



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave. NE  
BELLEVUE, WA 98004

## DETERMINATION OF NON-SIGNIFICANCE

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**PROPONENT:** John Sullivan, Northwest Townhomes, LLC  
**LOCATION OF PROPOSAL:** 312 101<sup>st</sup> Ave SE

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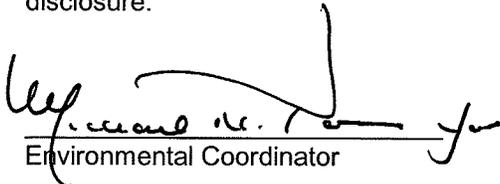
**DESCRIPTION OF PROPOSAL:** Application for Planned Unit Development and Preliminary Plat with SEPA for 22 single family units on a .81 acre site zoned R-30

**FILE NUMBER:** 07-143038-LK

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 Department of Planning & Community Development. 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 4, 2008**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

  
Environmental Coordinator

**November 20, 2008**  
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



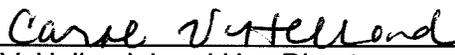
**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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Proposal Name: Meydenbauer Bay Townhomes  
Proposal Address: 312 101<sup>st</sup> Ave SE  
Proposal Description: Application for Planned Unit Development and Preliminary Plat with SEPA for 22 single family units on a .81 acre site zoned R-30  
File Number: 07-143038-LK  
Applicant: John Sullivan, Northwest Townhomes, LLC  
Decisions Included: Process I  
Planner: Heidi M. Bedwell  
State Environmental Policy Act Threshold Determination: Determination of Non-Significance

  
Carol V. Helland, Environmental Coordinator  
Development Services Department

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

By:   
Carol V. Helland, Land Use Director

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Notice of Application:	<u>January 31, 2008</u>
Notice of Recommendation/ Bulletin Publication Date:	<u>November 20, 2008</u>
SEPA Appeal Deadline:	<u>December 4, 2008 5 p.m.</u>
Hearing Date:	<u>December 4, 2008 7 p.m.</u>

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For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

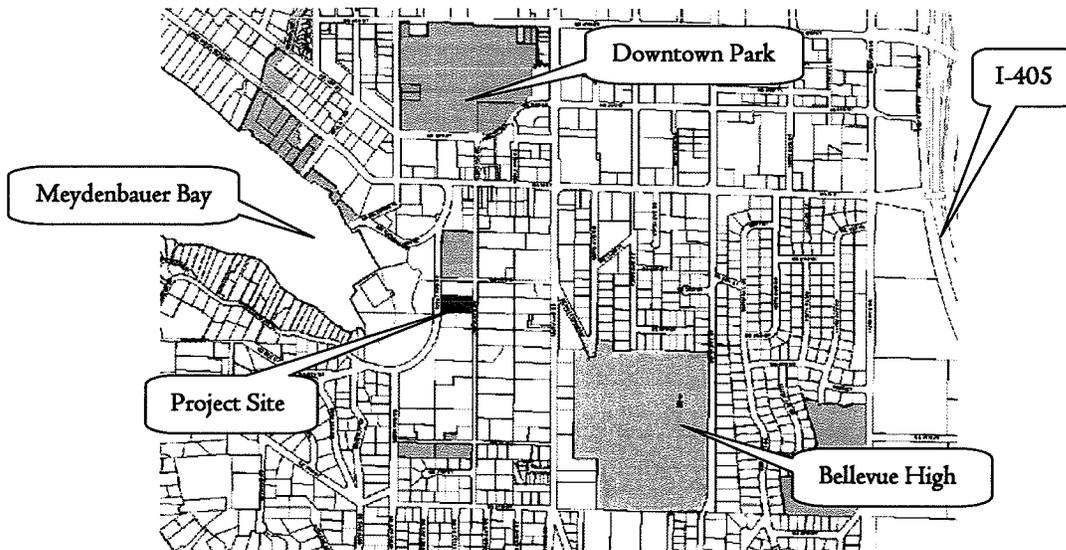
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### Attachments:

- A: Preliminary Plat/PUD Site Plan (1 sheet)**
- B: Open Space Plan (1 sheet)**
- C: Sections showing existing and proposed building heights**
- D: Architectural Plans and Elevations (12 sheets A1.0 – A5.0)**
- E: Preliminary Landscape Plan (4 sheets)**
- F: Color Elevations (2 sheets)**
- G: SEPA checklist (in file)**

