



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 16-132401-LD, 16-132572-LO, 16-132525-LS  
Project Name/Address: The Spring District, Block 17- AMLI / 1375 121<sup>st</sup> Avenue NE  
Planner: Laurie Tyler  
Phone Number: (425)-452-2728

**Minimum Comment Period: July 14, 2016, 5PM**

Materials included in this Notice:

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

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
AMLI Spring District
2. Name of applicant: [\[help\]](#)  
Jon Hall (GGLO)
3. Address and phone number of applicant and contact person: [\[help\]](#)  
1301 1st Ave, Suite 301, Seattle, WA 98101, 206.902.5508
4. Date checklist prepared: [\[help\]](#)  
*May 13, 2016*
5. Agency requesting checklist: [\[help\]](#)  
*City of Bellevue*
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
Estimated construction completion: Q2 of 2019 Subject to Change
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
Phase I ESA prepared by SES dated 11/17/15.  
Wetland Mitigation: Permit Number 15-127125GD  
LO Permit will be submitted to mitigate the steep slope.
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. [\[help\]](#)  
No.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
LD - Design Review, LO - Critical Areas, GD - Clearing and Grading, BV - Shoring Permit, BB - Building Permit, FB - Fire Sprinkler Systems, TE - ROW Street Use Permit **LS - Variance**
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.) [\[help\]](#)  
New construction of 1 building to include 204 apartment units, 3 levels of below grade parking, street level retail along 121st Ave NE, courtyards and rooftop deck area.
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. [\[help\]](#)

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6/30/16

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one):  Flat,  rolling,  hilly,  steep slopes,  mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
40%
- 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. [\[help\]](#)

Fill overlying recent deposits underlain by competent glacially consolidated soils.

Fill was encountered in the explorations at the site below the forest duff or slab section. The fill generally consists of loose/stiff to medium dense/very stiff sand and silt with variable gravel content. The thickness of fill encountered in the explorations ranged from about 9½ feet in the southwest corner of the site up to approximately 33½ feet in the northeast corner of the site. Although not encountered in the explorations completed for this study, the fill may contain foundation elements and/or utilities from previous site development, debris, rubble and/or cobbles and boulders.

Recent deposits consisting of loose to medium dense sand with variable silt and gravel content and medium stiff to stiff silt and clay were observed below the fill in several of the borings completed in the western and central portion of the site (GEI-1 through GEI-3, and B-6). Very soft to medium stiff peat was also encountered within the recent deposits soil layer in borings GEI-1, GEI-2 and B-6. The thickness of peat within the recent deposits layer varied from approximately 5 to 8½ feet. Where encountered, the recent deposits extended to depths of 17 to 40½ feet below site grades.

The glacially consolidated soils were encountered below the fill or recent deposits, where present. The glacially consolidated soil deposits consist of dense to very dense silty sand with variable gravel content. The glacially consolidated soil units encountered below fill or recent deposits extended to the depths explored.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
The site has no surface indications or history of unstable soils.
- 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. [\[help\]](#)  
Proposed earthwork includes the excavation of approximately 57,000 CY of existing grade for the construction of the parking garage. Unsuitable soil will be exported to a licensed waste site. Approximately 3,500 CY of structural fill, as 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. [\[help\]](#)  
No. Site will be stabilized by a shoring wall system prior to excavation.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
Approximately 72.2% impervious.

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6/30/16

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
Soil nail or pile shoring system will be provided to stabilize the site and prevent any erosion. All remaining areas will have full landscaping and trees. Erosion will be mitigated as indicated on the site specific Erosion & Sediment Control Plan.

**2. Air** [\[help\]](#)

- 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. [\[help\]](#)  
Exhaust from garage venting, unit venting of laundry, ranges, and clothes dryers as well as exhaust air from corridor and units will be vented to the atmosphere.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
None.

**3. Water** [\[help\]](#)

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. [\[help\]](#)

The wetland on site was a ditch alongside 120th Ave NE and will be removed and mitigated under Permit number 15-127125GD as part of the new road improvements being completed by the City of Bellevue.

Lake Bellevue is located approximately 1/4 mile to the southwest of the site.

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

The wetland will be removed and mitigated under Permit number 15-127125GD as part of the new road improvements being completed by the City of Bellevue for 120th Ave NE.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)  
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. [\[help\]](#)  
No.

