is 2 stories of wood frame over a partial below grade floor of underground parking. The project contains 72 residential units of assisted living, common areas, associated support spaces, commercial kitchen and a courtyard.

The exterior building composition is a pairing of building corner features, central façade features and gable roof and eavelines, all enclosing a private, central courtyard. Primary building corners at the southeast, northeast and northwest include natural stone piers, metal sunshades and metal panel details along 116th Avenue NE. Roof gable ends include vertical batten siding and feature exposed rafters and stained cedar eaves. At the center of the east façade, along 116th Avenue NE, building massing includes a primary bay with storefront glazing flanked by natural stone piers. The eaveline of the gable roof includes a large skylight and exposed wood rafters above the common area bay enclosed by metal storefront windows. The main building entrance is along the south facade, with a porte cochere for enhanced protection for resident and visitor drop-off. Other design features include juliette balconies and awnings.

A material samples board is available in the project file in the Records Room, Development Services Department, City Hall, 450 110th Avenue NE. See condition X.C.1.

BUILDING PERSPECTIVES

C. Design Intent

Aegis Living of Bellevue at Overlake is an assisted living community for residents with dementia. As such, the design of the building is to meet their needs in a secure environment. It is a 2-story structure for living needs within the interior. There is limited exterior access to secure the dementia patients. Residential rooms flank the exterior walls. The proposal includes living rooms, visitors' lounge, parlor, bistro, spa, physical therapy, and hair salon/beauty. Kitchen facilities serve dining rooms on each floor. A secure interior courtyard provides respite to residents and visitors. To welcome family and friends, Aegis Living has provided a gracious entry front door with covered porte cochere and specimen Red Oak tree at the driveway entrance. The porte cochere and specimen Red Oak tree (installed height is 18-20 feet) will provide a focal point for those entering the facility.

D. Review Processes

Any modification to this approval after construction shall be documented as an Amendment to this Design Review per LUC 20.30.F.175.C. The modification will be processed as a new application or as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code. Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions of Approval run for the life of the project. See condition X.A.1.

II. SITE DESCRIPTION, ZONING AND LAND USE CONTEXT

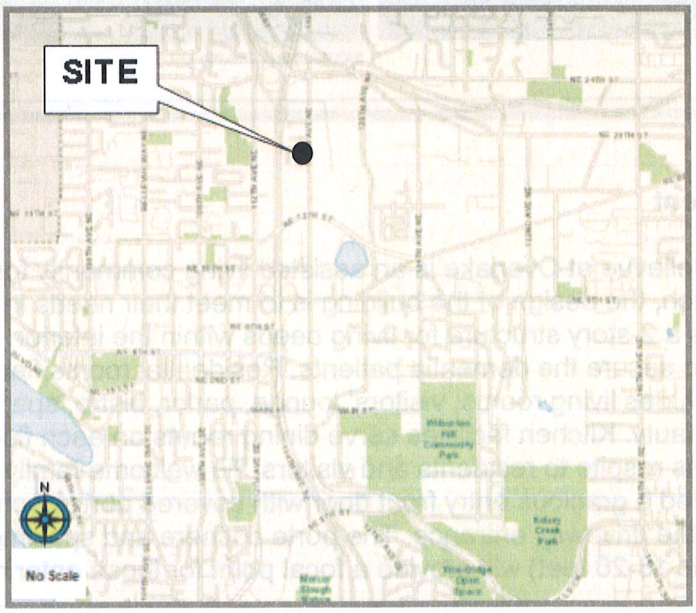
A. Site Description

The site consists of three parcels (approximately 1.3 acres) with a total of 2 existing buildings to be demolished. The parcels will need to be combined for project construction. See condition X.B.1.

The site is located north of Overlake Hospital on 116th Avenue NE and NE 19th Street. It is located on the corner of 116th Avenue NE and NE 19th Street with 115th Avenue NE adjacent to the west. The site has 3 street frontages (north, east, west). 115th Avenue NE ends in a cul-de-sac. The site is essentially flat with less than 5% slope. The project parcels appear run down with blackberry brambles over 6' in height. The existing trees appear unkempt. From 115th Avenue NE it is difficult to see the existing homes to be demolished.

The neighborhood is in transition from single family homes to various service uses (i.e. smaller medical uses/offices, attorney office, daycare).

VICINITY MAP



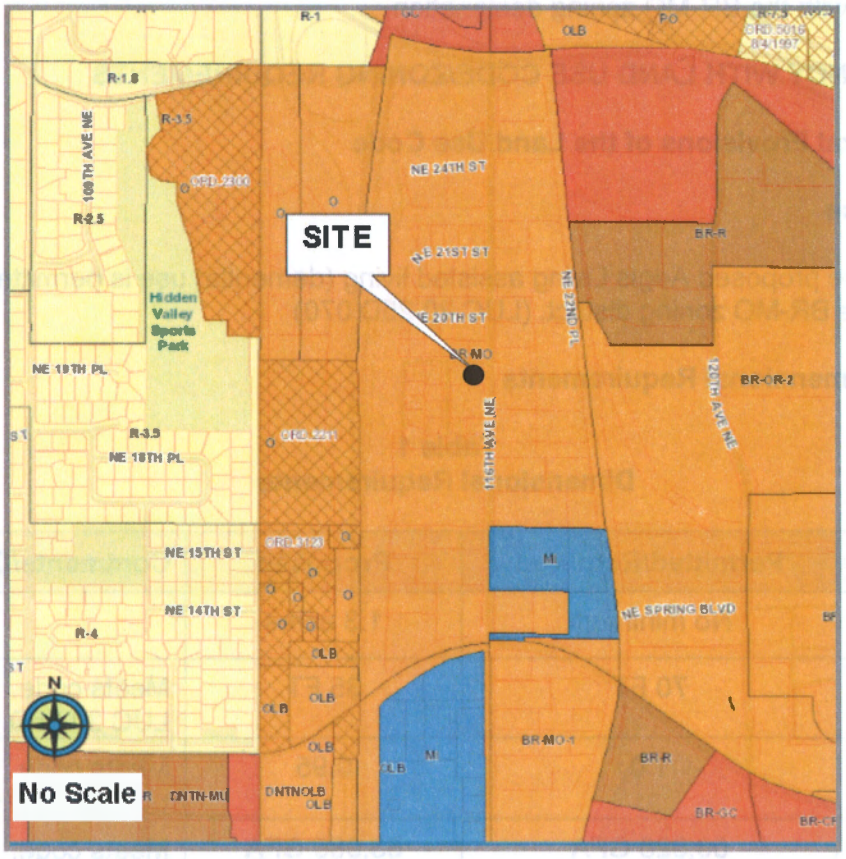
B. Zoning

The area was rezoned in 2009 to Bel-Red Medical Office (BR-MO).

The purpose of the BR-MO zoning district is to create a zoning district for medical office uses (and other office uses). These medical office uses are complementary to the hospital district to the south. See Land Use Code 20.10.375 "Purpose:"

1. Bel-Red-Medical Office (Bel-Red-MO). The purpose of the Bel-Red-MO Land Use District is to provide an area for office uses, with an emphasis on medical office.

ZONING MAP



C. Land Use Context

As stated in Section A above, the area adjacent to the site is transitioning from single story rambler homes to medical office uses and other non-residential uses.

The following are the adjacent land uses and zoning:

- North: Single family, law offices, BR-MO
- South: Single family, BR-MO
- West: Medical office, BR-MO
- East: Single family, daycare, BR-MO

Approximately ¾ of the parcels in this neighborhood are converted ramblers (from single family use to non-residential use). The Aegis Living project is the first new construction to be proposed in the neighborhood from 116th Avenue NE west along NE 19th Street to 115th Avenue NE ending in a cul-de-sac. It is a sign of transition, as anticipated with the BR-MO zoning designation.

III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

The proposed Aegis Living assisted living (dementia) use is permitted outright in the BR-MO zoning district. (LUC 20.25D.070)

2. Dimensional Requirements

Table 1
Dimensional Requirements

Item	Permitted/Required	Proposed	Comments/Conditions
Project Limit	No minimum	1.3 acres	
Building Height	70 FT	35 FT	Meets code. LUC 20.25D.080.A.
Floor Area Ratio (FAR)	1.0	0.95	Meets code. LUC 20.25D.080.A.
Total Gross Floor (GFA) Area for FAR	56,628 GFA (equals 1.3 acres)	53,985 GFA	Meets code. LUC 20.25D.080.A.
Impervious Surface/Lot Coverage	75%	74.98%	Meets code. LUC 20.25D.080.A. The applicant shall document impervious surface/lot coverage not to exceed 75%. See condition B.3.

Item	Permitted/Required	Proposed	Comments/Conditions
Setbacks			
Front(s)	115th Avenue NE = 0 FT 116th Avenue NE = 0 FT NE 19th Street = 0 FT	10 FT	LUC 20.25D.080.A. A condition of approval will be to combine the parcels. See condition X.B.1.
Side (south)	10 feet	35 FT	Meets code. LUC 20.25D.080.A.
Rear			Not applicable. The site has 3 front yards and 1 side yard.
Recycling & Solid Waste Memory Care Facility	1.5 SF/unit @ 72 units = 108 SF Total Min Area Required = 108 SF	72 units Total Area Provided = 371 SF.	Meets code. LUC 20.20.725. The applicant shall provide a letter from Republic Services that states their approval of the proposed location, size and function of the recycling and solid waste areas. See condition X.C.2.
Sidewalk Width	116th Avenue NE = 6 FT NE 19th Street = 5 FT 115th Avenue NE = 5 FT	116th Avenue NE = 6 FT NE 19th Street = 5 FT 115th Avenue NE = 5 FT	Meets code. LUC 20.25D.110.B.3.d BCC 14.60
ROW Street Tree Type/ Planting Strip Width	116th Avenue NE = Carpinus betulus "Fastigiata," or as otherwise directed by the Parks & Community Services Department 10 FT planting strip. NE 19th Street = Zelkova Village Green 4 FT planting strip. 115th Avenue NE = Stewartia pseudocamellia, 4 FT planting strip.	116th Avenue NE = Summit Ash street tree, 10.5 FT planting strip. NE 19th Street = Dwarf River Birch street tree, 4.5 FT planting strip. 115th Avenue NE = Spring Flurry Serviceberry street tree, 4.5 FT planting strip.	LUC 20.25D.110.B.1 LUC 20.20.520.J. Alternative Landscape Option See Section III.B of this staff report.
Onsite Landscaping – perimeter	10' wide planting area with 24 trees and shrubs – perimeter only	10' wide planting area with 32 trees and shrubs - perimeter only	LUC 20.25D.110.D.2

Item	Permitted/Required	Proposed	Comments/Conditions
Tree retention	100% perimeter, 15% interior	0% saved onsite.	LUC 20.20.900 LUC 20.20.520.J Applicant proposes an Alternative Landscape Option. See Section III.B.6 of this staff report.

Table 2
Parking and Loading

Item	Required	Proposed	Comments/ Conditions
Parking NSF = Net Square Feet	Minimum and Maximum Permitted Parking Stalls	Proposed Parking Stalls	
Memory Care Facility	Unspecified Use per LUC 20.25D.120.B, F.	29	Unspecified Use per LUC 20.25D.120.B, F. Meets code.[1]
Compact Stalls	Meets Code. LUC 20.20.590	Max. 50%	3%
Loading Area	Loading area located inside the building.	Proposed loading area located inside the building.	Meets Code. LUC 20.20.590.K.4
Bicycle Parking	7 stalls	9 stalls	Meets Code. LUC 20.25D.120.G See condition X.C.3.

B. Other Land Use Issues

1. Bel-Red Design Guidelines 20.25D.150

The proposal is subject to the Bel-Red Design Guidelines, including:

- *High quality materials which create a sense of permanence.*
  The proposal includes wood siding, stone veneer, cementitious and metal finish panels.

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[1] The applicant provided a parking study prepared by Bryon Ziegler, Aegis Living, dated October 9, 2015. This parking study provided parking demand statistics for 14 existing Aegis Living facilities in the Puget Sound region. Based upon this research and the number of units for the proposed facility, the parking demand study indicates that 29 parking stalls will be required. A copy of the report is available in the file.

- *Promote welcoming residential entries.*
  The proposal provides a welcoming entry to family and friends with the porte cochere, specimen Red Oak tree and abundant landscaping.
- *Sign guidelines.*
  Signs will be sized and placed so that they are compatible with the building's architectural design. A master sign package will be required during the construction phase. See condition X.E.1.
- *Enhance the pedestrian system.*
  Three public sidewalks with associated street frontage plantings (including street trees) will be installed with this project. This will upgrade current conditions.
- *Building Lighting.*
  The proposed lighting is architecturally compatible with the proposed building design. Cut off shields or the equivalent will be required to prevent light and glare spillover to offsite properties. See condition X.C.4.
- *Provide interesting building massing.*
  The proposal provides interesting building massing and orientation. It has a challenging site with three front yards along three street rights-of-way. It only has one side setback (to the south). At the most visible elevation to the public (116th Avenue NE), the center of the east façade along 116th Avenue NE has a building massing which includes a primary bay with storefront glazing flanked by natural stone piers.

2. Vesting Status of Land Use Approval

Under Land Use Code 20.40.500, the vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project. See condition X.A.2.

3. Garage Entry and Soffit

The garage entry and soffit shall be finished to provide a view for the pedestrian that is consistent with the level of architectural detailing found on the exterior of the building. See condition X.C.5.

4. Kitchen and Garage Vents

There will be kitchen and garage vents associated with the building. There is the potential for exhaust vents to impact pedestrians. Vents must be located to avoid pedestrian impacts. A noise consultant must certify that exhaust fans do not exceed 60 dBA (50 dBA at night between the hours of 10pm and 7am) and velocity does not exceed 500 CFM. See condition X.C.6.

5. **Mechanical Screening**

Roof plans must indicate location of mechanical equipment and screening. Screening must be architecturally integrated with the building and not visible from adjacent streets, public sidewalks, or above. All HVAC rooftop equipment must be consolidated and screened, including painting of equipment/screening as necessary.

Power, telephone, traffic control, or other equipment cannot be located in above ground cabinets in sidewalk areas. Such equipment must be located in underground vaults, in a building, or substantially screened.

Any at-grade grills/grates or panels must be the minimum size necessary, be ADA compliant and flush with the sidewalk or driveway in which it is installed.

See condition X.C.7.

