



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 15-119249-LD
Project Name/Address: Spring District Phase 2 Residential/1209 124th Ave NE
Planner: Laurie Tyler
Phone Number: (425)-452-2728

Minimum Comment Period: September 17, 2015, 5PM

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

James E. Galt

ENVIRONMENTAL CHECKLIST

10/9/2009

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

INTRODUCTION

Purpose of the Checklist:

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

Instructions for Applicants:

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

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

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

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

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

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

Attach an 8 1/2" x 11 vicinity map which accurately locates the proposed site.

Received

JUL 29 2015

Permit Processing

LT
9/3/15

BACKGROUND INFORMATION

Property Owner: Security Properties

Proponent:

Contact Person: Michael Nanny

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

Address: 701 Fifth Ave. Suite 5700

Seattle, WA 98104-7097

Phone: (206) 628-8002

Proposal Title: Spring District Residential Phase 2

Proposal Location: 1209 124TH AVENUE NE BELLEVUE, WASHINGTON 98005

(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached.

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

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

1. General description: SEE ATTACHED.
2. Acreage of site: 1.9
3. Number of dwelling units/buildings to be demolished: 0
4. Number of dwelling units/buildings to be constructed: 279
5. Square footage of buildings to be demolished: 0
6. Square footage of buildings to be constructed: 376,190
7. Quantity of earth movement (in cubic yards): 50,000
8. Proposed land use: Residential, retail, restaurant
9. Design features, including building height, number of stories and proposed exterior materials:
See attached. Located within project file.
10. Other

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

Estimated date of construction complete March 1, 2018.

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

No

LT
9/3/15

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

None

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

The Spring District Master Development Plan, 11-125943-LP

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

Administrative Design Approval in accordance with the DA, MDP & LUC 20.25D for the Bel-Red area including Major Major Project (BB), Clearing & Grading (GD), Utility Extension (UE) if warranted, ROW Use & Shoring, MEP including SS & SD connection, Fire & Sign

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

Land Use Reclassification (rezone) Map of existing and proposed zoning

Preliminary Plat or Planned Unit Development
Preliminary plat map

Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

Building Permit (or Design Review)
Site plan
Clearing & grading plan

Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? +/-40% (small area) 80 sq. ft. - does not trigger CALUP

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

Fill overlying glacially consolidated soils (Vashon Till)

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

There are no known indications or history of unstable soils in the immediate vicinity.

LT
9/3/15

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

Proposed earthwork includes the excavation of approximately 50,000 CY of existing grade for the construction of a common sub-grade parking garage. Unsuitable soil or spoils will be exported to a licensed waste site. Structural fill, as needed and specified, will be trucked to the site from approved suppliers.

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

Yes, erosion is possible during clearing & grading and Construction of the project site.

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

74%

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

Erosion & Sediment Control (ESC) Plan along with a Turbidity Monitoring Plan (TMP) and a Construction Surface Water Pollution Prevention Plan (CSWPPP) per COB C&G Development Standards including BMP's & engineer of record recommendations. General techniques proposed during clearing & grading and construction: sediment ponds, fiber rolls, nets and blankets, wattle and silt fencing. Post Construction:

2. AIR

Preliminary Geotechnical Report prepared by GeoEngineers, dated June 5, 2015 was submitted with this application.

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

Potential emissions: Dust & auto/construction equipment emissions beyond what BMP dust and pollution control measures are able to capture/contain.

After project completion, emissions from vehicles to and from project site will occur.

Quantities: Indeterminable.

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

No

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

Limited & bulk deliveries, recommended use of high tier equipment, dust control through a proposed single point of entry to the site and quarry spall wheel wash station(s), sweeping and vacuuming of impervious surfaces on and immediately adjacent to the site per BCC 23.76.

Construction dust mitigation measures per Clear & Grade Code: BCC 23.76

3. WATER

- a. Surface

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

No

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

No

LT
9/3/15

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

N/A

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

The proposal will not require surface water withdraws or diversions. A February of 2013 geotechnical engineering report did not encounter groundwater during boring explorations and concluded that the site has a relatively deep groundwater table.

- (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, stormwater from impervious surfaces, e.g. rooftops, courtyards and a private drive will be collected, treated and conveyed through approved systems that eventually discharge into Lake Bellevue.

Project subject to
Utility Code BCC
24.06 and any
required Utility
permits.

b. Ground

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

This proposal will not involve withdrawals of, or discharges to groundwater.

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

None. This proposal does not include the discharge of waste materials into the ground from septic tanks or other sources. Residential, commercial and future retail uses within the project will be served by the City's public sewer system.

c. Water Runoff (Including storm water)

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

Stormwater runoff will be generated by roads, driveways, rooftops and other on site impervious surfaces. Collected runoff will be treated and will outfall via City storm to Lake Bellevue by means of an approved/engineered on-site drainage system designed in accordance with the Stormwater Management Manual for Western Washington and City of Bellevue regulations.

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

Not anticipated.

LT
9/3/15

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

Pervious paving, rain and rooftop gardens, landscaping and engineered bioretention systems complying with all applicable requirements of the 2012 version of the Stormwater Management Manual for Western Washington (SWMWW) and City of Bellevue Stormwater Management Guidelines.

4. Plants

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

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

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

100% of existing vegetation along edges of the existing warehouse slab and paved areas to be removed.

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

None known

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

21,900 sf of plantings and vegetated roof including native and adaptive plants per LUC 20.25D.

Landscape development required per LUC
20.25D.110

5. ANIMALS

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

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

LT
9/3/15

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

None known

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

Unknown

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

Future/permanent landscaping including use of native plantings to support small urban animals and fowl.

6. Energy and Natural Resources

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

Energy sourcing: Electricity & natural gas

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

No

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

HE/Energy star appliances, dual-paned vinyl windows, and use of natural light where feasible.

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 special emergency services that might be required.

None. Proposed project uses are limited to residential, commercial future retail and parking of personal vehicles only.

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

Spill Prevention, Control & Countermeasure Plan to be utilized by constructors of the project.

LT
9/3/15

b. Noise

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

None. No affects anticipated by existing noise.

Construction noise will be limited to the City's Noise Ordinance BCC 9.18

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

Construction related activities, traffic to and from the site and use of heavy equipment.