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6/30/16

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. [\[help\]](#)  
Groundwater level is anticipated to be below the level of the lowest excavations. No impacts anticipated.
- 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. [\[help\]](#)  
None.

c. Water runoff (including stormwater):

- 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. [\[help\]](#)

Stormwater from rooftops and courtyards will be directed to storm drainage sewage system.  
Any groundwater encountered will be diverted to storm drainage system.

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

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
No. Only potential areas for waste materials would be from pet areas which will be routed to sanitary sewer systems.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)  
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Green roofs, planters and other green stormwater infrastructure will be provided at rooftops, courtyards and rights of way as feasible. Stormwater detention is not required on this site.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
- evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
- water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
- other types of vegetation: *Click here to enter text.*

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6/30/16

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)  
All existing site features will be removed.
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
None.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
Native and adaptive landscaping will be provided at rooftops, courtyard and terraces as well as rights of way to meet landscaping and green stormwater infrastructure requirements for this site.
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)  
*None*

**5. Animals [\[help\]](#)**

- 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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other: *Only urban fowl: Pigeon, Crow, Sparrow*

mammals: deer, bear, elk, beaver, other: *Only small urban animals: Squirrel, Mice*

fish: bass, salmon, trout, herring, shellfish, other: *Click here to enter text.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
None.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
No.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
Establishment of new landscaping will be provided at rooftops, courtyard and terraces as well as rights of way.
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
**None**

**6. Energy and Natural Resources [\[help\]](#)**

- 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. [\[help\]](#)  
Electric and natural gas will meet the project's needs for residential retail, and parking uses of heat, lighting, plug loads, equipment, and domestic water heating.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)  
No.

LT 6/30/16
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- 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: [\[help\]](#)  
 Energy efficiency measures include increased insulation, energy efficient windows and doors, energy star lighting and appliances, efficient domestic hot water boilers, and efficient HVAC systems at common areas. Development will meet LEED for Homes Midrise 2010 Silver.

**7. Environmental Health** [\[help\]](#)

- 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. [\[help\]](#)

No.

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

*None*

- 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. [\[help\]](#)

*None*

- 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. [\[help\]](#)

*None*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*None.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*N/A.*

- b. Noise [\[help\]](#)

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

Construction noise from the adjacent project under construction (temporary).

Traffic noise along 120th Ave NE.

- 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. [\[help\]](#)

Construction noise will occur during normal weekday working hours.

Long term traffic and mechanical noise will be intermittent.

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

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Parking entry will be located on main arterial to limit noise impacts to one location.

HVAC and mechanical equipment will be located away from property lines and adjacent building.

Most mechanical equipment will be located on the rooftop to avoid impacts to adjacent sites.

**8. Land and Shoreline Use** [\[help\]](#)

LT  
6/30/16

- 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. [\[help\]](#)  
Site is vacant with no active uses. Adjacent property to the south is a residential project currently under construction, existing park to the East, vacant to the North.
- 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? [\[help\]](#)  
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: [\[help\]](#)  
No
- c. Describe any structures on the site. [\[help\]](#)  
There are no structures on site. A concrete pad is leftover from a previous structure.
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
No.
- e. What is the current zoning classification of the site? [\[help\]](#)  
BR-OR-1/ BR-OR-2
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
~~Del Red Subarea~~ **BR-OR-1/BR-OR-2**
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
Wetland alongside 120th Ave NE will be removed and mitigated under Permit number 15-127125GD as part of the new road improvements being completed by the City of Bellevue. Steep Slope designation will also be mitigated under the LO Permit Submittal.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
Approximately 275
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
N/A.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
*Click here to enter text.*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

LT  
6/30/16

The proposal team will work with the City of Bellevue Development Services department and will follow the appropriate standards and requirements for the Bel-Red subarea and the Spring District Masterplan.

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
204 middle income apartment units
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
None.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
N/A.

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
Tallest portion of the structure is approximately 90' above lowest grade.  
Proposed exterior materials include brick, metal siding and cementitious fiber panels.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
The building massing has a North and South courtyard to break the overall mass into distinct and separate buildings as viewed from both 120th Ave and 121st Ave.  
Modulation, Stepbacks and varying materials and colors provide visual interest and break down the scale of the building.

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
Glare may occur from east, south or west facing windows depending upon time of day.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
No.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
None.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
Exterior lighting will be dark sky compliant where feasible and no reflective glazing is proposed. Any glare occurring from windows will be limited and short term in duration.