6. **Alternative Landscape Option** per Land Use Code 20.20.520.J:

The applicant requests an Alternative Landscape Option in order to remove all of the trees onsite and plant new trees upon completion of the structure. The proposed plan includes the removal of 14 existing trees (214 diameter inches) which will be replaced with 45 new, native and adaptive trees (121.5 diameter inches). The trees to be removed are larger in diameter (8"–26" caliper); however the trees are in poor health and in decline. The new trees to be installed (typically 2.5" caliper) will be in healthy condition and have a higher survival rate than the existing trees in decline.

Early in the project planning stages, a tree survey and arborist report identified inner and outer critical root zones for all of the trees; protecting and maintaining these root zones without disturbance is critical to the survival of the trees. Multiple building configuration options were considered, but none could successfully avoid critical root zones to preserve existing trees while meeting the development and programmatic goals for the proposed memory care building. For the proposed tree removal, the applicant also took into consideration storm water flow control mitigation requirements and parking and service access requirements.

Key Points

- 14 existing trees to be removed (214 diameter inches)
- 45 new proposed trees onsite (121.5 diameter inches)
- 6 on-site tree species
- 1 specimen tree at entry – Red Oak
- Tree species selected to add seasonal interest and scale of the neighborhood
- Storm water biofiltration swales

In addition, an Alternative Landscape Option is requested to revise the street trees. City staff from the Parks & Community Services Department reviewed the proposed street tree types for the Aegis project. Street tree types were reviewed

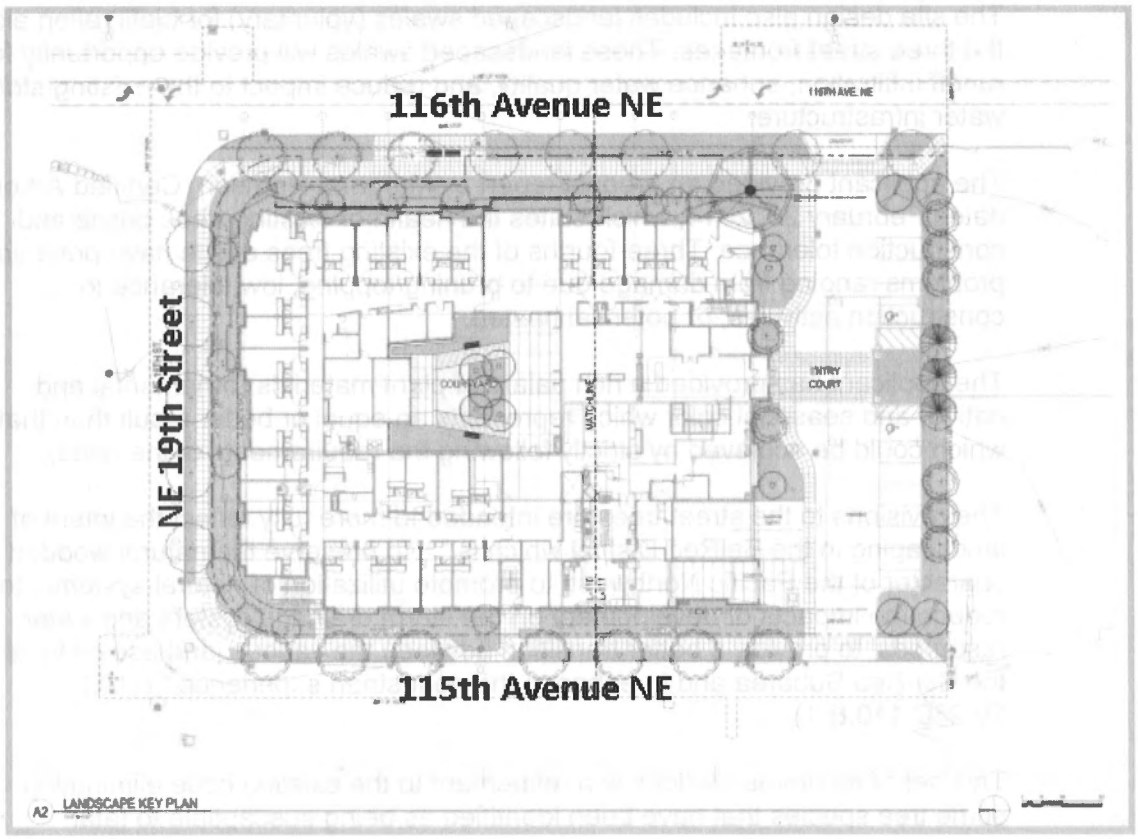
per street tree types recommended in the document: BelRed Landscape Streetscape Character, Plant Selection and Guidelines, Final Draft March 2015.

For the Aegis project, the Parks & Community Services Department recommends the following changes to the street trees on the proposed landscape plan. These recommendations are based primarily on the susceptibility to fatal diseases and pests to the code identified street trees.

- 116th Avenue NE: Carpinus betulus "Fastigiata," or as otherwise directed by the Parks & Community Services Department, 2.5" caliper
- NE 19th Street: Zelkova Village Green, 2.5" caliper
- 115th Avenue NE: Stewartia pseudocamellia, 2.5" caliper

See condition X.B.2.

LANDSCAPE PLAN



Alternative Landscaping Option Land Use Code 20.20.520.J:
The Director may administratively approve a modification of the landscaping requirements of this chapter if:

a. The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of this section;

Response: The proposed plan includes the removal of 14 existing trees (214 diameter inches) which will be replaced with 45 new, native and ornamental trees onsite (121.5 diameter inches).[2]

Forty-five (45) trees (121.5 diameter inches), of six different species, are proposed for the interior of the site. These species range from a variety of ornamental flowering trees that provide year-round seasonal interest, to conifers with evergreen foliage low to the ground at maturity. A 3" minimum caliper (18-20 feet installed height) Red Oak is proposed as a specimen tree at the main building entry and is intended to become a neighborhood landmark. At maturity, the Red Oak will reach 70-80' high and will spread 35-40' with brilliant, bright red fall color. Smaller ornamental trees are selected to add seasonal interest throughout the site, and to complement the scale and rhythm of the proposed three-story building.

The site design also includes landscaped swales (voluntary) for biofiltration along the three street frontages. These landscaped swales will provide opportunity for runoff infiltration, enhance water quality, and reduce impact to the existing storm water infrastructure.

The applicant provided an arborist report by Margaret Harrison, Certified Arborist, dated February 26, 2014, which states the health of existing trees onsite and construction tolerance. Three-fourths of the existing trees onsite have potential problems ranging from damage due to pruning/topping, low tolerance to construction activities, or potential hazard.

The applicant has provided a rich palate of plant materials (ornamental and native) and seasonal color which represents an equal or better result than that which could be achieved by strictly following the requirements of the code.

The revisions to the street trees are intended to more fully reflect the intent of landscaping in the BelRed District which is "...to preserve the natural wooded character of the Pacific Northwest, to promote utilization of natural systems, to reduce the impacts of development on the storm drainage system and water resources, to provide a better transition between the various land use districts in the Bel-Red Subarea and to enhance the pedestrian experience." (LUC 20.25D.110.B.1)

This set of recommendations is a refinement to the existing code eliminating some tree species that have been identified as being susceptible to fatal diseases and pests and susceptible to harsh urban environments. Broadening the tree and understory plant palette is desirable for the long-term health of the

[2] The Land Use Code does not consider number of street trees or other offsite trees in meeting the landscaping requirements. The Land Use Code uses diameter inches of significant trees. The information about the street trees is for illustrative purposes only.

urban forest. The revised street tree types offer more variety, and result in a more cohesive and sustainable environment for the project.

b. The proposed landscaping complies with the stated purpose of this section (subsection A), and with the purpose and intent of paragraphs F.1 and G of this section;

Response: The proposal will meet the purpose of subsection A by enhancing the visual appearance of the City, to reduce the impacts of development on the storm drainage system and water resources, and to provide a better transition between the various land uses permitted in the City. The proposal will meet the purpose of subsection F.1 by providing required perimeter landscaping and enhancing the plant material. The proposal will meet subsection G by exceeding code requirements for landscaping.

c. If a modification of any paragraph excluding subsection E of this section is requested, the proposed landscaping either:
   i. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or
   ii. Better accommodates or improves the existing physical conditions of the subject property; or
   iii. Incorporates elements to provide for wind protection or to maintain solar access; or
   iv. Incorporates elements to protect or improve water quality; or
   v. Incorporates native species in a design that better buffers a critical area and critical area buffer from uses on the site, including parking.

Response: Not applicable. The applicant is requesting a modification of subsection E. Preservation of Significant Trees. See paragraph d. below.

d. If a modification of subsection E of this section is requested, the proposal either:
   i. Incorporates the retention of significant trees equal in number to what would otherwise be required, or
   ii. Incorporates the retention of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site.

Response: The applicant is requesting removal of 214 diameter inches of existing significant trees and installation of 121.5 diameter inches of new trees. It should be noted that the trees to be removed are larger in diameter (8"–26" caliper) and in decline. The trees to be installed (typically 2.5" caliper) are in healthy condition and have a higher survival rate than the larger diameter trees in decline. The Parks & Community Services Department indicates that installing smaller caliper trees (i.e. 2.5" caliper) have a higher survival rate than installing larger diameter trees.

At full maturity, the new trees will provide a superior result (more caliper inches of trees at maturity) to that which could be achieved by strictly following the code.

The proposed planting plan will provide an abundance of trees, native and ornamental as well as seasonal color. The specimen Red Oak tree (installed at 3" caliper at 18-20' tall) at the east driveway entrance will provide enjoyment for future generations.

For the clearing & grading application, the applicant will be required to provide the installed height/size of proposed plantings. See condition X.B.2. Landscape Installation/Maintenance documents will be required prior to Certificate of Occupancy. See conditions X.D.1, 2.

Based upon compliance with the above criteria, the requested Alternative Landscape Option is approved.

IV. PUBLIC NOTICE, COMMENT AND RESPONSE

The Design Review application was received on June 29, 2015. On August 6, 2015 Notice of Application was mailed to all property owners within 500 feet of the project site. Three Public Information Signs for this proposal were installed on adjacent public rights-of-way. A public meeting was held on August 26, 2015. Nine neighbors attended the public meeting.

As a result of public notice, the city received 1 phone call, 8 emails, and 4 letters.

Neighbor concerns are as follows:

A. Construction Noise/Staging Area:

Response: Neighbors expressed concern about construction noise. City staff indicated that construction noise is subject to the city's Noise Ordinance BCC 9.18. Hours of construction are M-F 7am-5pm, Saturday 9am-5pm, no work on Sundays/holidays. See condition X.A.3.

A neighbor asked about staging area. The applicant stated that this was being looked into and there are no decisions at this time.

B. Privacy Impacts to the South:

Response: At the public meeting, the property owner to the south expressed interest in maintaining his privacy. The applicant will install a 6' high fence along the south property line.

C. Floor Area Ratio:

Response: At the public meeting and in several correspondence, neighbors expressed concern that the Floor Area Ratio of 1.0 was too low for viable development (given maximum height restriction of 70 feet). These concerns and correspondence were submitted to the Planning and Community Development Department for review and processing. (Note: The proposal has a Floor Area Ratio of 0.95 and building height of 35 feet.)

D. Affordable Housing:

Response: A neighbor expressed interest in providing affordable housing. The applicant stated that this proposal was for assisted living, not affordable housing.

E. Traffic:

Response: The issue of increased traffic was voiced. The Transportation Department reviewed the proposal and found that there was capacity on the roads. See Section V. Technical Review.

F. Landscaping along the South Property Line:

Response: Neighbors inquired if there was enough landscaping along the south property line. The city staff reviewed this issue with the proposed Alternative Landscape Option planting plan and determined that the applicant exceeds code requirements for landscaping along the south property line. Furthermore, the large building setback proposed at 35 feet exceeds code requirements and provides more light and air along this property line than if placed at the required 10 foot building setback. A 6' fence will be installed by the applicant to complement the plantings along the south property line.

V. SUMMARY OF TECHNICAL REVIEWS

A. Clearing & Grading Division

The Clearing & Grading Division has reviewed the proposal and will conduct review under the clearing and grading permit application.

B. Transportation Department

1. Site Access

Vehicular access to the proposed project will be via two driveways into a parking area at the south end of the site, one on 116th Avenue NE and one on 115th Avenue NE. Access is provided to underground parking and the delivery area from the parking area. All loading/unloading will take place on-site and is not allowed on-street. See related Conditions of Approval in Section X.A, X.B., and X.C.

2. Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, AASHTO standards, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

A portion of the required street frontage improvements were approved and installed in conjunction with utility improvements under permit number 15-108060 GD and 15-115727 TN, in order to coordinate with a planned CIP project on 116th Avenue NE. This included the installation of curb and gutter on 116th Avenue NE and a curb return radius and ramp at the corner of 116th Avenue NE and NE 19th Street. These interim improvements were intended to minimize disruption to the CIP project, which will be newly completed when this project begins construction. They are intended to transition into the permanent improvements, however reconstruction of the interim improvements, particularly the sidewalk and curb ramps, may be necessary to meet the conditions of this approval.

a. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7D or equivalent). Streetlights will be required on the three frontages of 116th Avenue NE, NE 19th Street, and 115th Avenue NE, meeting the City's requirements for illumination.

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, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

   ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features.

ADA-compliant curb ramps shall be installed where needed, consistent with standard drawing TE-12B, TE-12C, TE-12D, and/or approved variations. If such standards cannot be met, then deviation from standards must be justified on a Design Justification form to be filed with the Transportation Department. The interim ramp on 116th Avenue NE and NE 19th Street was not reviewed to the MEF standard, and any deviations resulting from the permanent design will be reviewed prior to construction approval.

c. Full frontage improvements shall be provided on 115th Avenue NE. New curb and gutter shall be installed with the face of the curb located 14 feet from the centerline of the roadway. The street cross slope from centerline should be evaluated, with the curbline set at 2%. A five-foot sidewalk and 4.5-foot planter strip shall also be provided. The driveway from the site shall be constructed per standard drawing DEV-7E.

d. Full frontage improvements shall be provided on NE 19th Street. New curb and gutter shall be installed with the face of the curb located 14 feet from the centerline of the roadway, and a five-foot sidewalk and 4.5-foot planter strip shall also be provided. The temporary curb ramp constructed at the intersection of NE 19th Street and 116th Street NE shall be evaluated during the engineering plan review and reconstructed if necessary to meet ADA standards.

e. New curb and gutter was installed on 116th Avenue NE along the frontage of this project under permit number 15-108060 GD. A five-foot sidewalk and 10-foot planter strip, to accommodate a future bike lane, will also be required for this frontage as a condition of this approval. A 30-foot driveway access meeting standard drawing DEV-7E shall be constructed near the south end of the site.

f. Landscaping within the planter strip along 116th Avenue NE shall comply with the arterial landscaping requirements of the Bel-Red Code, LUC 20.25D.110.

g. The design and appearance of all sidewalks fronting this site shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawing TE-11. Sidewalks shall be constructed of standard concrete with a transverse broom finish and with joints and scoring per drawing TE-11, unless both the Transportation Department and the Land Use Division agree to accept any non-standard pattern, color, or other features. New curbs and gutters shall comply with standard drawing TE-10.