Sound levels: Indeterminable.

Note: The Bel-Red Corridor FEIS states that long-term noise impacts would be similar to the No-Action Alternative (70-72 dBA) in areas proposed for residential development.

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

Appropriate hours of operation, confirmation that sound dampening devices required for all construction related equipment are performing as engineered and adherence to noise control requirements per BCC 9.18.

8. Land and Shoreline Use

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

The site is vacant with no active uses. Adjacent properties include retail & warehouse uses.

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

No

- c. Describe any structures on the site.

None

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

None

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

BR-OR-2, BR-OR-1

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

Bel-Red Subarea

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

N/A

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

No

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

+/- 420

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

None

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

N/A

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

Adherence to the 2007 Bel-Red Corridor Project Steering Committee Recommendation, The Spring District Development Agreement, Master Development Plan and support throughout City of Bellevue Development Services

9. Housing

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

+/- 282 middle income units

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

None

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

None

10. Aesthetics

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

The tallest height proposed is for Building A - 91'-6". The principal exterior material is fiber cement panel.

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

The immediate vicinity is vacant at this time. This residential project will be smaller in scale than the proposed commercial office buildings and will have minimal impact on views.

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

The development is broken into 3 buildings to reduce the scale of the project. Careful detailing and articulation of the exterior facade further helps to break down the scale of the structures.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The project will have exterior security lighting and entry lighting typical of a residential apartment building. Lighting will be shielded from the sky and aimed towards adjacent properties.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

c. What existing off-site sources of light or glare may affect your proposal?
None

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

Shielded site & building lighting on photocells, dark sky compliant where feasible and no use of reflective glazing. The project shall also adhere to applicable Light & Glare requirements per LUC 20.20.522.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Wilburton sports fields to the south, Hidden Valley sports park to the west and Cherry Crest Park to the North.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

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

Play area, Picnic area, bike club for residents, public plaza

13. Historic and Cultural Preservation

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

None known

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

None known

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Existing NE 12th St. & 120th Ave NE are near the site. NE District Way, 121st Ave NE. 122nd Ave NE (private) and 123rd Ave NE (private) will be adjacent to the site in the future

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. Approximately 150 feet to transit stops along NE 12th Street

c. How many parking spaces would be completed project have? How many would the project eliminate?
268, none

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

No, existing streets to remain.

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

No

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

Traffic demand for this project included in the traffic analysis presented for the Master Development Plan

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

Ease of access from bike parking through the project to public streets & existing public transportation.

15. Public Services

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

Yes; however, a negligible impact to schools and public services considering the project type and demographic.

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

none.

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.

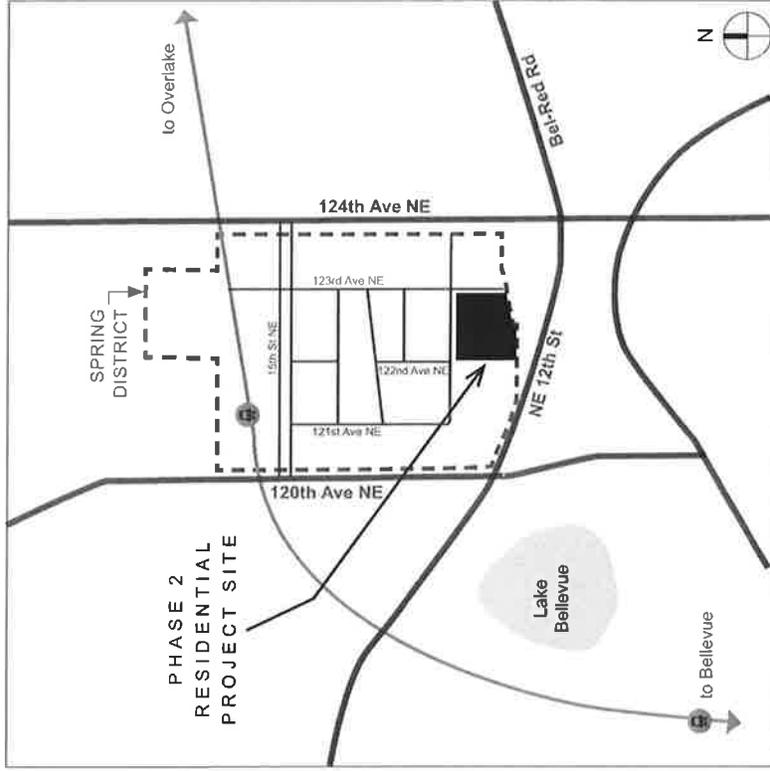
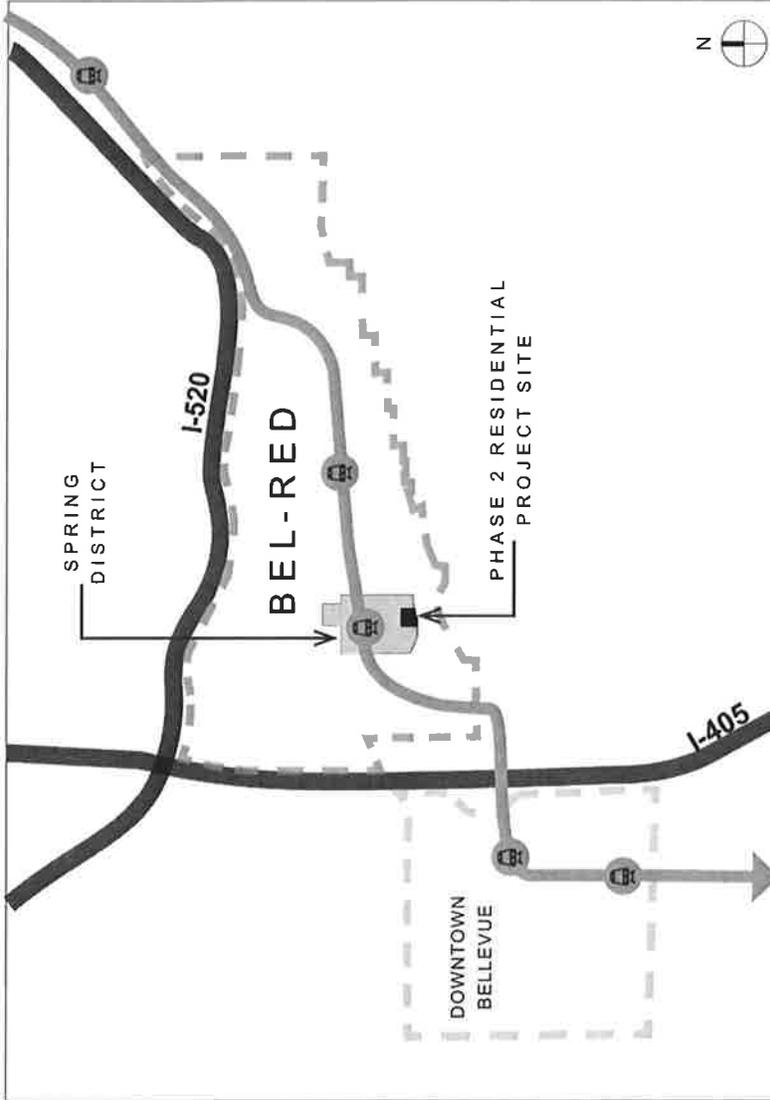
Water, sanitary, storm - COB
Electricity & gas - PSE