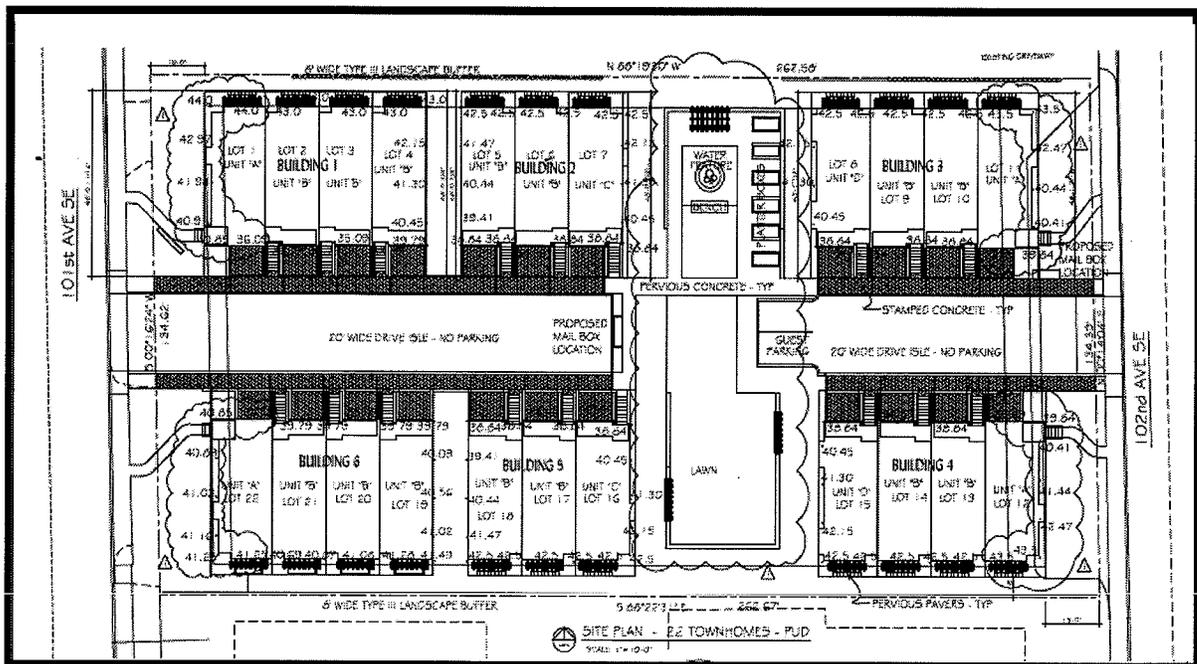
### Vicinity Map



**I. REQUEST / REVIEW PROCESS**

**A. Request**

The applicant requests approval of a Planned Unit Development (PUD) and Preliminary Plat with SEPA for the construction of 22 single-family attached units on a .81 acre site zoned R-30. The site is located at 312 101<sup>st</sup> Ave SE. Access to the proposed development will be from both 101<sup>st</sup> Ave SE as well as 102<sup>nd</sup> Ave SE. The access will not be directly through the site but rather provided by two dead end private tracts. Open space and a recreation area for residents of the development will be provided through one centrally located tract. City water and sewer will serve the site. Storm water detention will be provided by an underground vault which will connect to the City's storm water system within 101<sup>st</sup> and 102<sup>nd</sup> Avenues.



**B. Review Process**

The PUD/Preliminary Plat is a Process I, quasi-judicial decision made by the Hearing Examiner, based on a threshold SEPA determination by the Environmental Coordinator and recommendation by the Director of the Development Services Department. Following the issuance of the Director's recommendation, a public hearing will be held before the City's Hearing Examiner. Following the public hearing, the Hearing Examiner will issue a written report which will set forth a decision to approve, approve with modifications, or deny the application. If an appeal has been filed regarding the SEPA Determination of Non-Significance (DNS), the Examiner's report will also include a final City decision on the DNS appeal. The decision of the Hearing Examiner on the PUD and plat may be appealed to the City Council. The City Council's action deciding the appeal