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

h. Tree wells and other landscaping between the curb and sidewalk on any

adjacent city street shall be irrigated with a metered water source. Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

i. No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.

j. To the extent feasible, no new utility vaults that serve only one development will be allowed within a public sidewalk.

k. Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement); and must have at least three feet horizontal clearance from any streetlight or traffic signal pole.

l. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing DEV7-A or DEV7-F. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

m. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground, except for high voltage transmission lines.

n. Storm water runoff on adjacent streets must be managed per Utility Department standards.

o. Prior to engineering plan approval, the applicant must contact Metro Transit to confirm that the proposed location of landscaped areas, street trees, and concrete pads on the frontage on 116th Avenue NE will be compatible with the bus stop location. Front and rear doors on both standard and articulated buses should be considered. The layout of street frontage features near the bus stop may require revision. The contact information is:

Liz Gotterer, Transit Route Facilities Planner
King County Metro Transit
Phone 206-684-1647, Fax 206-684-1860
liz.gotterer@kingcounty.gov

See related Conditions of Approval in Sections X.A., X.B., X.C., and X.D.

3. Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city

right of way fronting this site. See related Condition of Approval in Section X.C.

Any utility easements contained within 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. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. See related Condition of Approval in Section X.C.

4. **Use of the Right of Way during Construction**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. See related Condition of Approval in Section X.B.

5. **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted", "Overlay Required", and "Standard Trench Restoration". Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 115th Avenue NE and NE 19th Street are presently classified as Overlay Required. 116th Avenue NE is presently classified as No Street Cuts Permitted. Any trenching or construction-related pavement damage on 115th Ave or NE 19th Street will require a grind and overlay at least 50 feet long for the full width of any affected lane. No work will be allowed on 116th Avenue NE. Exact requirements for pavement restoration will be specified in the Right of Way Use Permit for this development. See related Condition of Approval in Section X.D.

6. **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. Due to its size, this project is exempt from transportation management program requirements in BCC14.60.070.

C. Utilities Department

1. Surface Water

The surface water design for this application has been reviewed against City of Bellevue Storm and Surface Water Engineering standards and is technically feasible for the development proposed. The applicant has addressed all surface water minimum requirements and proposes a detention vault and bioretention swale to meet those requirements.

2. Water

The development proposes all of the buildings fire, irrigation and domestic water connections to a 6" AC main in 115th Ave NE. There is adequate capacity in the water main to serve the site.

3. Sewer

The development proposes to connect the building sewer to a new 6" sewer stub into the existing 8" sewer main in 115th Ave NE. There is adequate capacity in the sewer main to serve the site.

See condition X.A.7.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the project that are beyond those identified in the Bel-Red Corridor EIS and the Transportation Facilities Plan EIS. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- The Bel-Red Corridor Project Draft and Final Environmental Impact Statement, issued July 19, 2007 and addendum.
- 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement Addendum for the 2016-2027 Transportation Facilities Plan.

These documents are available in the Development Services Department, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE under file #05-127994-LE.

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

The following amendments to the Environmental Checklist are provided by the City of Bellevue.

A. TRANSPORTATION

1. Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the 2013-2024 Transportation Facilities Plan Final Environmental Impact Statement Addendum. The impacts of growth which are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's proposed Transportation Facilities Plan, to be adopted in December 2015, are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Aegis at Overlake lies within MMA #12, which has a 2027 total growth projection of 3,713 dwelling units. This development proposes 72 dwelling units. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the 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.

2. Mid-Range Impacts and Mitigation

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

This project proposes 72 assisted-living dwelling units and will generate approximately 10 new p.m. peak hour trips, and is exempt from concurrency requirements.

3. Short Term Operational Impacts and Mitigation

City staff considered the short term operational impacts of this proposal in order to recommend mitigation if necessary. With only 10 p.m. peak hour trips generated, it was concluded that operational impacts would be negligible and a traffic impact analysis was not required

B. LIGHT AND GLARE

There is the potential for light and glare with the lights at night. In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent glare spillover. See condition X.C.4.

C. NOISE

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction. See condition X.A.3.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. See condition X.A.4.

D. AIR POLLUTION

There is the potential for air pollution from dirt and sand dissipating from unsecured loads of construction vehicles and heavy construction equipment. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads. See condition X.A.5.

VII. CHANGES TO PROPOSAL DUE TO STAFF REVIEW

Changes to the proposal as a result of staff review include:

- At the first preapplication meeting, the applicant proposed a colonial-style building. Staff encouraged the applicant to look at other design styles, including the proposed Pacific Northwest style in this Design Review application.
- Staff encouraged the applicant to relocate the load/unload area and recycle/refuse area to inside the building.
- The applicant was encouraged to submit an Alternative Landscape Option to propose an alternative superior result to the code.
- As a result of the public meeting, the applicant will install a 6' tall privacy fence for the neighbor to the south.

VIII. DECISION CRITERIA

Per Land Use Code 20.30F.145, the Director may approve or approve with modifications an application for Design Review if:

A. The proposal is consistent with the Comprehensive Plan.

The proposal is consistent with the Comprehensive Plan and Bel-Red Subarea Plan. Staff has reviewed the policies which apply to the project and determined that those applicable policies will be implemented through the application of City Codes and policies and the adopted Design Guidelines identified in the Bel-Red Chapter of the Land Use Code.

The following are stated goals and policies of the Bel-Red Subarea Plan:

Goal: *To develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.*

Vision: *The Bel-Red corridor in 2030 will be an area that is unique within the city of Bellevue and the entire Puget Sound region. It will be an area where thriving businesses will be adjacent to, and sometimes mixed with, livable neighborhoods, all served by a multi-modal transportation system that connects the area to the greater city and region. The area will also be distinguished by environmental and community amenities that will serve residents and employees in the area, as well as residents from surrounding neighborhoods and the entire city. The area will transition gracefully over time, with existing businesses being accommodated while new types of development will occur as conditions warrant. Stated attribute:*

- *Vibrant, diverse and walkable neighborhoods. Bel-Red will contain a broad range of housing types to meet the needs of a diverse population of varied income levels…*

Land Use Goal: *To develop a land use pattern that is environmentally sustainable and economically vibrant, and that creates distinctive new commercial and residential neighborhoods for the Eastside.*

POLICY S-BR-14*. Use design guidelines to promote pedestrian-friendly and transit-oriented design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of design review within transit-oriented development nodes.*

POLICY S-BR-18. *Encourage diversity in the built environment through a variety of building heights and forms, building articulation and modulation. Encourage building rooflines and floor plates that break down the scale of buildings, help to differentiate Bel-Red from Downtown, and enhance the architectural variety of the area.*

Finding:
The proposal is consistent with the goals and policies of the Bel-Red Subarea Plan. The proposal implements the vision of the Bel-Red Subarea Plan by providing a diverse housing type (assisted living) to meet the needs of the population. The facility will be in

close proximity to Overlake Hospital and Group Health to add synergy to the medical services in the area. This proposal, as an assisted living facility, will provide an iconic anchor to this area in transition just north of the hospital.

The building will create a distinct sense of place at the corner of 116th Avenue NE and NE 19th Street. Safe pedestrian sidewalks will be installed.

The proposal meets the Bel-Red Chapter of the Land Use Code. See Section III of this staff report.

The project is subject to the plans submitted and attached. See condition X.A.6.

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

The proposal complies with applicable requirements of the Land Use Code:

- Dimensional requirements.
- Parking/Loading requirements.
- Building and Site Design requirements.
- Use charts.
- Street tree and sidewalk requirements.

See Section III, Consistency with Land Use Code/Zoning Requirements.

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

The proposal complies with applicable requirements of the Land Use Code, including the Bel-Red Chapter of the Land Use Code, LUC 20.25D:

- Building Materials, LUC 20.25D.130
- Design Guidelines, LUC 20.25D.150
- Architectural Compatibility, LUC 20.25D.150.B.2
- Architectural Guidelines, LUC 20.25D.150.D
- High Quality Materials, LUC 20.25D.150.D.1

See Sections I and III, Request/Proposal Description and Consistency with Land Use Code/Zoning Requirements.

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.

The project meets this criterion. See responses to Criteria VIII.A-C above.

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

All urban level public utilities/infrastructure are available to or on the site or will be constructed/installed with the development. All city departments have reviewed the proposal and required conditions, as necessary. See Section V for Technical Review.

IX. DECISION OF THE DIRECTOR

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

X. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

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

Clearing and Grading Code - BCC 23.76	Tom McFarlane, 425-452-5207 tmcfarlane@bellevuewa.gov
Bellevue Development Standards	Tom McFarlane, 425-452-5207 tmcfarlane@bellevuewa.gov
Transportation Code - BCC 14.60	Molly Johnson, 425-452-6175 majohnson@bellevuewa.gov
Trans. Improvement Program - BCC.22.16	Molly Johnson, 425-452-6175 majohnson@bellevuewa.gov
Right-of-Way Use Permit - BCC 14.30	Tim Stever, 425-452-4294 tstever@bellevuewa.gov
Bellevue Utilities Code - BCC Title 24	Mark Dewey, 425-452-6179 mdewey@bellevuewa.gov
Construction Codes - BCC Title 23	Sheri Crawford, 425-452-2843 scrawford@bellevuewa.gov
Structural Codes – BCC Title 23	Sheri Crawford, 425-452-2843 scrawford@bellevuewa.gov
Land Use Code - BCC Title 20	Carol Hamlin, 425-452-2731 chamlin@bellevuewa.gov
Sign Code - BCC Title 22B	Carol Hamlin, 425-452-2731 chamlin@bellevuewa.gov
Noise Control - BCC 9.18	Carol Hamlin, 425-452-2731 chamlin@bellevuewa.gov
Uniform Fire Code - BCC 23.11	Kevin Carolan, 425-452-7832 kcarolan@bellevuewa.gov

A. GENERAL CONDITIONS

The following conditions apply to all phases of development.

LAND USE DIVISION CONDITIONS (GENERAL)

1. Modification to the Design Review Plans

Any modification to this approval after construction shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section I.B. of this report. Conditions of Approval run for the life of the project.

Authority: Land Use Code 20.30F.175
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

2. Vesting Status of Land Use Approval

Under Land Use Code 20.40.500, the vested status of the Design Review approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

Authority: Land Use Code 20.50.500
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

3. Construction Noise Hours

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

Authority: Bellevue City Code 9.18.020, .040
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

4. Use of Best Available Noise Abatement Technology

The use of best available noise abatement technology consistent with feasibility is

required during construction to mitigate construction noise impacts to surrounding uses.

Authority: Bellevue City Code 9.18.020F
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

5. Air Pollution from Construction Vehicles and Equipment

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution possible. While on city streets, 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 46.61.65
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

6. Project Plans

The project is subject to the plans submitted with the Design Review (attached to this staff report) and the landscaping plan as approved with the Alternative Landscape Option (Section III.B.6).

Authority: LUC 20.30.F
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

UTILITY DEPARTMENT CONDITIONS (GENERAL)

7. Utilities Conceptual Approval

Utility Department approval of the 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. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, and storm Developer Extension Agreement will be required for the project. The side sewer connection will be permitted through a commercial over the counter side sewer application. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit.

Authority: BCC 24.02, 24.04, 24.06
Reviewer: Mark Dewey, 425-452-6179, mdewey@bellevuewa.gov

TRANSPORTATION DEPARTMENT CONDITIONS (GENERAL)

8. Provisions of Loading

The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

Authority: LUC 20.20.590.K.4; BCC 14.60.180
Reviewer: Molly Johnson, 425-452-6175, majohnson@bellevuewa.gov

B. PRIOR TO CLEARING & GRADING (GD) PERMIT

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

LAND USE DIVISION CONDITIONS (GD)

1. Boundary Line Adjustment

Prior to clearing and grading permit approval, the applicant shall receive approval of a Boundary Line Adjustment and provide a recorded copy to the city.

Authority: LUC 20.25D.080.A
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

2. Landscape Plan

a. For the clearing & grading application, the applicant will be required to provide the installed height/size of proposed plantings.

b. The applicant shall revise the landscaping plan for street trees as follows:

- 116th Avenue NE: Carpinus betulus "Fastigiata," or as otherwise directed by the Parks & Community Services Department, 2.5" caliper
- NE 19th Street: Zelkova Village Green, 2.5" caliper
- 115th Avenue NE: Stewartia pseudocamellia, 2.5" caliper

Landscape plans shall clearly show soil preparation.

Authority: LUC 20.25D.110.B.1
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

3. Impervious Surface/Lot Coverage

The applicant shall document impervious surface/lot coverage not to exceed 75%. Since the current proposal is at full coverage, the applicant shall document lot coverage in the clearing & grading plans.

Authority: LUC 20.25D.080.A
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

TRANSPORTATION DEPARTMENT CONDITIONS (GD)

4. 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 (425) 452-4294, tstever@bellevuewa.gov

5. Civil Engineering Plans – Transportation

- Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department

Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

a) Traffic signs and markings.
b) Curb, gutter, sidewalk, and driveway approach design. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.
c) Curb ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons. Reference ADA compliance or provision of MEF form.
d) Installation or relocation of streetlights and related equipment.
e) Street lighting.
f) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
g) Landscaping requirements (in these plans or in separate landscaping plans). Note that the property owner is responsible for maintenance unless accepted by the city.
h) Location of fixed objects in the sidewalk or near the driveway approach.
i) Trench restoration within any right of way or access easement.