Signature

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

Signature..........Date Submitted.....7/28/15.....

Vicinity Map



Project Description

The design consists of three distinct buildings of varying scale and design, two of type VA over IA podium, and one of type IB, all over a type IA concealed, underground parking garage. To activate and create vibrant and friendly streets; retail, live/work and townhouses front NE District Way and 123rd Ave NE. Amenity spaces, vertical circulation, townhouses and family flats open onto the public courtyard and other exterior public spaces. The proposed design incorporates a mixture of public and private exterior spaces that are designed to link to the Phase 1A pedestrian plaza and streetscape, and continues a landscaped public midblock connection through Phase 1A and Phase 2 for the neighborhoods. Landscaping will be integrated into the ground plane and roofscapes to create a fluid experience between open spaces and adjacent sites. The scale of the new residential community is integrated with Phase 1A and future adjacent taller buildings across front streets by varying heights of each building. Diversity is further enhanced by having varying heights on the buildings themselves and by creating a unique architectural character for each building that is related, but distinct. A highly glazed special corner at the intersection of NE District Way and NE 123rd emphasizes the urban design context of the intersection.

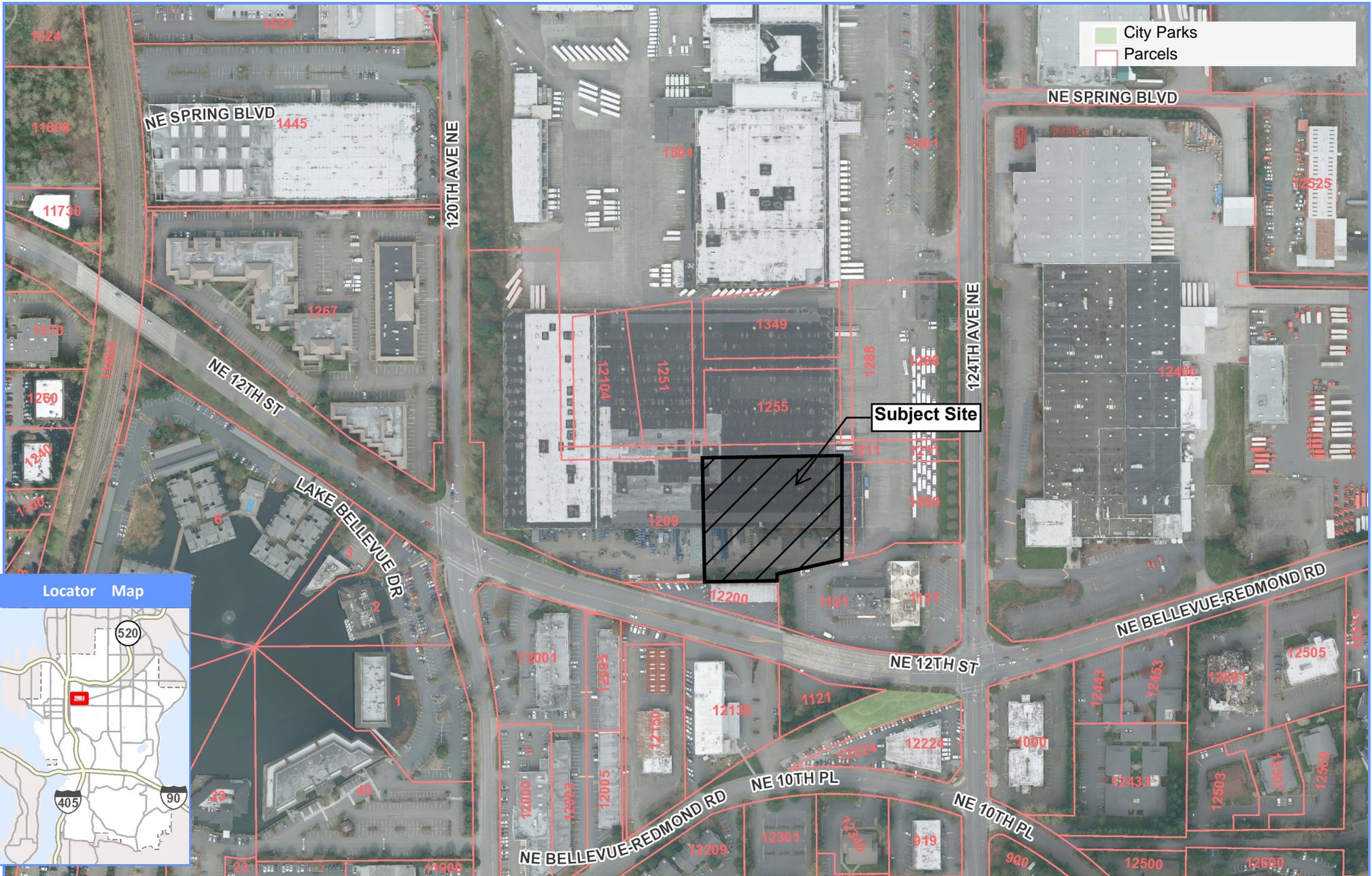
Building A, fronting on NE District Way, will be a nine story residential building with 118 residential units, ground level live/work, retail and leasing office.