Project  
subject to  
Light and  
Glare  
requirements  
of LUC  
20.50.522

## 12. Recreation [\[help\]](#)

LT  
6/30/16

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
Directly across 121st Ave NE from our project is a new public park.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
N/A

**13. Historic and cultural preservation** [\[help\]](#)

- 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. [\[help\]](#)  
No.
- 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. [\[help\]](#)  
None.
- 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. [\[help\]](#)  
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. [\[help\]](#)  
N/A

**14. Transportation** [\[help\]](#)

- 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. [\[help\]](#)  
120th Ave NE on the west side of the site is planned for roadway improvements by the City of Bellevue and will become an arterial. Parking access will occur off of 120th. 121st Ave NE on the East side will be an internal road to the masterplan. Most pedestrian traffic and the main building entrance will occur off of 121st.
- 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? [\[help\]](#)  
A bus route currently runs along NE 12st St just to the south of our site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
Approximately 230 parking spaces within the garage. Street parking is also available along 121st. No existing parking is eliminated.
- 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

LT  
6/30/16

(indicate whether public or private). [\[help\]](#)

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
Light rail is planned to be extended through the Spring District and will have a stop just to the north of the proposed project. Targeted open for service date = 2023.
- 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? [\[help\]](#)  
To be determined through a Traffic Impact Analysis report currently underway.
- 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. [\[help\]](#)  
No
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
The pedestrian experience will be highlighted enabling people to choose to live and work within the spring district reducing the need for cars. Bike culture will also be encouraged through amenities and infrastructure for bikes. The existing bus route and the future light rail stop will be a benefit in providing alternatives to commuting by car.

#### 15. Public Services [\[help\]](#)

- 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. [\[help\]](#)  
The Spring District is creating a new neighborhood and with new residents moving into the proposed project there may be a need for increased public services. However, it is already located within a very urban area which already has sufficient services.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
Building will be secure with entrance control, and NFPA 13 fire sprinklers will be installed.

#### 16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other  
Electric, Gas, Water, Refuse service, Telephone, Sanitary Sewer, Storm Sewer, TeleComm
- c. 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. [\[help\]](#)

Water, Sanitary Sewer and Storm Sewer: City of Bellevue

Electric and Gas: Puget Sound Energy

Telephone: Century Link

Cable: Comcast

### C. Signature [\[help\]](#)

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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.

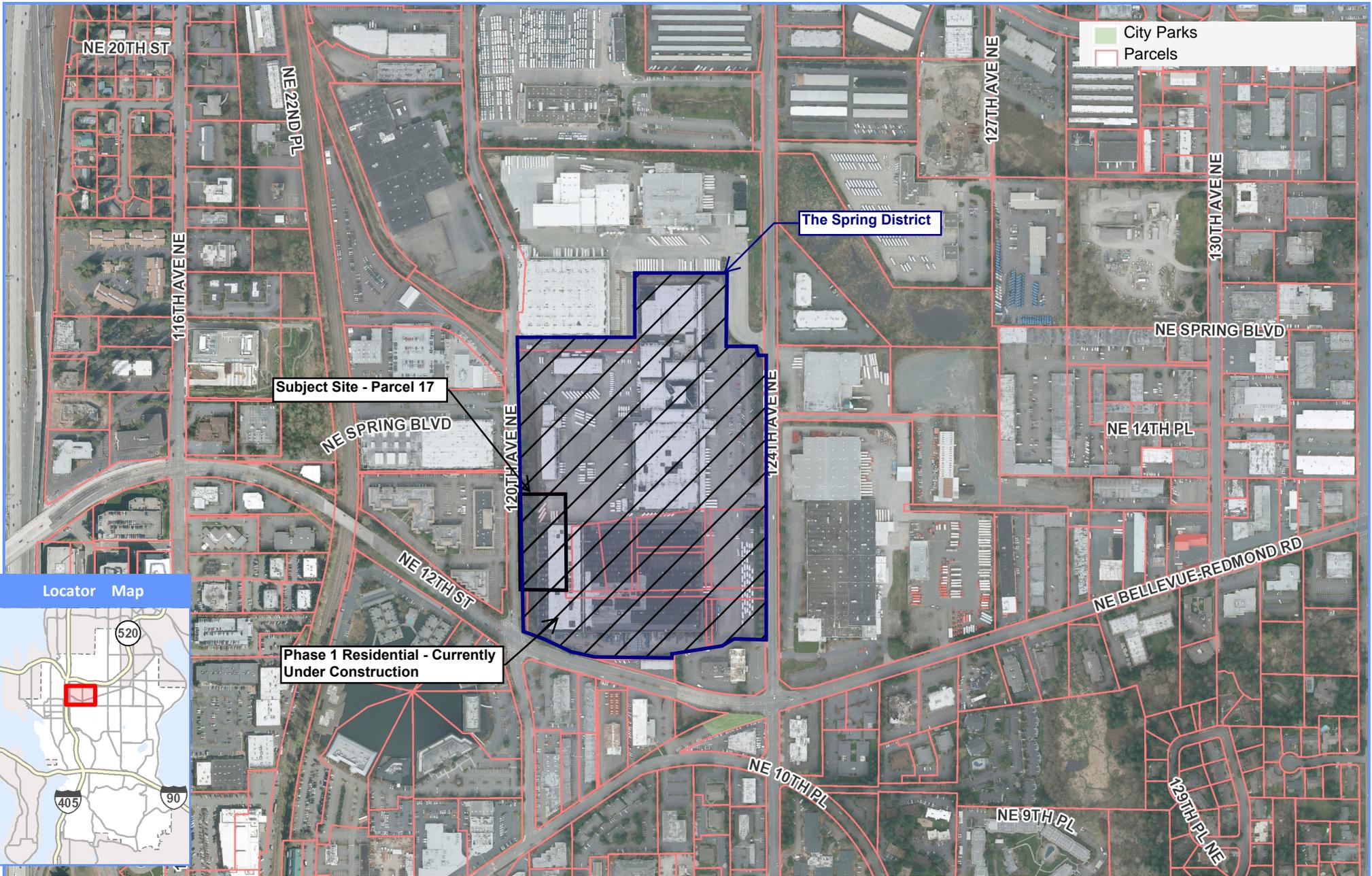
Signature: Scott A. Koppelman \_\_\_\_\_