- Confirmation from Metro Transit that the design of the improvements at the bus stop location on 116th Avenue NE is acceptable will be required prior to engineering plan approval. Metro contact information is:

  Liz Gotterer, Transit Route Facilities Planner
  King County Metro Transit
  Phone 206-684-1647, Fax 206-684-1860
  liz.gotterer@kingcounty.gov

- Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards to show that the standards have been met to the maximum extent feasible. The form must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance, forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, forms must be provided prior to project completion.

Authority: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
Reviewer: Molly Johnson, 425-452-6175, majohnson@bellevuewa.gov

C. PRIOR TO BUILDING PERMIT (BB)

The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit application:

LAND USE DIVISION CONDITIONS (BB)

1. Building Materials/Details and Color Samples

The development is subject to the building materials/details and color samples as submitted with the Design Review application.

Authority: Land Use Code 20.25A, 20.25A.115
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

2. Solid Waste/Recycling

Prior to the issuance of any construction permit, the applicant shall provide a written document demonstrating that Republic Services has been contacted and has approved the proposed sizing of and access to the recycling and solid waste collection area(s) for this building using current standards. In addition, all rights of way and public easement shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items.

Authority: Land Use Code 20.20.720
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

3. Bicycle Parking

The applicant shall provide a minimum of 7 bicycle parking stalls in accordance with LUC 20.25D.120.G.

Authority: LUC 20.25D.120.G
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

4. Light and Glare

In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent light and glare spillover.

Authority: Land Use Code 20.20.522
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

5. Garage Entry and Soffit

The garage entry and soffit shall be finished to provide a view for the pedestrian that is consistent with the level of architectural detailing found on the exterior of the building.

Authority: LUC 20.25D.150.D
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

6. Kitchen and Garage Exhaust Vents

Kitchen and garage exhaust vents shall be located and designed to avoid pedestrian impacts. The applicant shall provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA (50 dBA at night between the hours of 10pm and 7am), and a determination from the noise consultant that the velocity and direction of airflow from the exhaust system within pedestrian areas does not exceed 500 CFM. This shall be submitted with the building permit application.

Authority: LUC 20.25D.150.D
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

7. Mechanical Screening

Roof plans submitted for the building permit application shall indicate locations of mechanical equipment, including any communication equipment such as satellite dishes. The applicant shall demonstrate that screening for rooftop mechanical equipment is architecturally integrated with the building. Screening shall be provided so that rooftop mechanical equipment is not visible from adjacent streets, public sidewalks, or above. All HVAC rooftop equipment shall be consolidated and screened, including painting of equipment/screening as necessary.

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

Any at grade grills/grates or panels shall be the minimum size necessary, be ADA compliant and flush with the sidewalk or driveway in which it is installed. Review and approval of these locations and grates will be through the building permit review process.

Authority: LUC 20.20.525, 20.25D.150.D
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

TRANSPORTATION DEPARTMENT CONDITIONS (BB)

8. Transportation Impact Fee

Payment of the traffic 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. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. Using

the fee schedule in effect beginning January 1, 2016, the impact fee will be $595 per dwelling unit, estimated at $42, 840 for the 72 unit project. Removal of existing buildings may result in impact fee credit.

Authority: BCC 22.16
Reviewer: Molly Johnson, 425-452-6175, majohnson@bellevuewa.gov

8. Building and Site Plans – Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. 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: Molly Johnson, 425-452-6175, majohnson@bellevuewa.gov

10. Existing Easements

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

Authority: BCC 14.60.100
Reviewer: Tim Stever (425) 452-4294, tstever@bellevuewal.gov

11. Sidewalk/Utility Easements

The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

Authority: BCC 14.60.100
Reviewer: Molly Johnson, 425-452-6175, majohnson@bellevuewa.gov

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (CO)

LAND USE DIVISION CONDITIONS (CO)

1. Landscape Installation Assurance Device

If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation the applicant shall file with DSD a landscape installation

assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Authority: Land Use Code 20.40.490
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

2. Landscape Maintenance Assurance Device

The applicant shall file with the DSD a landscape maintenance assurance device 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: Land Use Code 20.40.490
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

TRANSPORTATION DEPARTMENT CONDITIONS (CO)

3. Street Frontage Improvements

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings
Reviewer: Molly Johnson, 425-452-6175, majohnson@bellevuewa.gov

4. Pavement Restoration

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

a) 116th Avenue NE was recently overlaid and a five year no-street cut moratorium is currently in effect. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required.

b) 115th Avenue NE and NE 19th Street are presently classified "Overlay Required". Any trenching or construction-related pavement damage on those streets will require a grind and overlay at least 50 feet long for the full

width of any affected lane.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever (425) 452-4294, tstever@bellevuewa.gov

E. PRIOR TO ISSUANCE OF ANY SIGN PERMITS (SIGN)

LAND USE DIVISION CONDITION (SIGN)

1. All Signage to Comply with Bellevue Sign Code

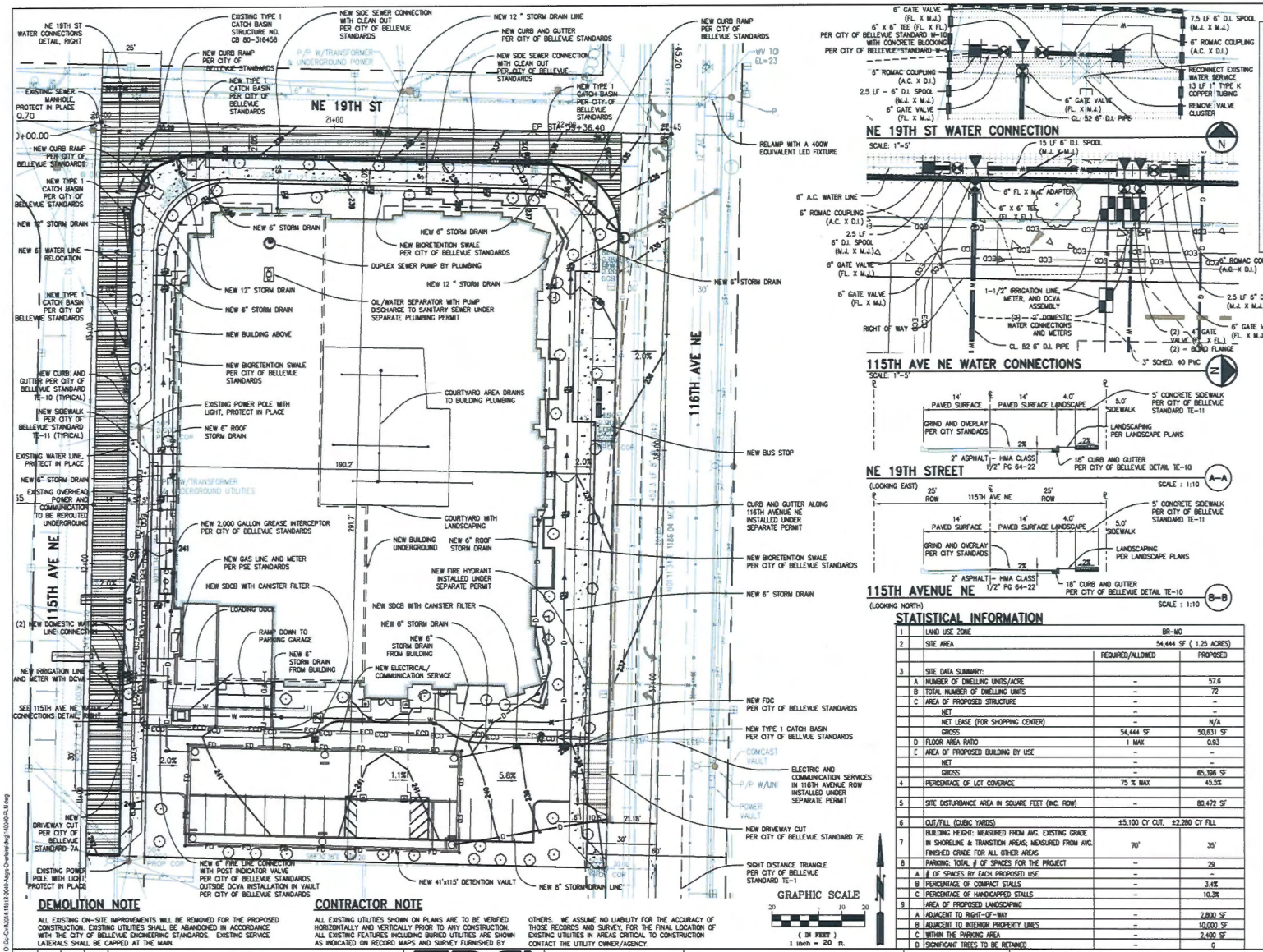
A comprehensive sign package shall be submitted to the Development Services Department for review and approval. Contents shall include but is not limited to:

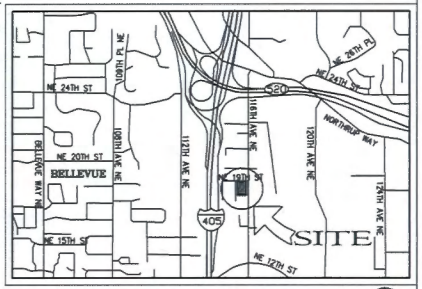
a. Location
b. Lighting
c. Color Palate
d. Materials
e. Design concept

Signage shall be the minimum necessary to convey information and shall be architecturally compatible and integrated with the building. Final design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

Authority: Bellevue City Code 22B.10
Reviewer: Carol Hamlin, 425-452-2731, chamlin@bellevuewa.gov

ATTACHMENT A – PROJECT PLANS





VICINITY MAP

NOT TO SCALE

STATISTICAL INFORMATION

			REQUIRED/ALLOWED	PROPOSED
1		LAND USE ZONE	BR-MO	
2		SITE AREA	54,444 SF (1.25 ACRES)	
3		SITE DATA SUMMARY:		
	A	NUMBER OF DWELLING UNITS/ACRE	-	57.6
	B	TOTAL NUMBER OF DWELLING UNITS	-	72
	C	AREA OF PROPOSED STRUCTURE	-	-
		NET	-	-
		NET LEASE (FOR SHOPPING CENTER)	-	N/A
		GROSS	54,444 SF	50,631 SF
	D	FLOOR AREA RATIO	1 MAX	0.93
	E	AREA OF PROPOSED BUILDING BY USE	-	-
		NET	-	-
		GROSS	-	65,396 SF
4		PERCENTAGE OF LOT COVERAGE	75 % MAX	45.5%
5		SITE DISTURBANCE AREA IN SQUARE FEET (INC. ROW)	-	80,472 SF
6		CUT/FILL (CUBIC YARDS)	±5,100 CY CUT, ±2,280 CY FILL	
7		BUILDING HEIGHT: MEASURED FROM AVG. EXISTING GRADE IN SHORELINE & TRANSITION AREAS; MEASURED FROM AVG. FINISHED GRADE FOR ALL OTHER AREAS	70'	35'
8		PARKING: TOTAL # OF SPACES FOR THE PROJECT	-	29
	A	# OF SPACES BY EACH PROPOSED USE	-	-
	B	PERCENTAGE OF COMPACT STALLS	-	3.4%
	C	PERCENTAGE OF HANDICAPPED STALLS	-	10.3%
9		AREA OF PROPOSED LANDSCAPING		
	A	ADJACENT TO RIGHT-OF-WAY	-	2,800 SF
	B	ADJACENT TO INTERIOR PROPERTY LINES	-	10,000 SF
	C	WITHIN THE PARKING AREA	-	2,400 SF
	D	SIGNIFICANT TREES TO BE RETAINED	-	0

OWNER / DEVELOPER

AEGIS SENIOR COMMUNITIES
17802 NE UNION HILL ROAD
REDMOND, WA 98052
(425) 861-9993
CONTACT: MICHAEL DERR

ARCHITECT

GGLO
1301 FIRST AVENUE SUITE 301
SEATTLE, WA 98101
(206) 902-5451
CONTACT: JENNIFER MCDOUGALL WATT, AIA

STRUCTURAL

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332-1600
CONTACT: TOM XIA, SE

GEOTECHNICAL

GEOENGINEERS
8410 154TH AVENUE NE
REDMOND, WA 98052
(425) 861-6000
CONTACT: MATTHEW W. SMITH, PE

CIVIL

DCI ENGINEERS
818 STEWART STREET, SUITE 1000
SEATTLE, WA 98101
(206) 332-1900
FAX (206) 332-1600
CONTACT: DARREN SIMPSON, PE

SURVEYOR

CORE DESIGN
14711 NE 29TH PLACE SUITE 101
BELLEVUE, WA 981007
(425) 885-7877
FAX (425) 885-7963
CONTACT: KEVIN VANDERZANDEN, PLS

LANDSCAPE ARCHITECT

GGLO
1301 FIRST AVENUE SUITE 301
SEATTLE, WA 98101
(206) 902-5614
CONTACT: MARIEKE LACASSE, ASLA

CONTRACTOR NOTES:

1. CONTRACTOR SHALL SWEEP THE CITY STREETS IMMEDIATELY WHEN DIRT OR OTHER CONSTRUCTION SITE DEBRIS IS DEPOSITED ONTO THE ASPHALT.
2. ANY PART OF THE SHORED EXCAVATION LEFT EXPOSED MUST NOT INTRUDE INTO THE RIGHT-OF-WAY AND MUST BE PROTECTED FROM EROSION.
3. DURING CONSTRUCTION THE CONTRACTOR SHALL CEASE TRAFFIC GOING ON & OFF THE SITE DURING AND IMMEDIATELY FOLLOWING PERIODS OF MEASURABLE RAINFALL.
4. PROVIDE ON-SITE STORMWATER CONTROLS TO PREVENT SEDIMENT LADEN WATER FROM LEAVING THE SITE. STORMWATER CALCULATIONS INDICATE THE 2 YEAR EVENT WILL PRODUCE APPROXIMATELY XX,000 GALLONS OF RUNOFF IN A 24 HOUR EVENT.

PLAN NOTE

THIS PLAN IS INCLUDED AS A REGULATORY REQUIREMENT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION.

PRELIMINARY FOR AGENCY REVIEW

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
(800)424-5555
CALL TWO BUSINESS DAYS BEFORE YOU DIG

DEMOLITION NOTE

ALL EXISTING ON-SITE IMPROVEMENTS WILL BE REMOVED FOR THE PROPOSED CONSTRUCTION. EXISTING UTILITIES SHALL BE ABANDONED IN ACCORDANCE WITH THE CITY OF BELLEVUE ENGINEERING STANDARDS. EXISTING SERVICE LATERALS SHALL BE CAPPED AT THE MAIN.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY, FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY.