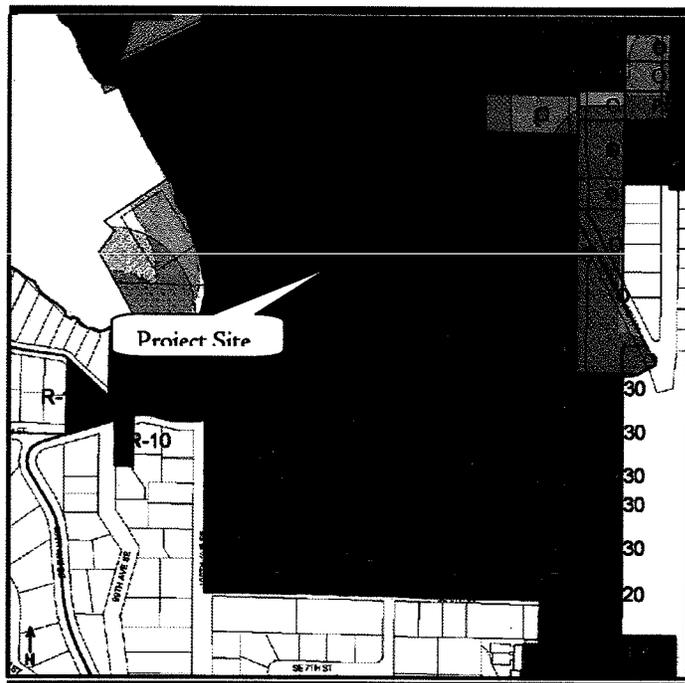
and approving, approving with modification, or denying the project is the final City decision on the application.

## II. SITE DESCRIPTION AND CONTEXT

### A. Comprehensive Plan and Zoning

The site is located in the Southwest Bellevue Subarea and is designated as Multifamily High density. This is an area of multifamily development that, with a few exceptions, was constructed between the late 1950's and 1970's. The Southwest Bellevue Subarea "exhibits the characteristics of a neighborhood, or a quiet town within the City, that has evolved over time. Despite the proximity to downtown Bellevue, residents characterize much of the area as "quaint" and "rustic". When viewed from downtown Bellevue, Interstate 405, Interstate 90, or Lake Washington, the dominant feature of Southwest Bellevue is the trees. Without any requirement to preserve trees, but rather the desire to maintain the wooded character, housing developers built thousands of new houses while retaining a significant amount of the native vegetation. Relatively undisturbed forest exists on steep slope areas. In other areas, the trees are part of the maintained landscape surrounding houses, schools, and churches. Where new housing was built on cleared sites in the 1950s and 1960s, planted trees have assumed a dominant position on the skyline. The community values the continued maintenance and planting of trees to assure the long-term health of Southwest Bellevue's urban forest."<sup>1</sup> Other notable landmarks in the vicinity of the project include the City of Bellevue Wildwood Park 150 feet to the north and Lake Washington 300 feet to the west.

The zoning of the subject site is R-30 (minimum lot size 8,500 square feet). Zoning in the vicinity site is also R-30.



<sup>1</sup> Excerpt taken from the Southwest Bellevue Subarea Plan originally adopted December 6, 1993 and amended April 2, 2007.

### B. Site Characteristics

The project site is rectangular in shape and is bounded by 101<sup>st</sup> Ave SE to the west and 102<sup>nd</sup> Ave SE to the east. Developments to the north and south are older multifamily structures. The site contains two existing apartment structures, surface parking areas, landscaping and a swimming pool which will be demolished upon construction of this project. Approximately 72% of the existing site is covered in structures or impervious area. The property is generally flat and contains older landscaping vegetation which has been poorly maintained and in many cases are poor species choices for their location. Existing landscape appears to be planted with the prior development rather than preserved older trees characteristic of other locations in the subarea.



### III. PROPOSED DEVELOPMENT & LAND USE/ZONING REQUIREMENTS

#### A. Type of Use

Residential uses are regulated by *LUC 20.10.400* (Use Charts). The proposed use is permitted in the R-30 zone.