Building B, fronting on 123rd Ave NE, is a six story residential building with 101 units, ground level townhouses, retail, fitness center and Wi-Fi café.

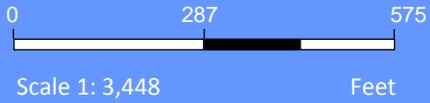
Building C, on the southern portion of the site, is a six story residential building with 60 units, with ground family flats and bike facility for the residents, and a south facing rooftop amenity space.

Two levels of below grade parking with approximately 255 vehicle parking stalls and 90 bicycle parking spaces will be shared by all three buildings.

Heights of the buildings vary from 56' to 91'. Building A height steps up from 86' from the west to 91' on the east. The Building B height steps from 76' on the north to 72' on the south. Building C height steps down from 72' on the east, to 69' on the north to 56' on the southwest. The increase in height from south to north and east to west helps to provide a graceful transition from Phase 2 to the adjacent taller buildings anticipated across NE District Way and 123rd Ave NE, and a variety of building profile for the neighborhood.



15-119249-LD - Spring Phase 2



ZONING CODE SUMMARY

APPLICABLE CODE: CITY OF BELLEVUE TITLE 20 LAND USE CODE
 ZONING / LAND USE CLASSIFICATION: BR-OR-1 / BR-OR-2
 SPECIAL REVIEW DISTRICT / OVERLAY DISTRICT: BEL-RED DISTRICT

LUC 20.25D.070 USES ALLOWED
 RESIDENTIAL - FIVE OR MORE DWELLING UNITS PER STRUCTURE (5)
 (5) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120.

FOOD AND CONVENIENCE STORE (RETAIL) (5.6)
 EATING/DRINKING ESTABLISHMENTS (3, 6, 9)
 MISCELLANEOUS RETAIL TRADE, DRUGS, LIQUOR, BOOKS, VIDEO RENTAL (3)
 (3) ANY NEW BUSINESS WHICH COMBINES THREE OR MORE PERMITTED RETAIL SALES USES SHALL BE LIMITED IN SIZE TO 50,000 SQUARE FEET. THIS DOES NOT APPLY TO USES THAT EXCEED THE SIZE LIMIT BUT ARE DOCUMENTED EXISTING USES PURSUANT TO LUC 20.25D.060
 (5) FOOD AND CONVENIENCE STORES (RETAIL) SHALL CONTAIN AT LEAST 75 PERCENT SQUARE FOOTAGE OF RETAIL FOOD SALES NOT FOR CONSUMPTION ON PREMISES.
 (6) DRIVE-IN WINDOWS ARE NOT ALLOWED EXCEPT AS REGULATED BY LUC 20.25D.060
 (9) MICROBREWERY MANUFACTURING IS PERMITTED AS A COMPONENT OF AN EATING AND DRINKING ESTABLISHMENT, PROVIDED, THAT THE MANUFACTURING USE OCCUPIES NOT MORE THAN 50 PERCENT OF THE TOTAL SQUARE FOOTAGE OF THE COMBINED ESTABLISHMENT.

BUSINESS SERVICES, ADMINISTRATIVE OFFICE - GENERAL, PROFESSIONAL SERVICES AND MEDICAL CLINICS (10)
 (10) BICYCLE PARKING SHALL BE PROVIDED PURSUANT TO LUC 20.25D.120 G.

PROPOSED: MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND BELOW GRADE PARKING.

LUC 20.25D.080 DIMENSIONAL REQUIREMENTS

CHART 20.25D.080.A

BEL-RED LAND USE DISTRICT (19)	TOWER TYPE (1) (17)	MINIMUM SETBACKS/STEPBACKS (3) (5) (7) (8) (10)			GROSS SF/FLOOR ABOVE 40 FT. (GSF/F) (16) (20) (21)	GROSS SF/FLOOR ABOVE 80 FT. (GSF/F) (16) (20) (21)	MAXIMUM IMPERVIOUS SURFACE/LOT COVERAGE (6)	BUILDING HEIGHT (4) (22)		FLOOR AREA RATIO (4) (9)	
		FRONT	REAR	SIDE				BASE	MAX.	BASE	MAX.
OR-2	NONRESIDENTIAL				28,000	28,000					
RC-2	RESIDENTIAL	0 (2)	0 (14)	0 (14)	28,000/12,000	9,000	75%	45	125	1	4

SETBACK REQUIREMENTS: FRONT: 0' (PROPOSED 18'-2")
 REAR: 0' (PROPOSED 11'-0")
 SIDE: 0' (PROPOSED 28'-0")

SEE SHEET A1.01 SITE PLAN

GROSS FLOOR AREA ABOVE 80': BUILDING A = 11,611 SF
 BUILDING B < 80'
 BUILDING C < 80'

BUILDING HEIGHT MAXIMUM 125': BUILDING A 85'-7" TOP OF ROOF
 BUILDING B 69'-8" TOP OF ROOF
 BUILDING C 68'-10" TOP OF ROOF

SEE BUILDING ELEVATIONS A3.01 - A3.05 FOR HEIGHT INFORMATION

FAR AMENITY CALCULATION	
TOTAL AGGREGATE PARCEL SF	83,367
TOTAL ALLOWED SF AT MAX FAR (4.0)	333,468
BASE FAR ALLOWED (1.0)	83,367
GFA SUBMIT TO INCENTIVE SYSTEM	166,883
GFA IN TIER 1A (UP TO 1.25 FAR)	104,209
GFA IN TIER 1B (UP TO 1.25 FAR)	62,674
GFA OF PROPOSED DEVELOPMENT	250,250
PROPOSED FAR	3.00

FEE IN LIEU PAYMENT REQUIRED FOR AFFORDABLE HOUSING PER THE SPRING DISTRICT MASTER DEVELOPMENT PLAN

SEE F.A.R. PLANS G0.05, G0.06, AND G0.07

LUC 20.25D.110 LANDSCAPE DEVELOPMENT, OUTDOOR STORAGE, RETAIL DISPLAY AND FENCE STANDARDS.
 SEE LANDSCAPE DRAWINGS.