NO	DATE	BY	APPR	REVISIONS

DCI ENGINEERS
818 STEWART STREET SUITE 1000
SEATTLE, WASHINGTON 98101
PHONE: (206) 332-1900 ■ FAX: (206) 332-1600
WEBSITE: www.dci-engineers.com
CIVIL / STRUCTURAL
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DARREN A. SIMPSON — STATE OF WASHINGTON — 21656 — REGISTERED PROFESSIONAL ENGINEER

15-108060 GD
15-107820 UE

DAS — PROJECT MANAGER
IPF — DRAWN BY
DAS — CHECKED BY
14012-0040 — JOB NUMBER

AEGIS LIVING OF BELLEVUE AT OVERLAKE

CITY OF BELLEVUE — WASHINGTON

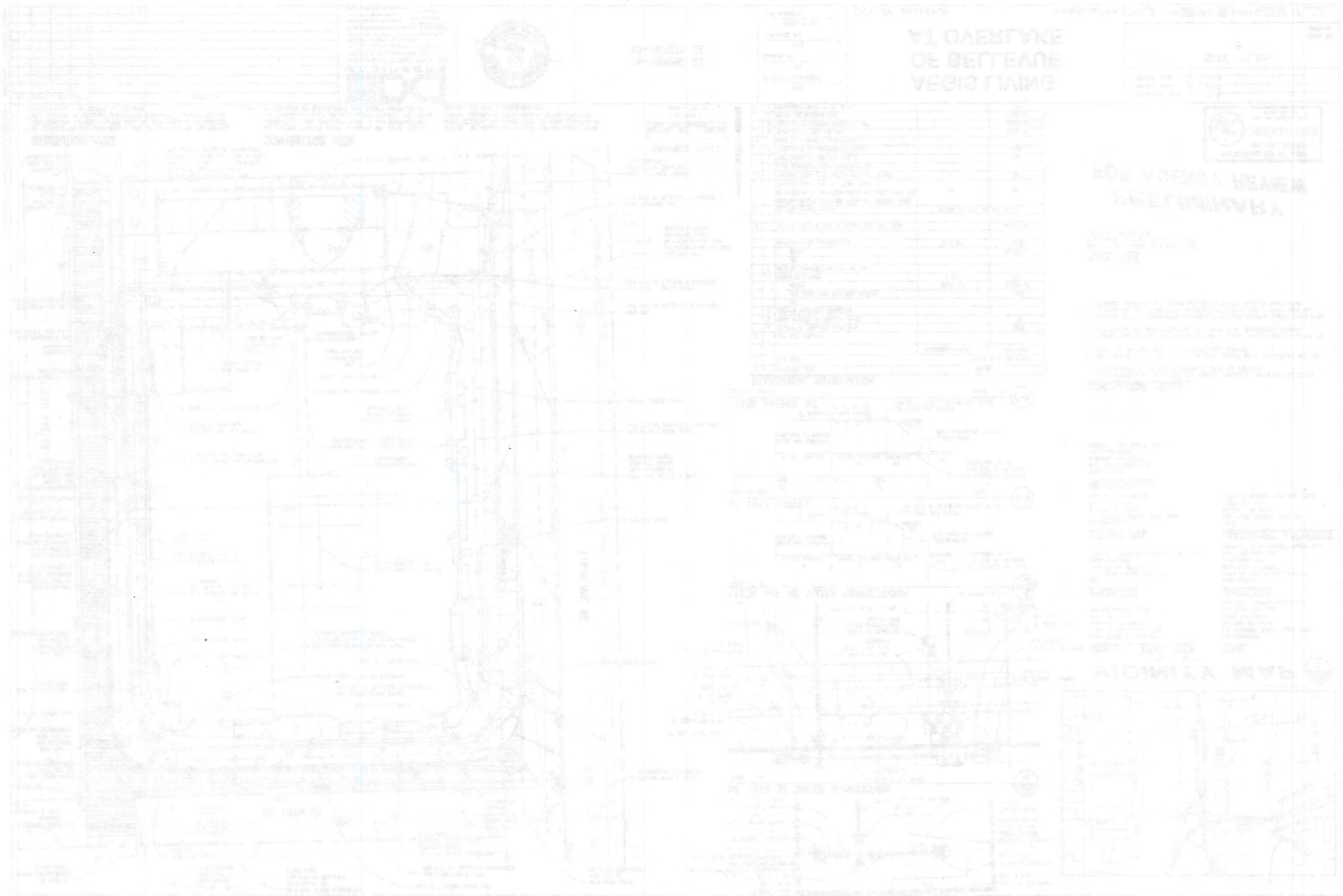
DRAINAGE MAP # F-5
WATER GRID # F-5
SEWER GRID # F-5

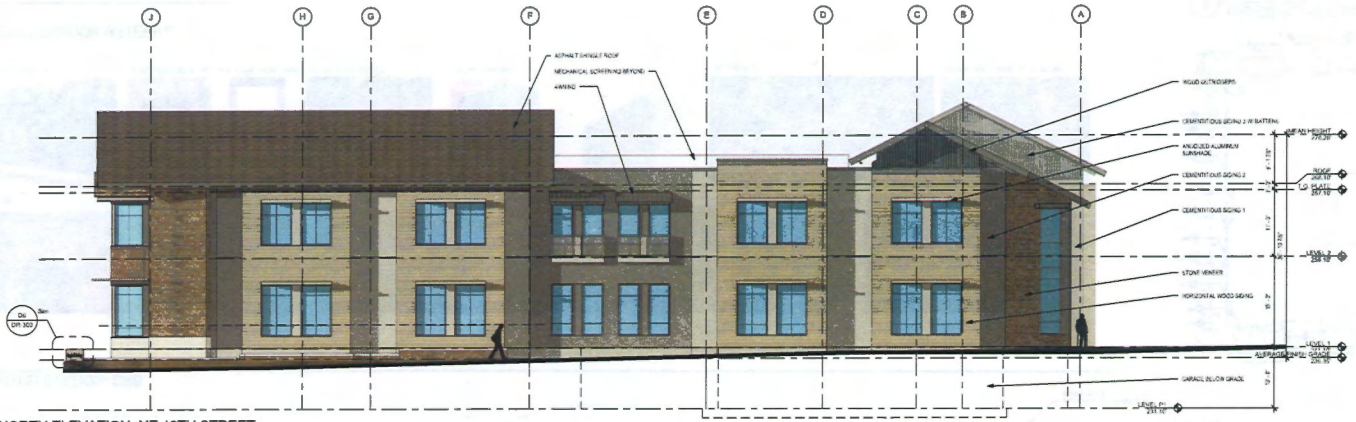
SITE PLAN
B

100% SD
6-12-15

SEC 29 TWP 25N RGE 5E | SHT C002 OF 12

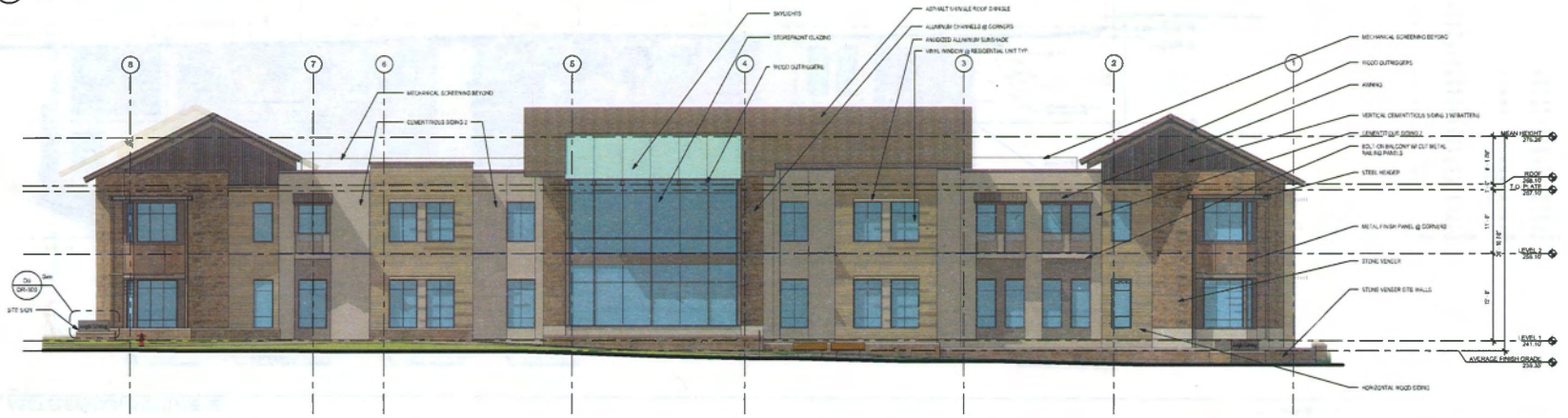
File Location: O:\2s-Co\15108060-Aegis-Overlake-Reg\140-PLN\reg
Plot Date: 20150623





D1 NORTH ELEVATION- NE 19TH STREET

1/8" = 1'-0"



B1 EAST ELEVATION- 116TH AVE NE

1/8" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

1/16" = 1'-0"

DESIGN DEVELOPMENT - 100% SET

GGLO DESIGN
1301 First Avenue, Suite 201
Seattle, WA 98101

PROJECT
AEGIS LIVING OF BELLEVUE AT OVERLAKE

PROJECT ADDRESS
1835 116TH AVE NE
BELLEVUE, WA 98004

OWNER
ASC Overlake LLC

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE Exhibit 1

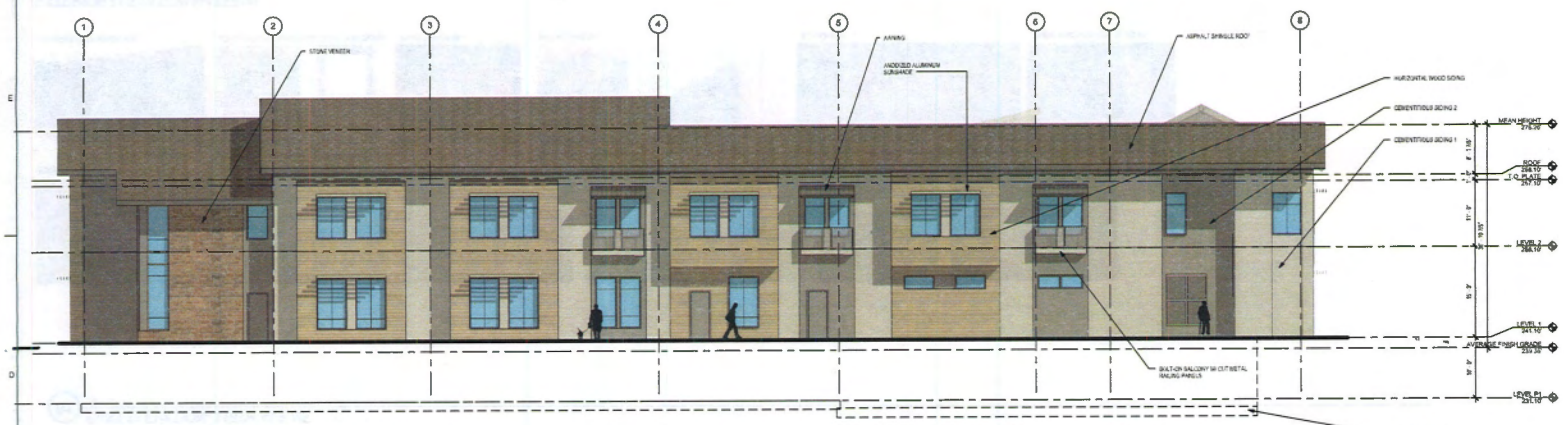
ISSUE INFORMATION

PROJECT NO: 2014021
GGLO PRINCIPAL IN CHARGE: Michael Mahlowitz
GGLO PROJECT MANAGER: Jennifer McDougall Watt
OWNER APPROVAL

SHEET TITLE
BUILDING ELEVATIONS

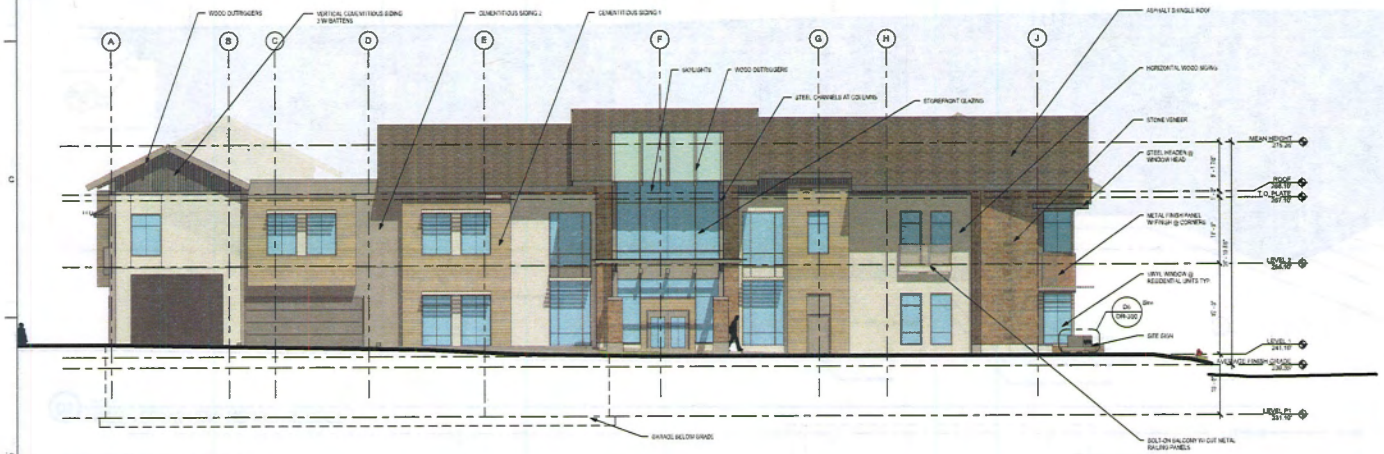
SHEET NO.
DR-200

COPYRIGHT GGLO ALL RIGHTS RESERVED
ORIGINAL SHEET SIZE IS 24"x36"



D1 WEST ELEVATION- 115TH AVE NE

1/8" = 1'-0"