Name of signee: *Scott Koppelman*

Position and Agency/Organization: *Authorized Person, PPF AMLI 121<sup>st</sup> Ave NE LLC*

Date Submitted: *May 6, 2016*

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# 16-132401-LD - Parcel 17



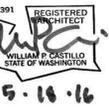
# AMLI SPRING DISTRICT

DESIGN REVIEW (LD) SUBMITTAL  
MAY 18, 2016



**GGLO**  
DESIGN

1301 First Avenue, Suite 301  
Seattle, WA 98101  
<http://www.gglo.com>



PROJECT:  
**AMLI SPRING DISTRICT**

**AMLI**  
RESIDENTIAL

PROJECT ADDRESS:  
1375 121ST AVE NE  
BELLEVUE, WA 98005

OWNER:  
PPF AMLI 121ST AVENUE NE, LLC  
425 PONTIUS AVE N #400  
SEATTLE, WA 98109

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
B	05/18/2016	DESIGN REVIEW (LD) SUBMITTAL
A	04/08/2016	SCHEMATIC DESIGN SET

REVISIONS

MARK	DATE	DESCRIPTION
B	05/18/2016	DESIGN REVIEW (LD) SUBMITTAL
A	04/08/2016	SCHEMATIC DESIGN SET

ISSUE INFORMATION

PROJECT NO.:	2015048.00
GGLO PRINCIPAL IN CHARGE:	WILL CASTILLO
GGLO PROJECT MANAGER:	JON HALL
OWNER APPROVAL:	

SHEET TITLE

COVER SHEET

SHEET NO.