LUC 20.25D.120 PARKING, CIRCULATION, AND INTERNAL WALKWAY REQUIREMENTS.

CHART 20.25D.120.B.2 - PARKING STANDARDS FOR BEL-RED (6) (7)

USE	UNIT OF MEASURE	MO-1, OR-1, OR-2, RC-1, RC-2		MO, OR, RC, CR, GC, R, ORT	
		MIN.	MAX.	MIN.	MAX.
e. OFFICE: BUSINESS SERVICES/ PROFESSIONAL SERVICES/ GENERAL OFFICE	PER 1,000 NSF	2	3.0/3.5 (1)	3	4
g. RESIDENTIAL (5)	PER UNIT	0.75	2	1	2
h. RESTAURANT AND BAR (3)	PER 1,000 NSF	5.0 (4)	15	10	20
j. RETAIL AND PERSONAL SERVICE IN MIXED-USE DEVELOPMENT (2, 3)	PER 1,000 NSF	2	3.5	3	4.5

NOTES APPLICABLE TO PARKING STANDARDS FOR BEL-RED (CHART 20.25D.120.B.2):

(4) INSIDE NODES, NO PARKING IS REQUIRED FOR RETAIL AND RESTAURANT AND/OR BAR USES UNDER 2,000 NSF WHEN THE USE IS DIRECTLY ADJACENT TO A PUBLIC ON-STREET PARKING SUPPLY OF AT LEAST 20 SPACES WITHIN 500 FEET, OR WITHIN 1,000 FEET OF A PUBLIC PARKING GARAGE, OR WITHIN 500 FEET OF A LIGHT RAIL OR BUS RAPID TRANSIT STATION.

PROPOSED: 255 TOTAL PARKING SPACES
 RESIDENTIAL = 279 * 0.75 = 210 SPACES REQUIRED
 223 SPACES PROVIDED + 18 TANDEM = 240 TOTAL
 RETAIL BUILDING A = NO PARKING REQUIRED (IF LESS THAN 2,000 NSF)
 RESTAURANT BUILDING B = 2,781 SF / 1,000SF = 2.8 X 5 SPACES = 14 REQUIRED
 14 SPACES PROVIDED

G. BICYCLE PARKING
 OFFICE, RESIDENTIAL, INSTITUTIONAL, RETAIL, AND EDUCATION USES ARE REQUIRED TO PROVIDE BICYCLE PARKING PURSUANT TO THE FOLLOWING STANDARDS:

- RATIO
 - ONE SPACE PER 10,000 NSF FOR NONRESIDENTIAL USES GREATER THAN 20,000 NSF.
 - ONE SPACE PER EVERY 10 DWELLING UNITS FOR RESIDENTIAL USES
- LOCATION. MINIMUM BICYCLE PARKING REQUIREMENT SHALL BE PROVIDED ON SITE.
- COVERED SPACES. AT LEAST 50 PERCENT OF REQUIRED PARKING SHALL BE PROTECTED FROM RAINFALL BY COVER.
- RACKS. THE RACK(S) SHALL BE SECURELY ANCHORED AND A BICYCLE SIX FEET LONG CAN BE SECURELY HELD WITH ITS FRAME SUPPORTED SO THE BICYCLE CANNOT BE PUSHED OR FALL IN A MANNER THAT WILL DAMAGE THE WHEELS OR COMPONENTS.
- SIZE REQUIREMENT. EACH REQUIRED BICYCLE PARKING SPACE SHALL BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

PROPOSED: 29 BICYCLE SPACES REQUIRED
 88 BICYCLE SPACES PROVIDED

BUILDING	USE	AREA/QUANTITY	REQUIRED	PROVIDED
BUILDING A:	RETAIL	1,110 SF	0	1
	RESIDENTIAL	118 UNITS	12	30
BUILDING B:	RESTAURANT	2,808 SF	0	1
	RESIDENTIAL	101 UNITS	11	30
BUILDING C:	RESIDENTIAL	60 UNITS	6	28
TOTAL:	ABOVE GRADE		0	2
	BELOW GRADE		29	88

LUC 20.25D.150 LIGHTING - EXTERIOR LIGHTS/PARKING AREA LIGHTS MUST CONFORM TO LUC 20.25D.150.
 NOTED
 SEE CIVIL DRAWINGS FOR STREET LIGHTING.

LUC 20.25D.525 MECHANICAL EQUIPMENT.
 C.4 MECHANICAL EQUIPMENT SHALL BE VISUALLY SCREENED BY A SOLID, NONREFLECTIVE VISUAL BARRIER THAT EQUALS OR EXCEEDS THE HEIGHT OF THE MECHANICAL EQUIPMENT; PROVIDED, THAT THE FUNCTION OF A LARGE SATELLITE DISH ANTENNA OR AN TENNA ARRAY MAY NOT BE COMPROMISED BY THE SCREENING REQUIREMENT. THE BARRIER MAY BE PROVIDED BY ANY OF THE FOLLOWING:

- ARCHITECTURAL FEATURES, SUCH AS PARAPETS OR MECHANICAL PENTHOUSES;
- WALLS OR SOLID FENCING, OF A HEIGHT AT LEAST AS HIGH AS THE EQUIPMENT IT SCREENS;
- VEGETATION AND / OR A COMBINATION OF VEGETATION AND VIEW-OBSCURING FENCING, OF A TYPE AND SIZE WHICH WILL PROVIDE A DENSE VISUAL BARRIER AT LEAST AS HIGH AS THE EQUIPMENT IT SCREENS WITHIN TWO YEARS FROM THE TIME OF PLANTING; OR
- THE NATURAL TOPOGRAPHY OF THE SITE OR THE ADJOINING PROPERTY OR RIGHT-OF-WAY.

C.5 WHERE SCREENING FROM ABOVE IS REQUIRED, MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING ONE OF THE FOLLOWING MEASURES:
 a. A SOLID NONREFLECTIVE ROOF. THE ROOF MAY INCORPORATE NONREFLECTIVE LOUVERS, VENTS OR SIMILAR PENETRATIONS TO PROVIDE NECESSARY VENTILATION OR EXHAUST OF THE EQUIPMENT BEING SCREENED; OR
 b. PAINTING OF THE EQUIPMENT TO MATCH OR APPROXIMATE THE COLOR OF THE BACKGROUND AGAINST WHICH THE EQUIPMENT IS VIEWED.