#### B. Site Design

The proposed project includes 6 new buildings containing a total of 22 attached single family residences. Although attached, the units will be located on separate lots to be sold individually with common ownership of the open space held amongst all owners. Parking is located under the units and two guest parking stalls are provided on site. Site access to buildings 1-2 and 5-6 is from 101<sup>st</sup> Ave SE via a 20-foot wide private dead end access tract. Buildings 3-4 are proposed to be accessed from 102<sup>nd</sup> Ave SE also via a

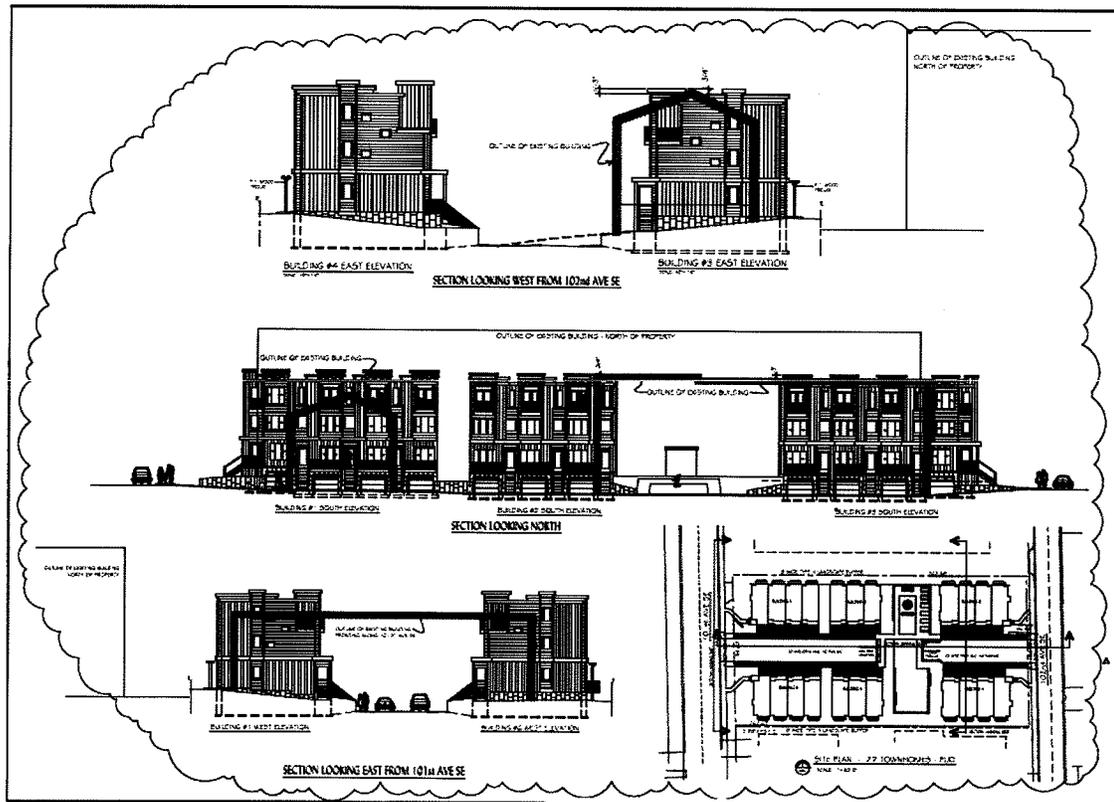
20-foot wide private dead end access tract.

Rather than being located the required 20 foot front setback for the R-30 zoning district the buildings are located within 15 feet of the street right of way in order to allow for a greater area of consolidated open space. A central open space and recreation feature is located between the two clusters of buildings and is accessible to all residents of the development via a concrete walkway which also connects to the street frontages. The buildings were designed to minimize the bulk and scale and to provide a centralized courtyard through which a view corridor from both north and south and east and west is maintained. Landscaping along the perimeter of the site will be provided in a minimum dimension of 8 feet. All existing trees are proposed to be removed because they are likely to impacted during site demolition, are in poorer health and do not represent the best species choice for their location. Because it is uncertain whether the trees can be retained as a result of the demolition of the existing structures and site improvements, the City will require an Arborist to be on site to assist in determining which trees are healthy enough to be protected and which trees will be hazardous as a result of the demolition. If the Arborist identifies trees significantly impaired and which become a hazard thus needing removal at the time of site demolition, the applicant will be required to prepare a revised landscape plan which compensates for the loss of these trees.