G-001

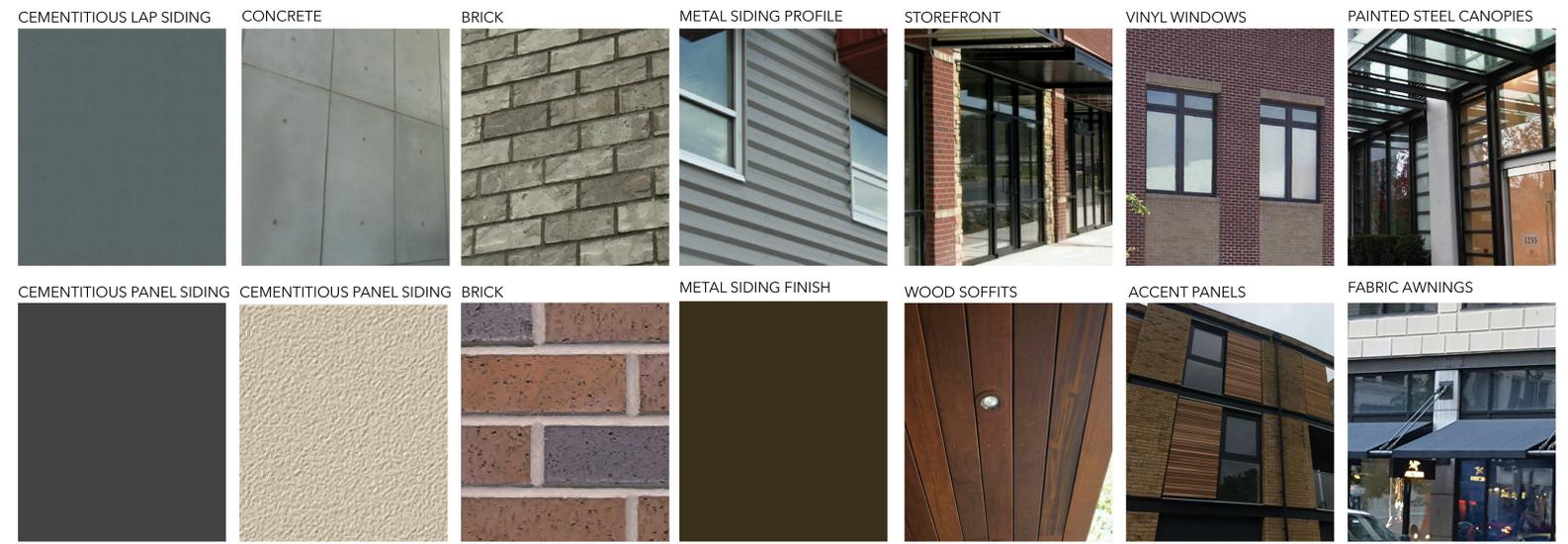
DESIGN REVIEW (LD) SUBMITTAL - 5/18/2016

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NOT FOR CONSTRUCTION



**MATERIAL LEGEND**



MARK	DATE	DESCRIPTION
B	05/18/2016	DESIGN REVIEW (LD) SUBMITTAL
A	04/08/2016	SCHEMATIC DESIGN SET

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		
PROJECT NO.:	2015048.00	
GGLO PRINCIPAL IN CHARGE:	WILL CASTILLO	
GGLO PROJECT MANAGER:	JON HALL	
OWNER APPROVAL:		

DESIGN REVIEW (LD) SUBMITTAL - 5/18/2016

SHEET TITLE:  
**BUILDING ELEVATIONS - EAST**

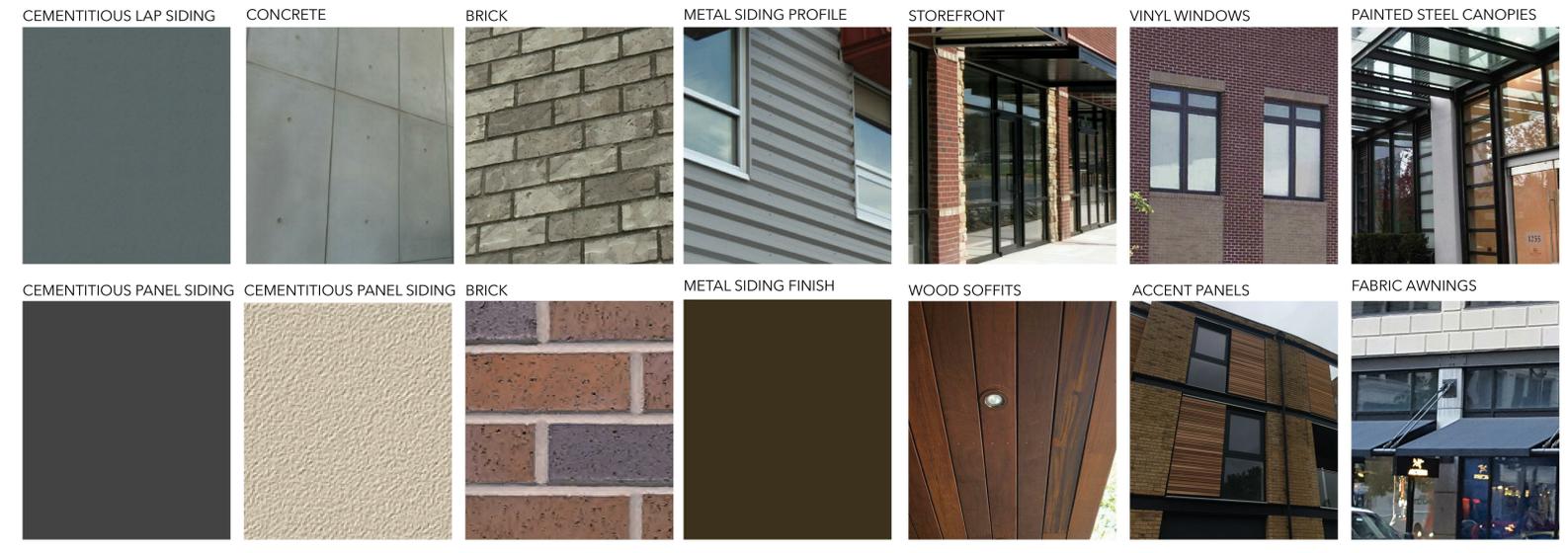
SHEET NO.:

**A-201**



**D1 WEST ELEVATION**  
 1/8" = 1'-0"

**MATERIAL LEGEND**





PROJECT:  
**AMLI SPRING DISTRICT**

**AMLI**  
RESIDENTIAL

PROJECT ADDRESS:  
1375 121ST AVE NE  
BELLEVUE, WA 98005

OWNER:  
PPF AMLI 121ST AVENUE NE, LLC  
425 PONTIUS AVE N #400  
SEATTLE, WA 98109

NOT FOR CONSTRUCTION



**D4 NORTH ELEVATION**  
1/8" = 1'-0"

**MATERIAL LEGEND**

CEMENTITIOUS LAP SIDING	CONCRETE	BRICK	METAL SIDING PROFILE	STOREFRONT	VINYL WINDOWS	PAINTED STEEL CANOPIES
CEMENTITIOUS PANEL SIDING	CEMENTITIOUS PANEL SIDING	BRICK	METAL SIDING FINISH	WOOD SOFFITS	ACCENT PANELS	FABRIC AWNINGS

MARK	DATE	DESCRIPTION
B	05/18/2016	DESIGN REVIEW (LD) SUBMITTAL
A	04/08/2016	SCHEMATIC DESIGN SET

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		
PROJECT NO.:	2015048.00	
GGLO PRINCIPAL IN CHARGE:	WILL CASTILLO	
GGLO PROJECT MANAGER:	JON HALL	
OWNER APPROVAL:		