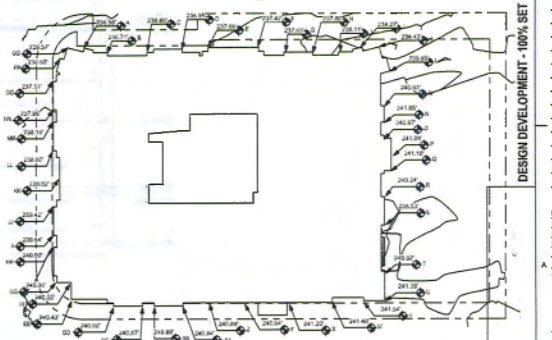
B1 SOUTH ELEVATION- DRB

1/8" = 1'-0"

MARK	ELEVATION	MARK	ELEVATION
A	236.56	AA	240.84
B	236.71	BB	240.86
C	236.85	CC	240.87
D	236.95	DD	240.86
E	237.09	EE	240.43
F	237.42	FF	240.55
G	237.65	GG	240.36
H	237.8	HH	240
I	238.11	II	238.84
J	238.27	JJ	239.42
K	238.43	KK	239.02
L	238.65	LL	238.6
M	240.88	MM	238.16
N	241.05	NN	237.86
O	240.97	OO	237.31
P	241.08	PP	236.99
Q	241.1	QQ	236.57
R	240.24		
S	238.53		
T	240.53		
U	241.38		
V	243.54		
W	243.48		
X	241.2		
Y	240.84		
Z	240.88		
		AVG	239.35

1 AVERAGE GRADE PLANE CALC

1/8" = 1'-0"



2 GRADE PLANE DIAGRAM FOR DRB - Dependent 1

1" = 30'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

1/16" = 1'-0"

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.ggloa.com

PROJECT

AEGIS LIVING OF BELLEVUE AT OVERLAKE

PROJECT ADDRESS:
1835 115TH AVE NE
BELLEVUE, WA 98004

OWNER:
A&C Overlake LLC

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE INFORMATION

DESIGN DEVELOPMENT - 100% SET

PROJECT NO.: 2014021
GGLO PRINCIPAL IN CHARGE: Michael Waldbaum
GGLO PROJECT MANAGER: Jennifer McDougall Hart
OWNER APPROVAL:

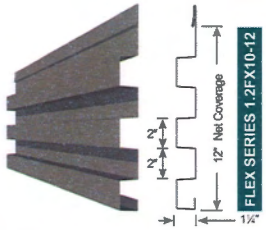
SHEET TITLE
BUILDING ELEVATIONS

SHEET NO.
DR-201

PHENOLIC PANEL

W1

ST1



M1

ARCHITECTURAL

SEE EXTERIOR ELEVATIONS

LANDSCAPE

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.ggloe.com

PROJECT

AEGIS LIVING OF BELLEVUE AT OVERLAKE

PROJECT ADDRESS:

1835 116TH AVE NE
BELLEVUE, WA 98004

OWNER:

ASC Overlake LLC

MARK	DATE	DESCRIPTION

REVISIONS

DESIGN DEVELOPMENT - 100% SET

A	XX/XX/XXXX	ISSUE NAME 1

MARK	DATE	DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: 2014021

GGLO PRINCIPAL IN CHARGE: Michael Waldrepp

GGLO PROJECT MANAGER: Jennifer McDougall Wan

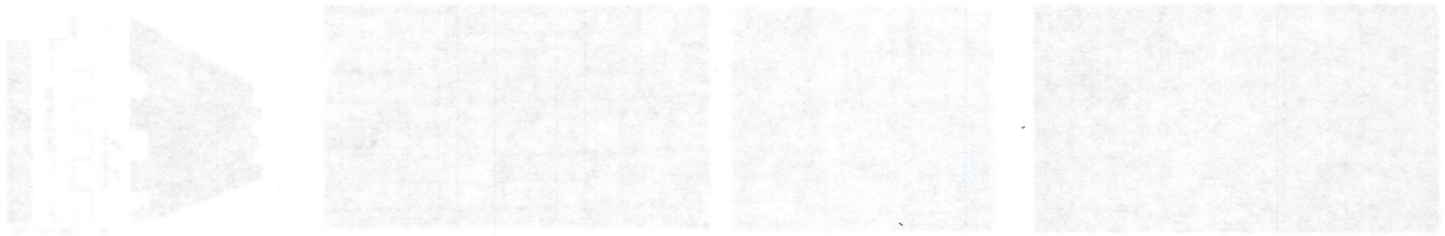
OWNER APPROVAL:

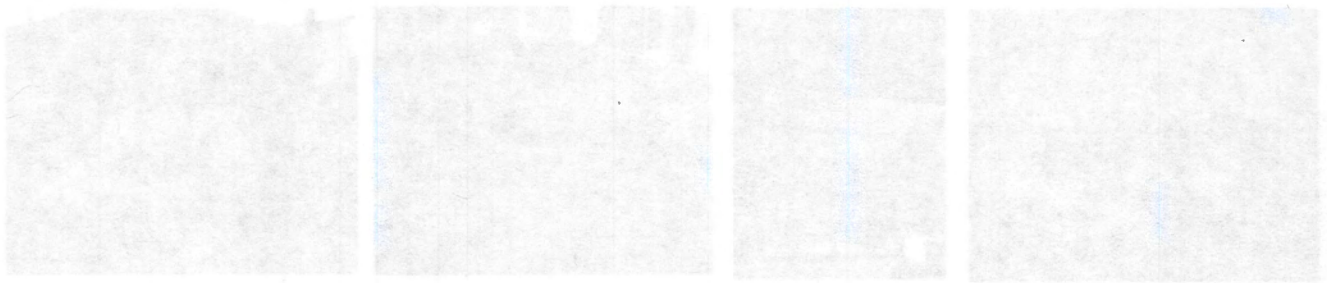
SHEET TITLE

MATERIALS

SHEET NO.

DR-700





N

1 DR-LEVEL P1

1/8" = 1'-0"

DESIGN DEVELOPMENT - 100% SET

APPROVAL STAMP

GGLO DESIGN

1201 First Avenue, Suite 301
Seattle, WA 98101

http://www.ggloarch

PROJECT

AEGIS LIVING OF BELLEVUE AT OVERLAKE

PROJECT ADDRESS:

1835 116TH AVE NE
BELLEVUE, WA 98004

OWNER:

ABC Overlake LLC

MARK	DATE	DESCRIPTION

REVISIONS

A	XX/XX/XXXX	ISSUE PHASE 1

MARK	DATE	DESCRIPTION

ISSUE INFORMATION

PROJECT NO. 2014021

GGLO PRINCIPAL IN CHARGE: Michael Robinson

GGLO PROJECT MANAGER: Jennifer McDougall Hall

OWNER APPROVAL

SHEET TITLE

LEVEL P1 FLOOR PLAN

SHEET NO.

DR-110

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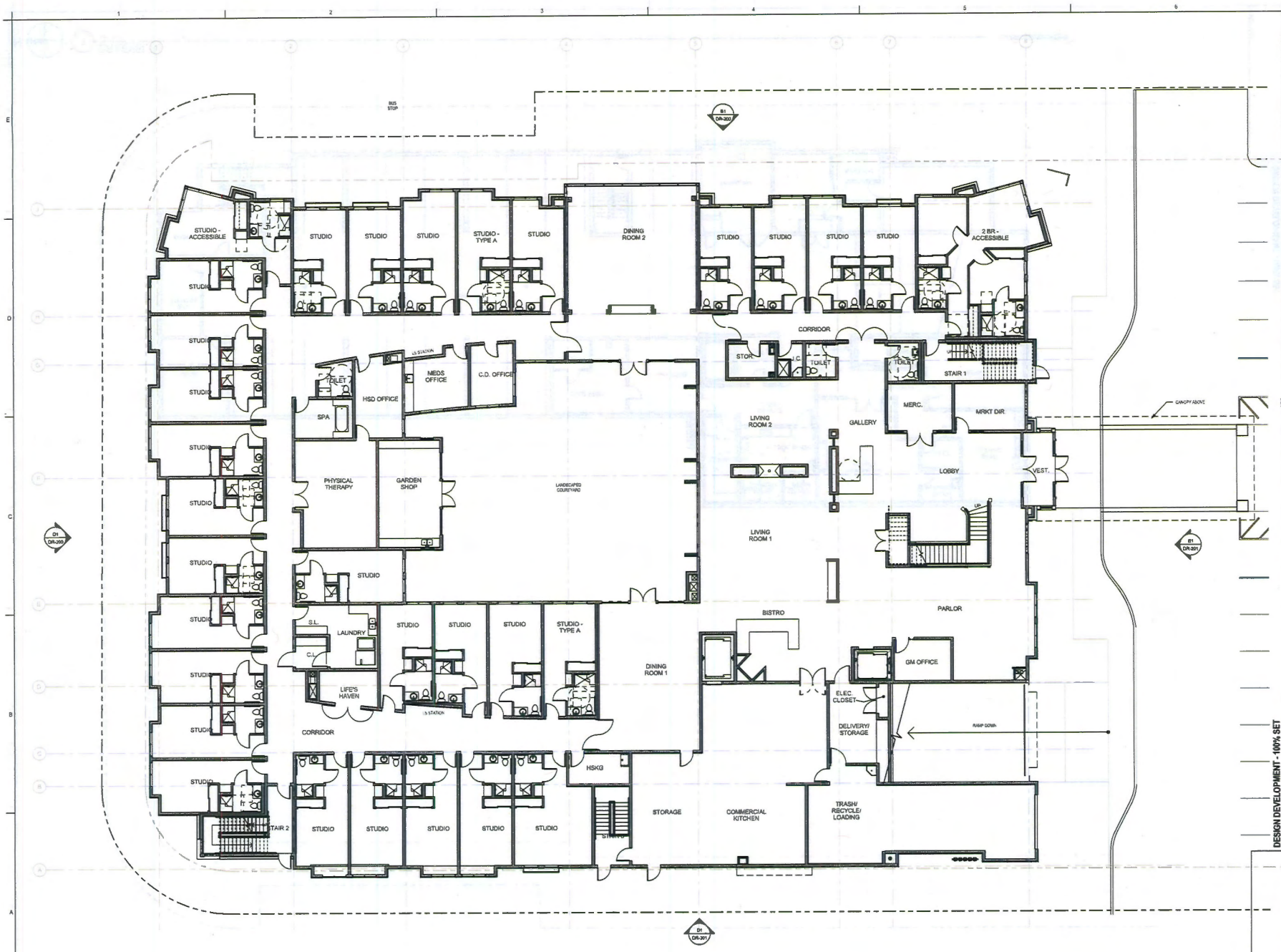

N

1 DR-LEVEL 1

1/8" = 1'-0"

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

PROJECT
AEGIS LIVING OF BELLEVUE AT OVERLAKE

PROJECT ADDRESS:
1835 116TH AVE NE
BELLEVUE, WA 98004

OWNER:
ABC Overlake LLC

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE NAME 1
ISSUE INFORMATION		

DESIGN DEVELOPMENT - 100% SET

PROJECT NO.: 2014021
GGLO PRINCIPAL IN CHARGE: Michael Wadleigh
GGLO PROJECT MANAGER: Jennifer McDougall Hall
OWNER APPROVAL:

SHEET TITLE
LEVEL 1 FLOOR PLAN

SHEET NO.
DR-111

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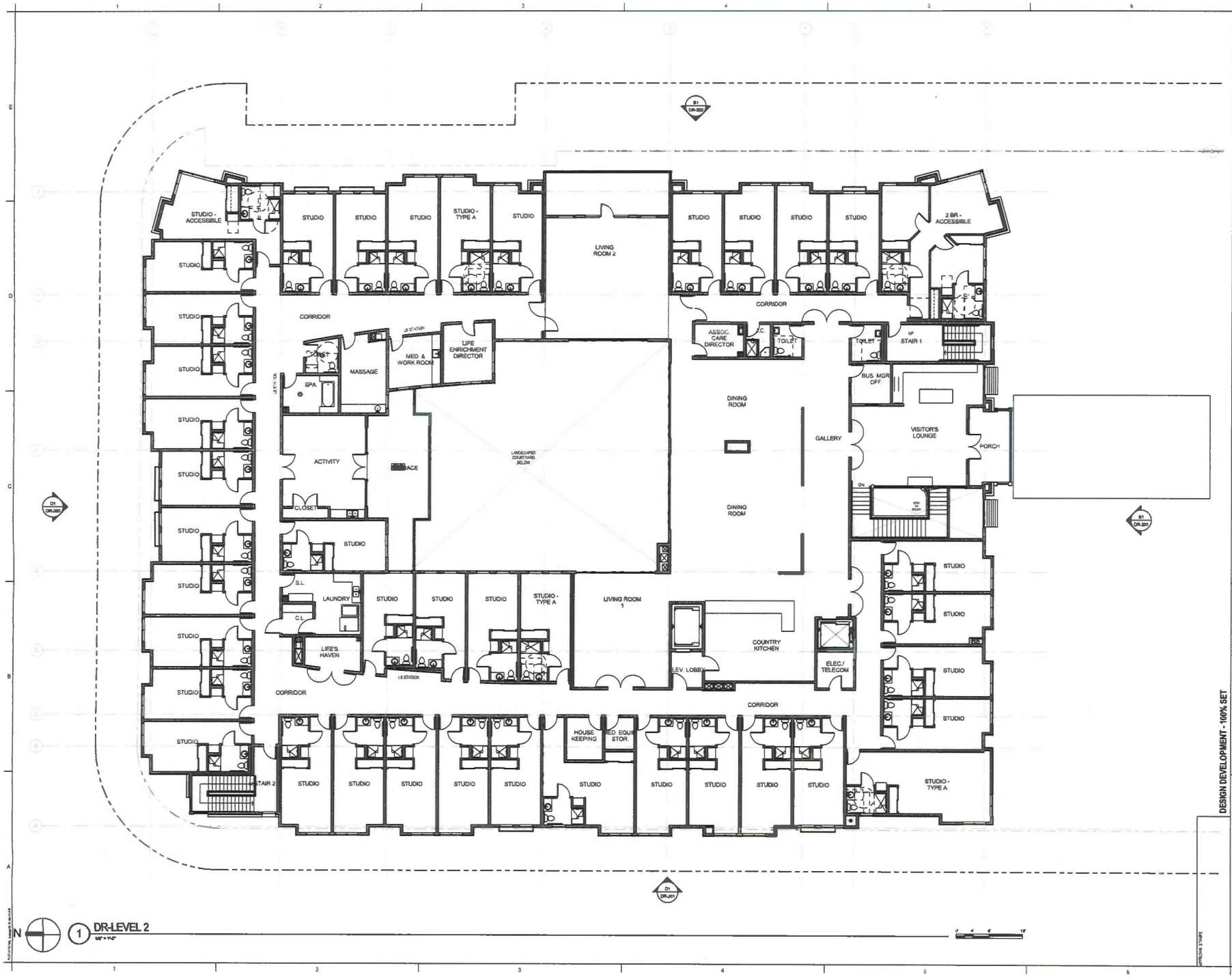

DESIGN DEVELOPMENT - 100% SET

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

PROJECT

D AEGIS LIVING OF BELLEVUE AT OVERLAKE

PROJECT ADDRESS:
1935 116TH AVE NE
BELLEVUE, WA 98004

OWNER:
ASC Overlake LLC

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	XXXXXXXXX	ISSUE NAME 1

ISSUE INFORMATION

PROJECT NO.: 2014021

GGLO PRINCIPAL IN CHARGE: Michael Weidlaufer

GGLO PROJECT MANAGER: Jennifer McDougall Wilson

OWNER APPROVAL:

SHEET TITLE

LEVEL 2 FLOOR PLAN

SHEET NO.