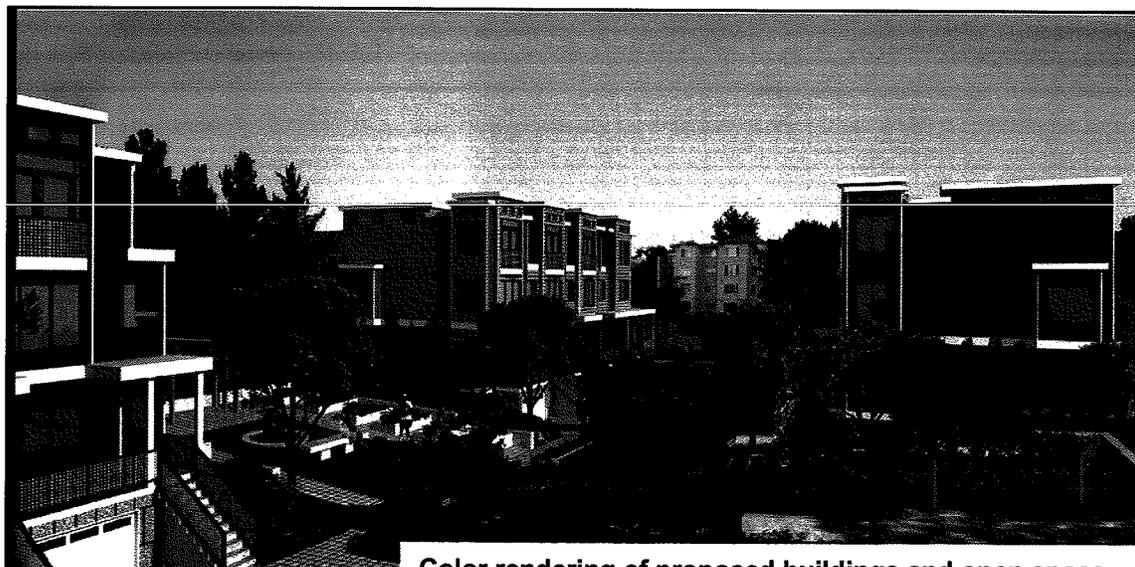
### **C. Building Design**

The proposed townhomes consist of 6 separate buildings, (4) four-plexes and (2) triplexes. All buildings are three stories with basements and underground parking. The buildings are contemporary in design but will be tempered with a substantial northwest native plant landscape palette. In order to soften some of the building facades the applicant has chosen to incorporate landscape features like trellises and larger evergreen trees.

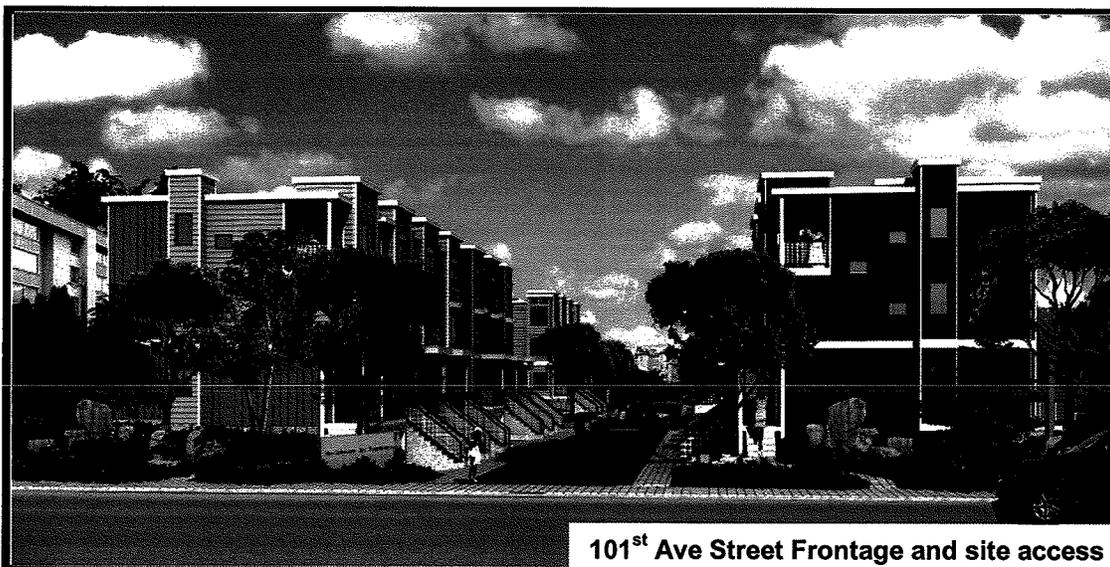
Units will be located on individual lots with common ownership in the open space and recreation areas. All units have individual front porches with stairs leading from the internal sidewalk. Wood-framed trellises are provided at rear yard of all units and all units have either decks or patios off the backside. Juliet balconies are provided off master suites. The building cladding is comprised of a combination of vertical metal cladding, engineered-wood horizontal-butted overlapped cladding as well as exterior-grade textured ceramic tile. Two different color schemes are provided throughout the site. Roof form is flat and of varying heights. The proposed design provides more light to units in the middle of the site and minimizes the overall height of the buildings in relationship to surrounding development. The proposed building is less than the 40 feet allowed in the R-30 zoning. If the development were proposed with a pitched roof form, the overall height of the structures would have been even greater.