PROPOSED: MECHANICAL EQUIPMENT WILL BE CONSOLIDATED TO THE MAXIMUM EXTENT REASONABLE AND WILL BE VISUALLY SCREENED BY A SOLID, NONREFLECTIVE VISUAL BARRIER THAT EQUALS OR EXCEEDS THE HEIGHT OF THE MECHANICAL EQUIPMENT.

LUC 20.25D.540 MULTIFAMILY PLAY AREAS.
 NEW MULTIFAMILY DEVELOPMENTS OF 10 UNITS OR MORE SHALL BE REQUIRED, AS A CONDITION OF BUILDING PERMIT APPROVAL, TO PROVIDE A MINIMUM OF 800 SQUARE FEET OF UNPAVED, USABLE OPEN SPACE WITH LAWN OR OTHER SOFT SURFACE FOR AN OUTDOOR CHILDRENS PLAY AREA, PLUS AN ADDITIONAL 50 SQUARE FEET OF USABLE OPEN SPACE FOR EACH ADDITIONAL UNIT BEYOND THE INITIAL 10 UNITS, UP TO A MAXIMUM OF 10,000 SQUARE FEET, EXCEPT THAT THIS REQUIREMENT DOES NOT APPLY TO MULTIFAMILY DEVELOPMENT DOWNTOWN OR TO DEVELOPMENTS DEVOTED EXCLUSIVELY TO SENIOR CITIZEN DWELLINGS AS DEFINED AT LUC 20.50.046.

PROPOSED: SEE LANDSCAPE DRAWINGS FOR PLAY AREA MEETING 10,000 SF REQUIREMENT.

LUC 20.20.725 RECYCLING AND SOLID WASTE COLLECTION
 ALL NEW DEVELOPMENT FOR MULTIFAMILY HOUSING EXCEEDING FOUR UNITS, COMMERCIAL, OFFICE, AND MANUFACTURING USES SHALL PROVIDE ON-SITE COLLECTION AREAS FOR RECYCLABLE MATERIALS AND SOLID WASTE, AS THOSE TERMS ARE USED IN CHAPTER 9.26 BCC, AS FOLLOWS:

- THE RECYCLING AND SOLID WASTE COLLECTION AREAS SHALL BE ACCESSIBLE TO RESIDENTS AND/OR WORKERS OF THE PROPOSED DEVELOPMENT;
- THERE SHALL BE AT LEAST ONE SOLID WASTE COLLECTION AREA PROVIDED IN EACH DEVELOPMENT;
- THERE SHALL BE ONE RECYCLING COLLECTION AREA PER 30 DWELLING UNITS IN MULTIFAMILY COMPLEXES;
- THE RECYCLING COLLECTION AREA SHALL BE AT LEAST:
 - ONE AND ONE-HALF SQUARE FEET PER DWELLING UNIT IN MULTIFAMILY DEVELOPMENTS EXCEEDING FOUR UNITS;
 - FIVE SQUARE FEET PER 1,000 GROSS SQUARE FEET IN RETAIL DEVELOPMENT.

PROPOSED: THE AREA AND LOCATION OF THE GARBAGE AND RECYCLE COLLECTION IS LOCATED ON THE NORTHWEST CORNER OF THE FIRST FLOOR OF BUILDING C. THIS IS AN ENCLOSED SPACE FROM WHICH THE TRUCK WILL COLLECT THE GARBAGE AND RECYCLE FROM THE COLLECTION ROOMS LOCATED ON P1.

TRASH WILL NOT BE STORED AT THE CURB OR PRIVATE DRIVE FOR COLLECTION.

RESIDENTIAL = 279 * 1.5 SF = 419 SF REQUIRED
 TRASH ROOM = 740 SF PROVIDED ON LEVEL P1
 RECYCLE ROOM = 457 SF PROVIDED ON LEVEL P1

COMMERCIAL = 3,918 SF / 1,000 SF = 3.92 X 5 = 20 SF REQUIRED
 508 SF PROVIDED

SEE SHEETS A2.02 AND A2.03 FOR LOCATIONS

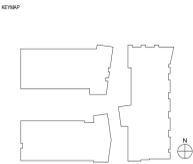
GROSS BUILDING AREA FOR ALL BUILDINGS

RESIDENTIAL	242,371	SF
AMENITY	7,879	SF
RETAIL	3,918	SF
GARAGE LEVEL P1	55,029	SF
GARAGE LEVEL P2	58,372	SF
GRAND TOTAL	367,569	SF

PROJECT
 SPRING DISTRICT
 PHASE 2

LOCATION
 1209 124TH AVENUE NE,
 BELLEVUE, WA 98005
 U.S.A.

PREPARED FOR
 SECURITY PROPERTIES



NO.	DATE	REVISION

PROJECT DIRECTOR
 BG
 PROJECT MANAGER
 BG
 PROJECT DESIGNER
 CH
 PROJECT ARCHITECT
 CS
 PROJECT TEAM MEMBERS
 BP, KP, NH
 DESIGNER
 BG, KB
 ARCHITECT SEAL



TITLE
ZONING / LAND USE SUMMARY
 PROJECT NO.
 1423713
 DATE
 JULY 17, 2015

SHEET NUMBER
G0.02
 ADR SET
 © 2015 MITHUN, INC.