DR-112

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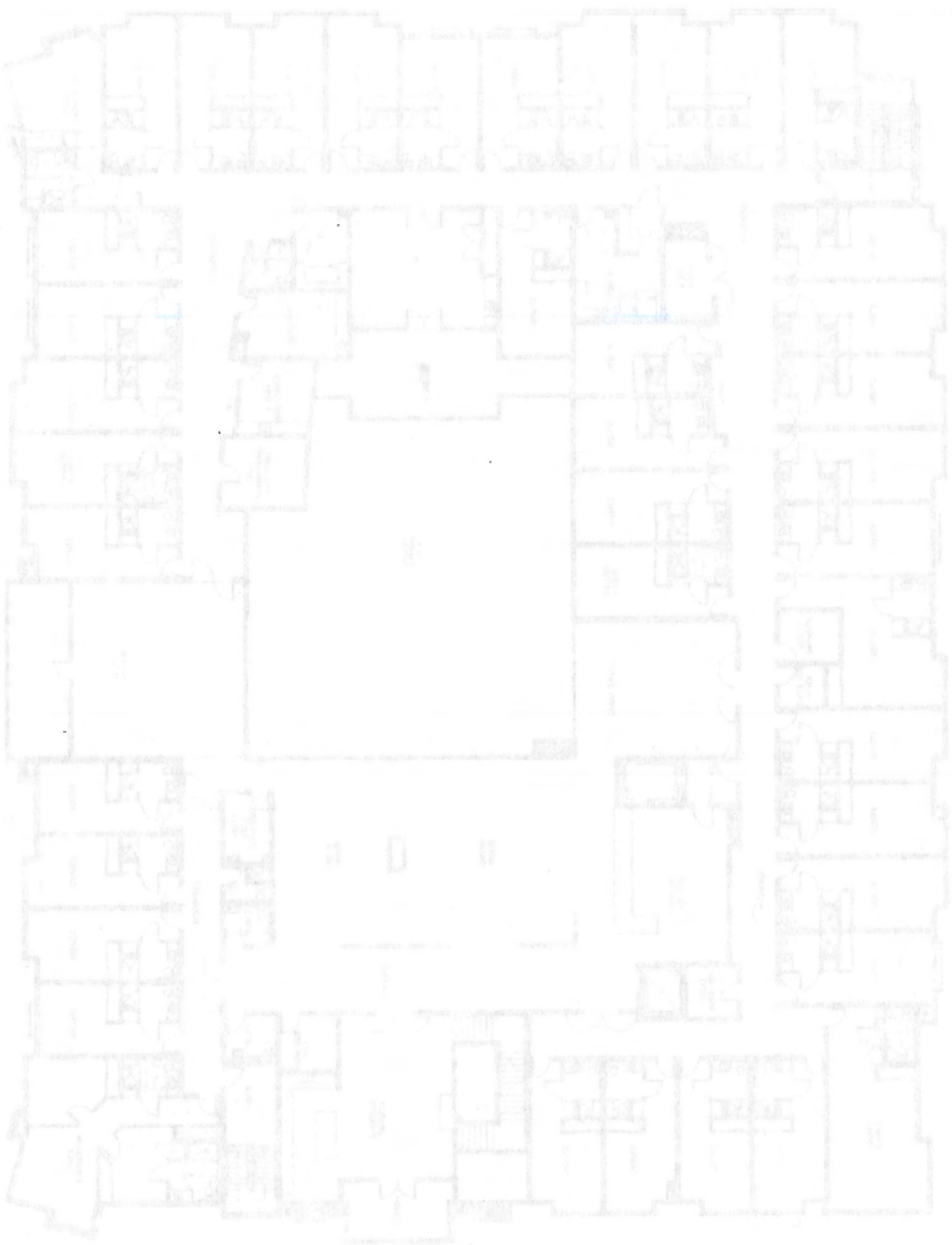
DRAWING SHEET SIZE IS 24"x36"

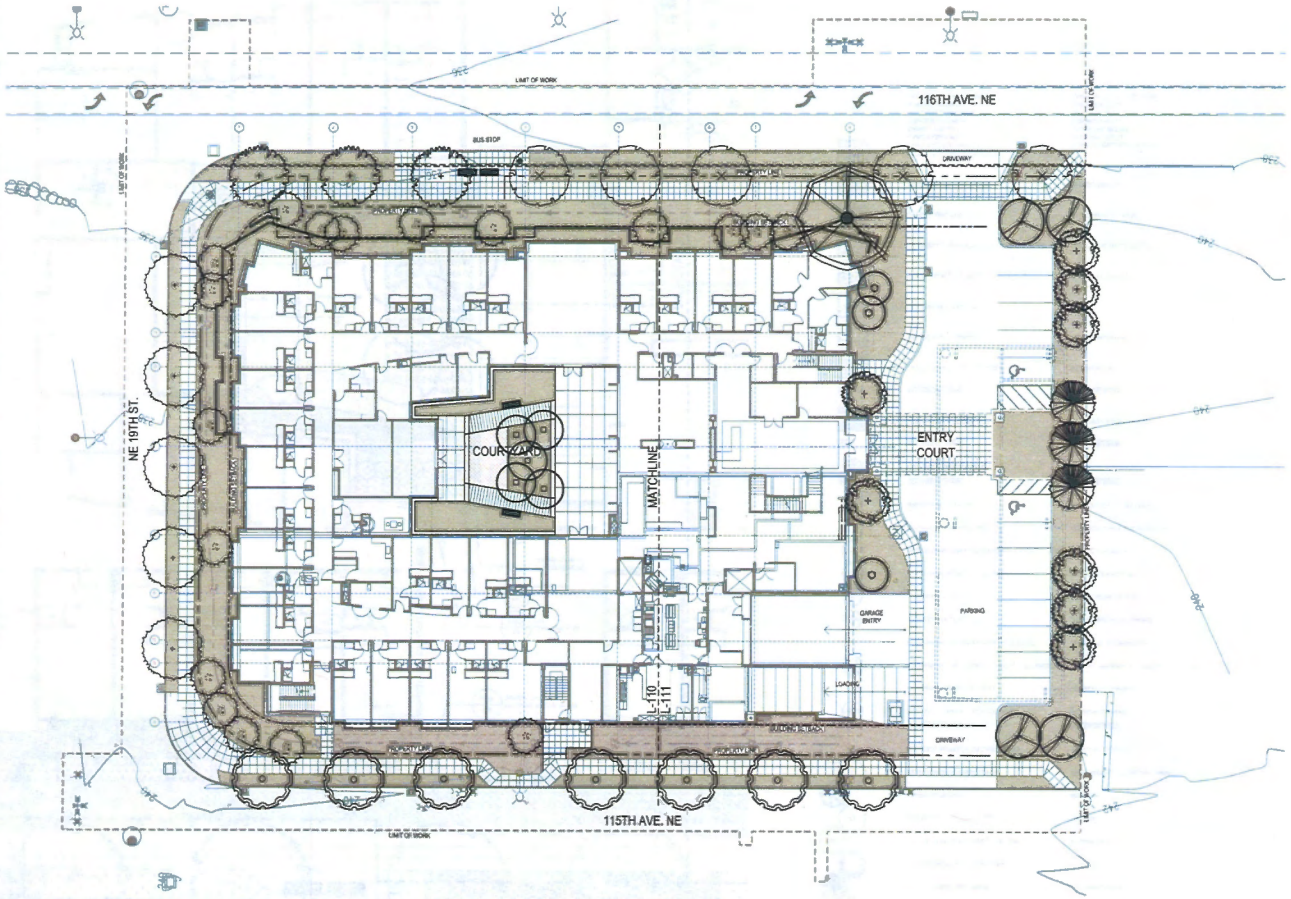


GENERAL LANDSCAPE NOTES

1. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE WASHINGTON STATE BUILDING CODE, THE WASHINGTON STATE ENERGY CODE, AND OTHER APPLICABLE CODES, RULES, AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
2. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY WHEN FOLLOWING ISSUES ARE NOTED: ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
3. PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.
4. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
5. COMPLETING, FEATURES NOT INDICATED ON THE DRAWINGS BUT NORMALLY OR REASONABLY IMPLIED AS BEING A PART OF THE WORK SHALL BE PROVIDED AS IF DRAWN IN FULL.
6. DO NOT SCALE THE DRAWINGS.
7. SITE PLAN INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO DIMENSIONS AND LOCATION OF EXISTING UTILITIES, IS BASED UPON SURVEY INFORMATION PROVIDED BY THE OWNER. THE LANDSCAPE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY. CONTRACTOR TO FIELD VERIFY AS NEEDED.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
9. ALL PLANTING AREAS WITHIN THE SCOPE OF WORK WILL RECEIVE COMPOST AMENDMENT PER COS STANDARD PLAN 140

GENERAL IRRIGATION NOTES

1. ALL PROPOSED PLANTING AREAS WITHIN THE PROPOSED LIMIT OF WORK WILL BE WATERED WITH AN EFFICIENT, COMPLETE IN-GROUND AUTOMATIC IRRIGATION SYSTEM W/ HEAD TO HEAD SPRAY COVERAGE.
2. PROVIDE AND INSTALL ALL IRRIGATION IN CONFORMANCE WITH LOCAL CODE STANDARDS AND APPROPRIATE SAFETY REGULATIONS. IN THE EVENT OF CONFLICT BETWEEN THESE NOTES AND LOCAL STANDARDS, THE STANDARDS SHALL TAKE PRECEDENCE.
3. THE IRRIGATION SYSTEM TO BE DESIGNED SHALL BE BASED ON THE MINIMUM SPRINKLER OPERATING PRESSURE & THE MAXIMUM FLOW DEMAND AT EACH STATION. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT INSUFFICIENT MEASURED WATER PRESSURE TO THE LANDSCAPE ARCHITECT.
4. ALL PIPING, VALVES, ETC., SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS AMONG THE IRRIGATION SYSTEM, PLANTING, UTILITIES AND ARCHITECTURAL FEATURES. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
5. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. WHERE FIELD CONDITIONS REQUIRE ADJUSTMENTS, HEADS SHALL BE ADDED PER MANUFACTURER'S SPECIFICATIONS. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY AND WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
7. HEAD LOCATIONS MUST BE ADJUSTED IN THE FIELD TO COMPLY W/ EXISTING SITE CONDITIONS AND PLANT MATERIALS. ADJUST SPRAY PATTERN FOR MAXIMUM COVERAGE & MINIMUM OVERSPRAY
8. INSTALL VARIABLE ARC NOZZLES (V A N.) ONLY WHEN REQUIRED TO AVOID OVERSPRAY & WHEN FIXED ANGLE NOZZLES WILL NOT PERFORM THE SAME COVERAGE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES, CHASES & PENETRATIONS UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED PRIOR TO PAVING AND FORMING
10. IRRIGATION CONTRACTOR TO PROVIDE AND INSTALL ALL REQUIRED PLUMBING SLEEVES WHERE NECESSARY. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD & LOCATED ON DRAWING/AS-BUILT DRAWING TO ALLOW FUTURE LOCATION & USE.
11. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO BE WINTERIZED THROUGH THE DRAIN VALVE AT THE POINT OF CONNECTION. COMPRESSED AIR CAN ALSO BE USED THROUGH THE QUICK COUPLER VALVE AT THE POINT OF CONNECTION TO BLOW-OUT THE SPRINKLER ZONES.
12. CONTRACTOR TO COORDINATE W/ OWNER, OR OWNER'S REPRESENTATIVE, LOCATION FOR POC. IF POC IS AT EXISTING BUILDING DOMESTIC WATER, PROVIDE DEDUCT-METER AT DOMESTIC WATER METER. IF POC IS AT EXISTING IRRIGATION SYSTEM, CONTRACTOR TO DETERMINE SUITABILITY FOR PROPOSED SYSTEM BASED ON EXISTING WATER PRESSURE AND FLOW RATE. IF POC IS FROM WATER MAIN/MJN, PROVIDE DOMESTIC WATER METER. CONTRACTOR TO PROVIDE TO OWNER, OR OWNER'S REPRESENTATIVE, COST ALTERNATIVES FOR ALL THREE OPTIONS INCLUDING ALL PERMITS, FEES, MATERIAL AND LABOR ASSOCIATED WITH THE DESIGN.
13. CONTRACTOR TO COORDINATE WITH OWNER THE LOCATION FOR THE IRRIGATION CONTROLLER. MOUNT IN A WATERPROOF ENCLOSURE. COORDINATE POWER FOR EXTERIOR CONTROLLER.
14. PROVIDE RAIN SENSOR IN FULLY EXPOSED LOCATION AND COORDINATE LOCATION WITH OWNER. ROUTE ELECTRICITY TO RAIN SENSOR.
15. PROVIDE AS-BUILT DIAGRAM, CONTROLLER MANUAL AND CONTROLLER SETTINGS AT SUBSTANTIAL COMPLETION.