DESIGN REVIEW (LD) SUBMITTAL - 5/18/2016

SHEET TITLE:  
**BUILDING ELEVATIONS - NORTH**

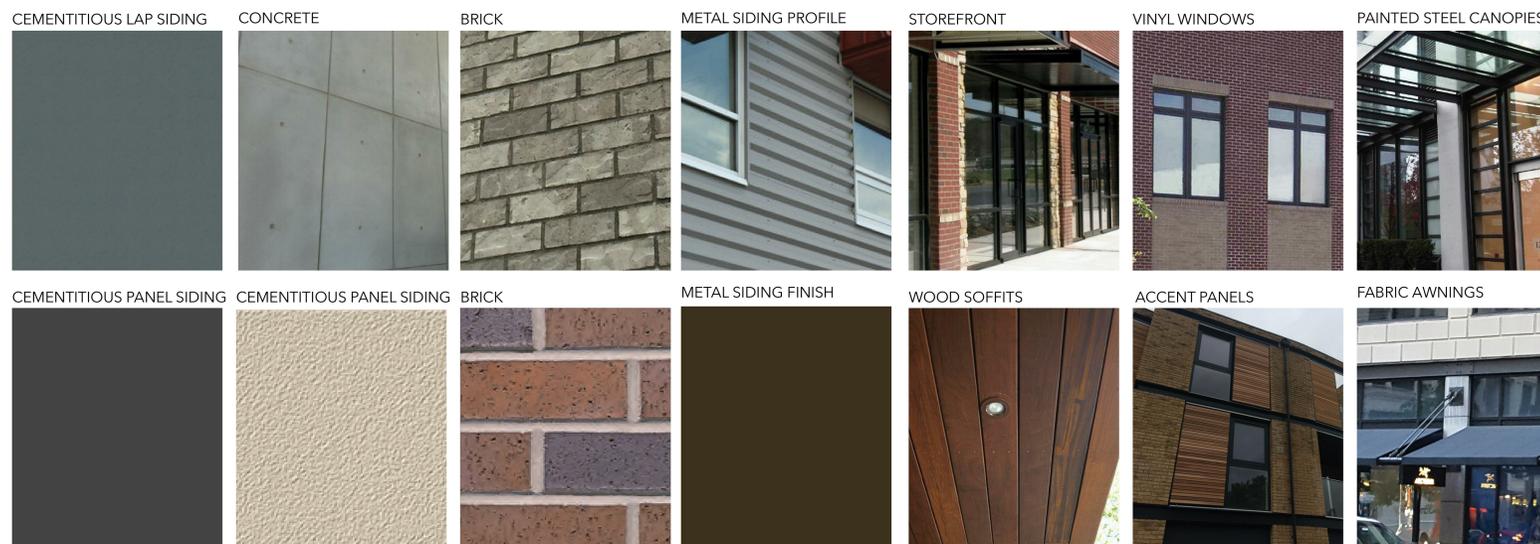
SHEET NO.  
**A-203**

NOT FOR CONSTRUCTION



**D4 SOUTH ELEVATION**  
1/8" = 1'-0"

**MATERIAL LEGEND**



DESIGN REVIEW (LD) SUBMITTAL - 5/18/2016

MARK	DATE	DESCRIPTION
B	05/18/2016	DESIGN REVIEW (LD) SUBMITTAL
A	04/08/2016	SCHEMATIC DESIGN SET

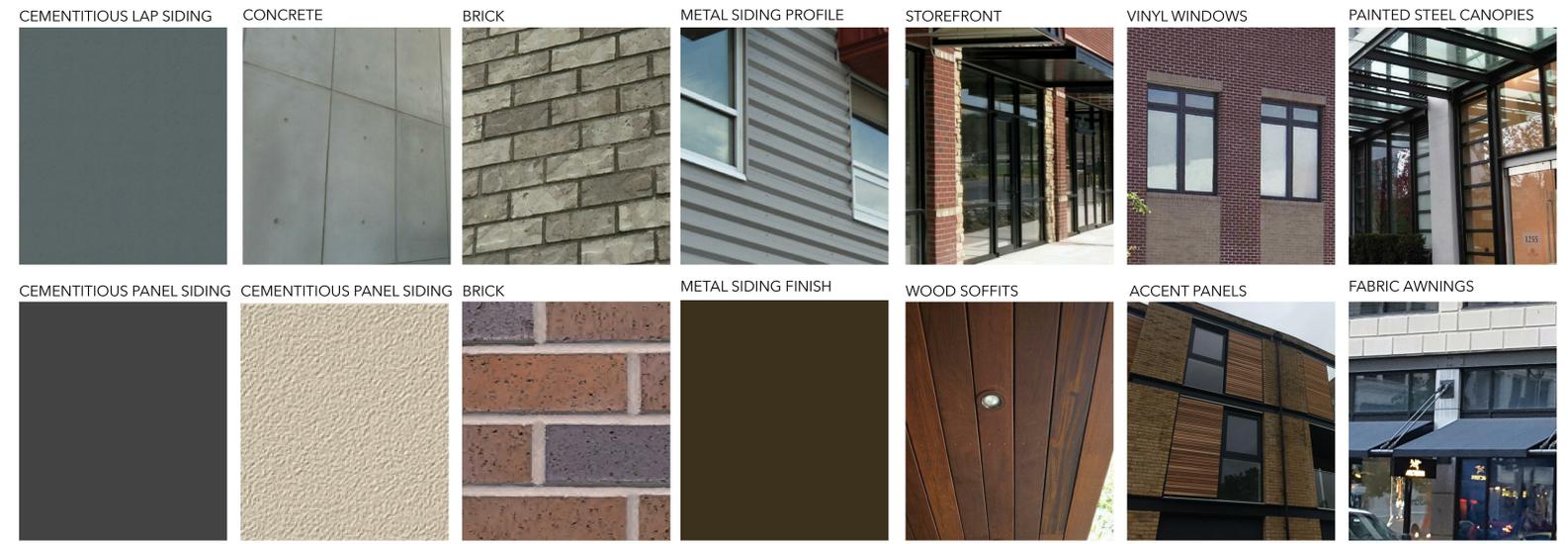
MARK	DATE	DESCRIPTION
<b>ISSUE INFORMATION</b>		
PROJECT NO.:	<b>2015048.00</b>	
GGLO PRINCIPAL IN CHARGE:	WILL CASTILLO	
GGLO PROJECT MANAGER:	JON HALL	
OWNER APPROVAL:		
SHEET TITLE:	<b>BUILDING ELEVATIONS - SOUTH</b>	
SHEET NO.:	<b>A-204</b>	