1 BUILDING B - EAST ELEVATION
1/16" = 1'-0"

0' 4' 8' 16'

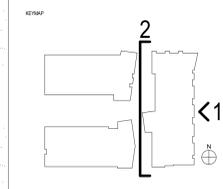


2 BUILDING B - WEST ELEVATION / SECTION
1/16" = 1'-0"

0' 4' 8' 16'

BUILDING ELEVATION MATERIAL LEGEND:

<p>VINYL WINDOWS - VPI</p> <p>VW-1 WHITE VS-1 VINYL SLIDING DOOR TO MATCH VW-1</p> <p>VW-2 GRAY VS-2 VINYL SLIDING DOOR TO MATCH VW-2</p> <p>VW-3 ARCHITECTURAL BRONZE VS-3 VINYL SLIDING DOOR TO MATCH VW-3 VD-1 VINYL SWING DOOR TO MATCH VW-3</p> <p>ALUMINUM STOREFRONT - KAWNEER, 451 UT</p> <p>ALUM-1 CLEAR, ANODIZED ALUM-2 DARK BRONZE, ANODIZED ALUM-3 ALUMINUM OPERABLE WINDOW, PERMAZIDE HARDCOAT FINISH, TERRA COTTA METALLIC ALUM-4 ALUMINUM BRAKE SHAPE</p>	<p>FIBER CEMENT PANEL - HARDIE REVEAL 2.0</p> <p>FCP-1 BENJAMIN MOORE, 2068-10, FALL HARVEST MP-1 METAL PAINTED TO MATCH FCP-1</p> <p>FCP-2 SHERWIN WILLIAMS, SW7011, NATURAL CHOICE MP-2 METAL PAINTED TO MATCH FCP-2</p> <p>FCP-3 SHERWIN WILLIAMS, SW7048, URBAN BRONZE MP-3 METAL PAINTED TO MATCH FCP-3</p> <p>FCP-4 SHERWIN WILLIAMS, SW6671, CURRY MP-4 METAL PAINTED TO MATCH FCP-4</p> <p>FCP-5 SHERWIN WILLIAMS, SW6915, CITRONELLA MP-5 METAL PAINTED TO MATCH FCP-5</p> <p>FCP-6 COLORLIFE, CL1806A, WARM FIELD MP-6 METAL PAINTED TO MATCH FCP-6</p>	<p>METAL SIDING</p> <p>MTS-1 CORRUGATED METAL SIDING</p> <p>MTS-2 CORRUGATED PERFORATED METAL SIDING</p>	<p>BALCONY RAILINGS</p> <p>MTL-1 PREFABRICATED BOLT-ON BALCONY WITH METAL RAILING</p> <p>MTL-2 PREFABRICATED BOLT-ON BALCONY WITH GLASS RAILING</p>	<p>DECKING</p> <p>MTL-3 PREFABRICATED BOLT-ON JULIETTE DECK WITH METAL RAILING</p> <p>MTL-4 GLASS OVER STEEL CHANNEL CANOPY FRAMING, PAINTED</p>	<p>ROOFING</p> <p>MTL-5 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED</p> <p>MTL-6 CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED, WITH WOOD SOFFIT, STAINED</p>
---	--	---	--	---	--



NO.	DATE	REVISION

PROJECT DIRECTOR
BG
PROJECT MANAGER
BG
PROJECT DESIGNER
CH
PROJECT ARCHITECT
CS
PROJECT TEAM MEMBERS
BP, KP, NH
CHECK
BG, KB
ARCHITECT SEAL



TITLE
BUILDING B - EAST / WEST ELEVATION / SECTION

PROJECT NO.
1423713

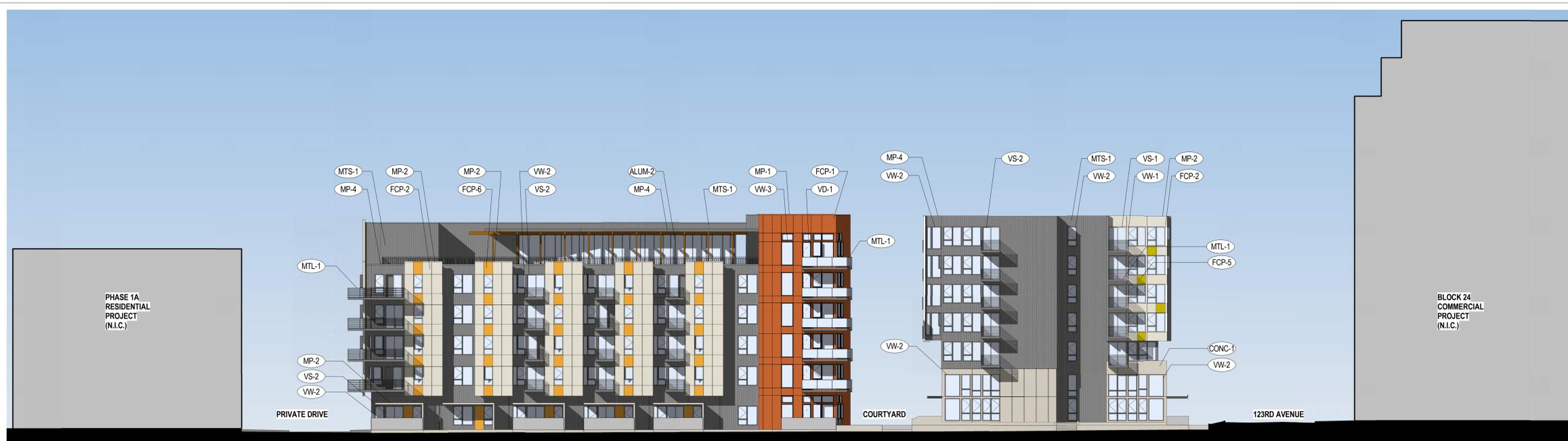
DATE
JULY 17, 2015

SHEET NUMBER
A3.02

ADR SET
© 2015 MITHUN, INC.