A2 LANDSCAPE KEY PLAN
1/16" = 1'-0"

0 8' 16' 32'

GGLO
1301 First Avenue
Suite 201
Seattle, WA 98101
Tel: (206) 467-5828
Fax: (206) 467-5827
Email: ggla@ggla.com
http://www.ggla.com

PROJECT:
Aegis Living of Bellevue at Overlake

PROJECT ADDRESS:
1835 116th AVE NE
BELLEVUE, WA
98004

OWNER:
ASC Overlake LLC
17802 NE UNION HILL ROAD
REDMOND, WA 98052

MARK	DATE	DESCRIPTION
		REVISIONS

MARK	DATE	DESCRIPTION
S	05/18/2015	DESIGN DEVELOPMENT
A	03/19/2015	SCHEMATIC DESIGN
		ISSUE INFORMATION
PLOT DATE		06/18/2015

PROJECT NO:	2014021
DRAWN BY:	SJ
CHECKED BY:	Michèle Laconco
GGLO PRINCIPAL IN CHARGE:	Michael Wilkerson
GGLO PROJECT MANAGER:	Jennifer McDougall Watt
OWNER APPROVAL:	

SHEET TITLE
LANDSCAPE KEY PLAN

SHEET NO
L-100

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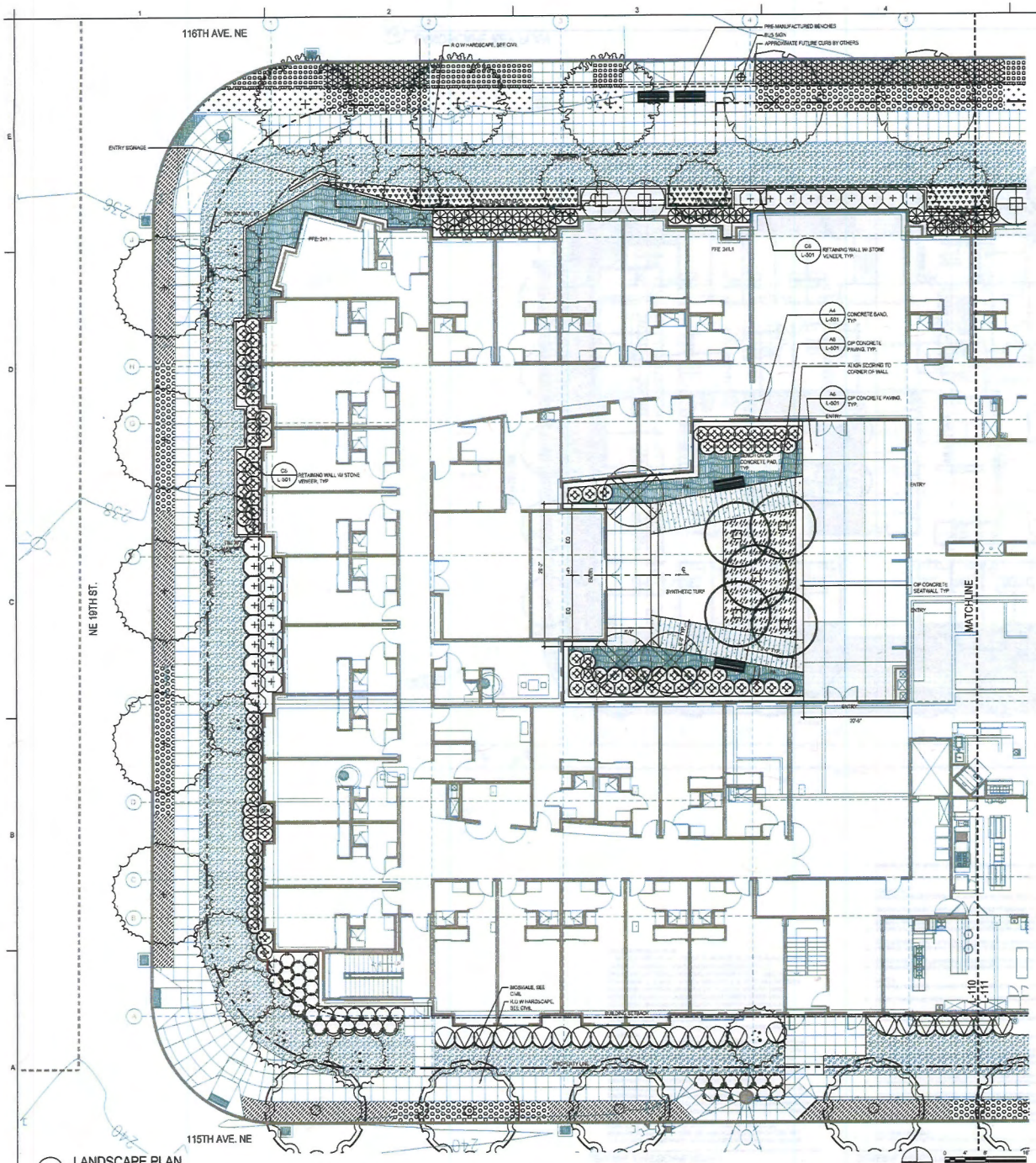
ORIGINAL SHEET SIZE: 30"x42"



A1 LANDSCAPE PLAN
1/8" = 1'-0"

TREES	BOTANICAL NAME	COMMON NAME
	ACER CIRCINATUM	VINE MAPLE
	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SERVICEBERRY
	BETULA NIGRA 'LITTLE KING'	DWARF RIVER BIRCH
	CALOCEDRUS DECURRENS	INCENSE CEDAR
	CORNUS NUTTALLII 'STARLIGHT'	STARLIGHT DOGWOOD
	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH
	MAGNOLIA X 'BUTTERFLIES'	MAGNOLIA
	QUERCUS RUBRA	RED OAK
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA

SHRUBS	BOTANICAL NAME	COMMON NAME
	CHOISYA TERNATA 'AZTEC PEARL'	MEXICAN ORANGE
	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD
	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	ARNOLD PROMISE HYBRID WITCH HAZEL
	HYDRANGEA MACROPHYLLA 'AMETHYST'	AMETHYST HYDRANGEA
	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL
	LONICERA PILEATA	PRIVET HONEYSUCKLE
	NANDINA DOMESTICA 'MOON BAY' TM	HEAVENLY BAMBOO
	RHODODENDRON MUCRONATUM 'CORNELL PINK'	RHODODENDRON
	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY

GRASSES	BOTANICAL NAME	COMMON NAME
	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS

FERN	BOTANICAL NAME	COMMON NAME
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	EPIMEDIUM X RUBRUM	RED BARRENWORT
	GAULTHERIA SHALLON	SALAL
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER
	LIRIOPE SPICATA	CREEPING LILY TURF
	OPHIOPOGON JAPONICUS	MONDO GRASS

BIORETENTION / BIOSWALE	
CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE
CAREX OBNUPTA	SLOUGH SEDGE
CAREX STIPATA	SAWBEAK SEDGE
JUNCUS EFFUSUS	COMMON RUSH
JUNCUS ENSIFOLIUS	DAGGER-LEAF RUSH
JUNCUS TENUIS	SLENDER RUSH
SCIRPUS MICROCARPUS	SMALL-FRUITED BULRUSH

GGLO
1301 First Avenue
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PROJECT:
Aegis Living of Bellevue at Overlake

PROJECT ADDRESS:
1835 116th AVE NE
BELLEVUE, WA
98004

OWNER:
AEC Overlake LLC
17802 NE UNION HILL ROAD
REDMOND, WA 98052

MARK	DATE	DESCRIPTION
		REVISIONS

MARK	DATE	DESCRIPTION
G	06/18/2015	DESIGN DEVELOPMENT
A	02/19/2015	SCHEMATIC DESIGN

ISSUE INFORMATION
PLOT DATE: 06/18/2015

PROJECT NO: 2014021
DRAWN BY: DJ
CHECKED BY: Michele Lacasse
GGLO PRINCIPAL IN CHARGE: Michael Hitchcock
GGLO PROJECT MANAGER: Jennifer McDougall Hall
OWNER APPROVAL:

SHEET TITLE
LANDSCAPE PLAN NORTH

SHEET NO
L-110

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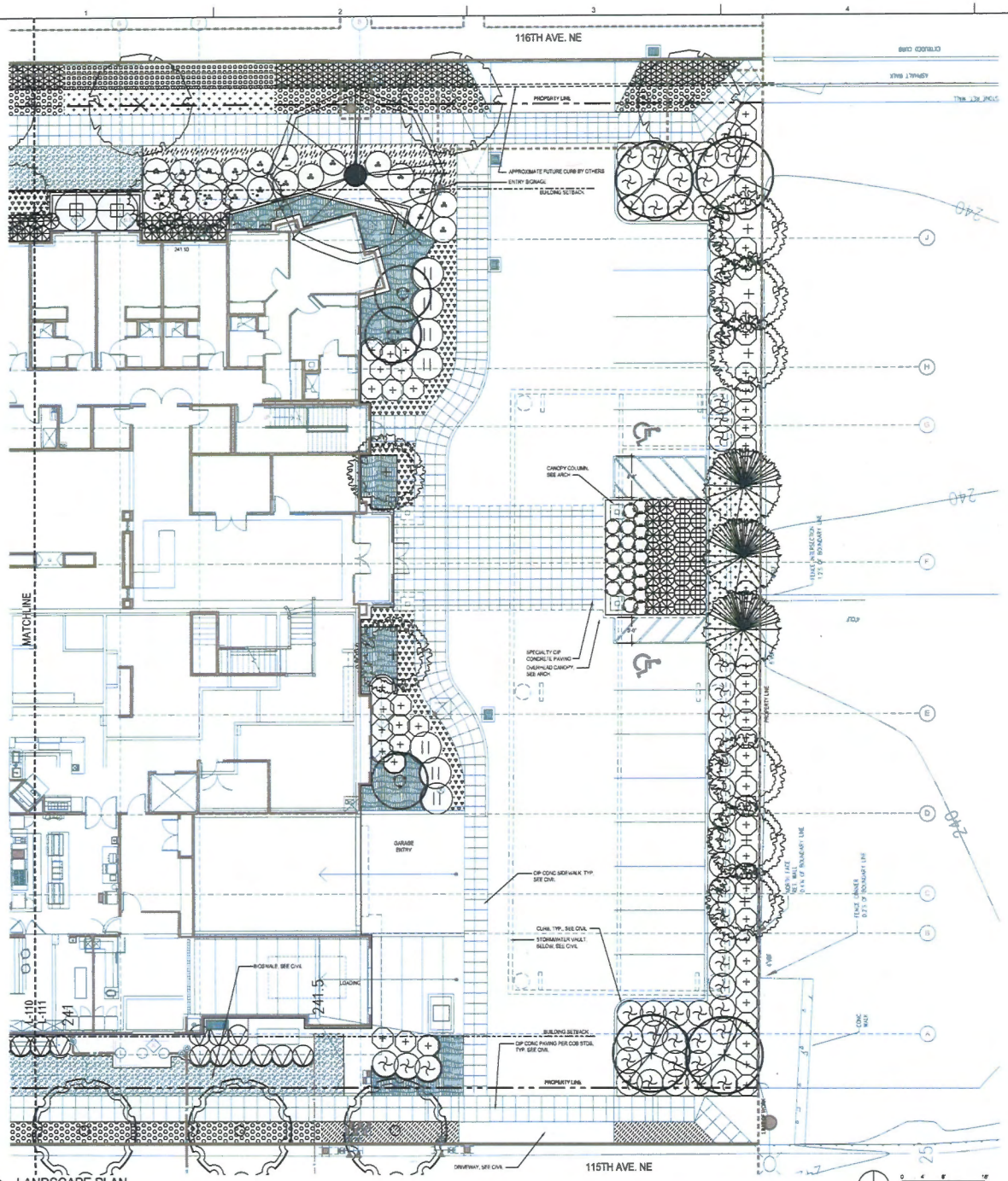

TREES	BOTANICAL NAME	COMMON NAME
	ACER CIRCINATUM	VINE MAPLE
	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SERVICEBERRY
	BETULA NIGRA 'LITTLE KING'	DWARF RIVER BIRCH
	CALOCEDRUS DECURRENS	INCENSE CEDAR
	CORNUS NUTTALLII 'STARLIGHT'	STARLIGHT DOGWOOD
	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH
	MAGNOLIA X 'BUTTERFLIES'	MAGNOLIA
	QUERCUS RUBRA	RED OAK
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA

SHRUBS	BOTANICAL NAME	COMMON NAME
	CHOISYA TERNATA 'AZTEC PEARL'	MEXICAN ORANGE
	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD
	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	ARNOLD PROMISE HYBRID WITCH HAZEL
	HYDRANGEA MACROPHYLLA 'AMETHYST'	AMETHYST HYDRANGEA
	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL
	LONICERA PILEATA	PRIVET HONEYSUCKLE
	NANDINA DOMESTICA 'MOON BAY' TM	HEAVENLY BAMBOO
	RHODODENDRON MUCRONATUM 'CORNELL PINK'	RHODODENDRON
	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY

GRASSES	BOTANICAL NAME	COMMON NAME
	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS

FERN	BOTANICAL NAME	COMMON NAME
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
	EPIMEDIUM X RUBRUM	RED BARRENWORT
	GAULTHERIA SHALLON	SALAL
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER
	LIRIOPE SPICATA	CREEPING LILY TURF
	OPHIOPOGON JAPONICUS	MONDO GRASS

BIORETENTION / BIOSWALE	
CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE
CAREX OBNUPTA	SLOUGH SEDGE
CAREX STIPATA	SAWBEAK SEDGE
JUNCUS EFFUSUS	COMMON RUSH
JUNCUS ENSIFOLIUS	DAGGER LEAF RUSH
JUNCUS TENUIS	SLENDER RUSH
SCIRPUS MICROCARPUS	SMALL-FRUITED BULRUSH

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MARK	DATE	DESCRIPTION
		REVISIONS

MARK	DATE	DESCRIPTION
S	05/18/2015	DESIGN DEVELOPMENT
A	03/16/2015	SCHEMATIC DESIGN

ISSUE INFORMATION
PLOT DATE: 06/18/2015

PROJECT NO: 2014021
DRAWN BY: SJ
CHECKED BY: Meleko Lamarre
GGLO PRINCIPAL IN CHARGE: Michael Wahlquist
GGLO PROJECT MANAGER: Jennifer McDougall Watt
OWNER APPROVAL:

SHEET TITLE
LANDSCAPE PLAN SOUTH

SHEET NO
L-111

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