**C1** N. COURTYARD - NORTH ELEVATION  
1/8" = 1'-0"

**C5** N. COURTYARD - SOUTH ELEVATION  
1/8" = 1'-0"

**MATERIAL LEGEND**



NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION
B	05/18/2016	DESIGN REVIEW (LD) SUBMITTAL
A	04/08/2016	SCHEMATIC DESIGN SET

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		
PROJECT NO.:	2015048.00	
GGLO PRINCIPAL IN CHARGE:	WILL CASTILLO	
GGLO PROJECT MANAGER:	JON HALL	
OWNER APPROVAL:		

SHEET TITLE:  
**BUILDING ELEVATIONS - NORTH COURTYARD**

SHEET NO.:  
**A-205**

DESIGN REVIEW (LD) SUBMITTAL - 5/18/2016

NOT FOR CONSTRUCTION

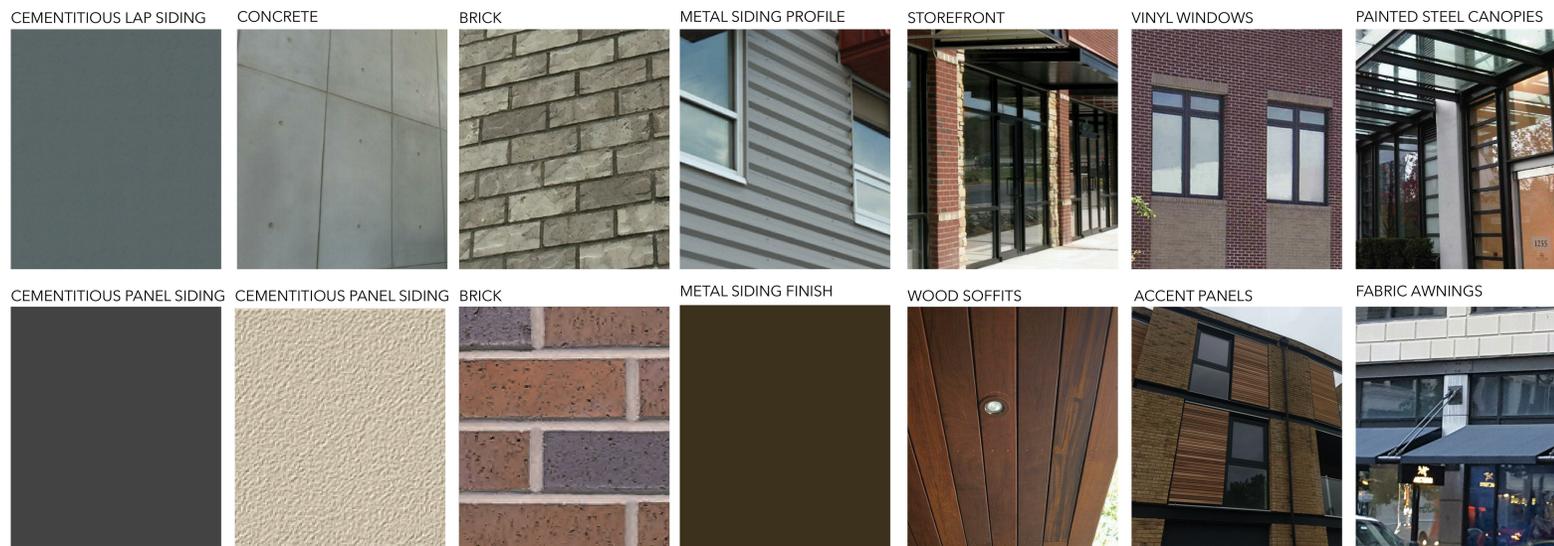


**C2** S. COURTYARD - SOUTH ELEVATION  
1/8" = 1'-0"



**C5** S. COURTYARD - NORTH ELEVATION  
1/8" = 1'-0"

**MATERIAL LEGEND**



DESIGN REVIEW (LD) SUBMITTAL - 5/18/2016

MARK DATE DESCRIPTION

REVISIONS

PROJECT NO. 2015048.00  
GGLO PRINCIPAL IN CHARGE: WILL CASTILLO  
GGLO PROJECT MANAGER: JON HALL  
OWNER APPROVAL:

SHEET TITLE  
**BUILDING ELEVATIONS - SOUTH COURTYARD**

SHEET NO.  
**A-206**