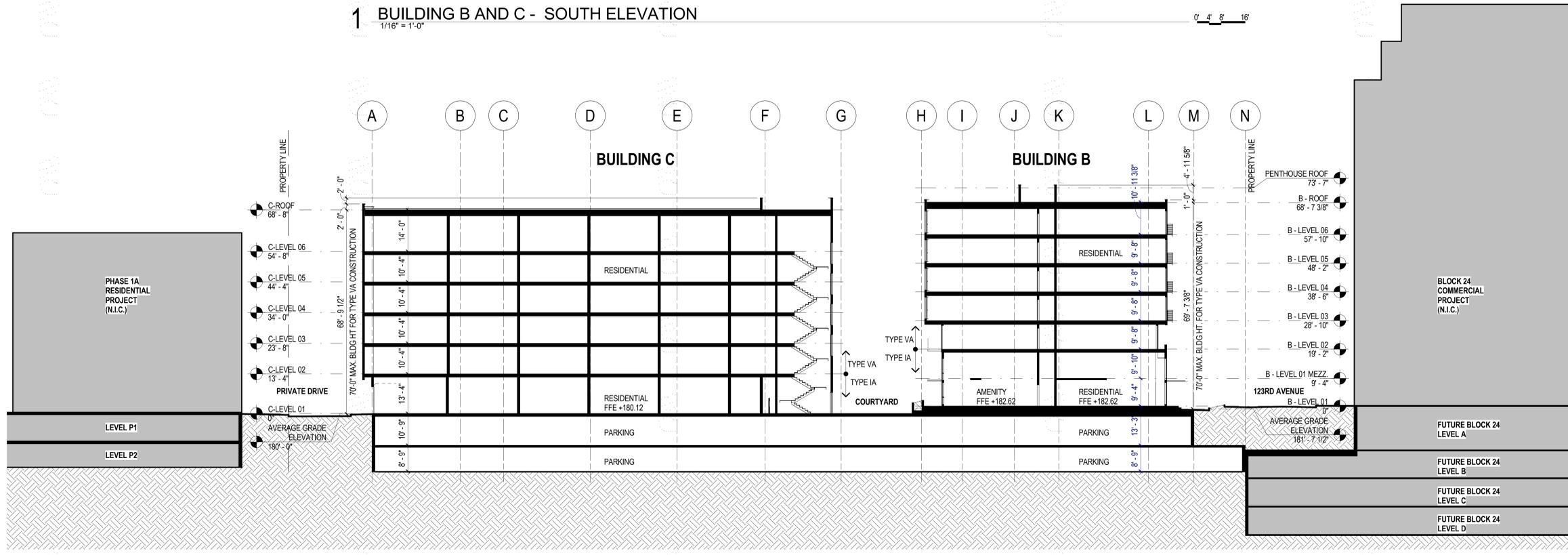
NOT FOR CONSTRUCTION

MITHUN, INC. OR ITS AFFILIATED COMPANIES OR SUBSIDIARIES MAY BE EMPLOYED BY OR CONSULTED BY THE CLIENT OR OTHER PARTIES FOR THE PROJECT DESCRIBED HEREIN. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF MITHUN, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MITHUN, INC. THE CLIENT AND OTHER PARTIES ARE ADVISED THAT THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF MITHUN, INC. THE CLIENT AND OTHER PARTIES ARE ADVISED THAT THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF MITHUN, INC. THE CLIENT AND OTHER PARTIES ARE ADVISED THAT THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF MITHUN, INC. THE CLIENT AND OTHER PARTIES ARE ADVISED THAT THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DESIGN OR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF MITHUN, INC.



1 BUILDING B AND C - SOUTH ELEVATION
 1/16" = 1'-0"

0' 4' 8' 16'



2 BUILDING B AND C - LONGITUDINAL SECTION
 1/16" = 1'-0"

0' 4' 8' 16'

BUILDING ELEVATION MATERIAL LEGEND:

VINYL WINDOWS - VPI		FIBER CEMENT PANEL - HARDIE REVEAL 2.0	
VW-1	WHITE	FCP-1	BENJAMIN MOORE, 2068-10, FALL HARVEST
VS-1	VINYL SLIDING DOOR TO MATCH VW-1	MP-1	METAL PAINTED TO MATCH FCP-1
VW-2	GRAY	FCP-2	SHERWIN WILLIAMS, SW7011, NATURAL CHOICE
VS-2	VINYL SLIDING DOOR TO MATCH VW-2	MP-2	METAL PAINTED TO MATCH FCP-2
VW-3	ARCHITECTURAL BRONZE	FCP-3	SHERWIN WILLIAMS, SW7048, URBAN BRONZE
VS-3	VINYL SLIDING DOOR TO MATCH VW-3	MP-3	METAL PAINTED TO MATCH FCP-3
VD-1	VINYL SWING DOOR TO MATCH VW-3	FCP-4	SHERWIN WILLIAMS, SW6671, CURRY
		MP-4	METAL PAINTED TO MATCH FCP-4
ALUMINUM STOREFRONT - KAWNEER, 451 UT		FCP-5	SHERWIN WILLIAMS, SW6915, CITRONELLA
ALUM-1	CLEAR, ANODIZED	MP-5	METAL PAINTED TO MATCH FCP-5
ALUM-2	DARK BRONZE, ANODIZED	FCP-6	COLORLIFE, CL1806A, WARM FIELD
ALUM-3	ALUMINUM OPERABLE WINDOW, PERMAZIE HARDCOAT FINISH, TERRA COTTA METALLIC	MP-6	METAL PAINTED TO MATCH FCP-6
ALUM-4	ALUMINUM BRAKE SHAPE		

METAL SIDING	
MTS-1	CORRUGATED METAL SIDING
MTS-2	CORRUGATED PERFORATED METAL SIDING



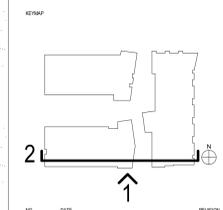
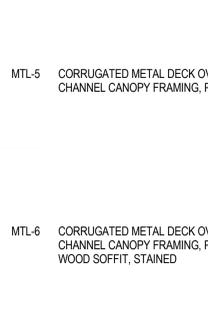
MTL-1	PREFABRICATED BOLT-ON BALCONY WITH METAL RAILING
MTL-2	PREFABRICATED BOLT-ON BALCONY WITH GLASS RAILING



MTL-3	PREFABRICATED BOLT-ON JULIETTE DECK WITH METAL RAILING
MTL-4	GLASS OVER STEEL CHANNEL CANOPY FRAMING, PAINTED



MTL-5	CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED
MTL-6	CORRUGATED METAL DECK OVER STEEL CHANNEL CANOPY FRAMING, PAINTED, WITH WOOD SOFFIT, STAINED



NO.	DATE	REVISION

PROJECT DIRECTOR
 BG
 PROJECT MANAGER
 BG
 PROJECT DESIGNER
 CH
 PROJECT ARCHITECT
 CS
 PROJECT TEAM LEADERS
 BP, KP, NH
 CHECK
 BG, KB
 ARCHITECT SEAL

TITLE
SOUTH ELEVATION / SECTION

PROJECT NO.
 1423713

DATE
 JULY 17, 2015

SHEET NUMBER
A3.03

ADR SET
 © 2015 MITHUN, INC.

NOT FOR CONSTRUCTION