Existing and proposed Building Height



Color rendering of proposed buildings and open space



**D. LUC Standard Requirements and Dimensions Vs. Proposal**

The following table has the LUC's required dimensions and areas for the subject zone compared to the proposal. All of the LUC dimensions and area requirements may be modified through the PUD process.

**DIMENSIONS and AREAS**

<b>BASIC INFORMATION</b>		
Zoning	R-30, (Multi-Family Residential)	
Gross Site Area	35,314 Square Feet (SF), or 0.81 Acres	
Pvt. Roadway Area	4,612 SF, or 0.11 Acre	
Rec./Open Space	14,164 SF, or 40% of site area	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
Dwelling Units/Acre	30 units/acre .81 acres= 24 units	22 units
Open Space	14,125.60 SF, or 40% of the total site area.	14,164 SF, or 40.1% of gross site area.
Recreation Space	3,531.40 SF (10% of site area)	5,150 SF (14.5% of the site area)
Minimum Lot Area	8,500 SF	721-818 SF.
Structure Setback	Front 20 feet Rear 25 feet Side 5/15 feet	See lot by lot breakdown below. Front: 7feet 11.5" Rear: 4 feet Side: 0/0  Buildings will be set back from <u>existing</u> property line as follows: Street Frontage: 15 feet Side property line: 8 feet
Landscape Buffers N./S. side	8-feet min.	8-feet (5-feet within the open space and 3 feet within the proposed lots)

W/E. side	10-feet min.	15-feet 8-feet (5-feet within the open space and 3 feet within the proposed lots) 15-feet
Building Height	40-feet from average finished grade to the midpoint of the highest pitched roof or the top of a flat roof.	32'-5.5" - 34'-3.25"
Lot Coverage by Structure	35 %	68-74%
Impervious surface area as a percentage of site area.	80-%	77-89%
Significant Tree Retention	100% within the site landscape perimeter area, or 8 trees with a total of 87-diameter inches (DI); plus 15% of the diameter inches within the site interior, or a total of 13-DI.	The applicant has provided an arborist report. Trees in the perimeter will be assessed during site demolition to determine if they are hazards. All interior trees are proposed to be removed and the Alternative Landscaping Option will be utilized. See discussion in Section VIII.

<b>Building #1</b>				
	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>	<b>Lot 4</b>
Front Yard	7'- 11.5"	7'- 11.5"	7'- 11.5"	7'- 11.5"
Rear Yard	4'	4'	4'	4'
Side Yard	0'	0'	0'	0'
2 Side Yards	0'	0'	0'	0'
Lot Area	817 sq. ft.	721 sq. ft.	721 sq. ft.	721 sq. ft.
Lot Width	17'	15'	15'	15'
Lot Depth	48'--.75"	48'--.75"	48'--.75"	48'--.75"
Building Height	33'-5"	33'-5"	33'-5"	33'-5"
Lot Coverage	68%	74%	74%	74%
Impervious Surface	77%	89%	89%	89%

<b>Building #2</b>			
	<b>Lot 5</b>	<b>Lot 6</b>	<b>Lot 7</b>
Front Yard	7'- 11.5"	7'- 11.5"	7'- 11.5"
Rear Yard	4'	4'	4'
Side Yard	0'	0'	0'
2 Side Yards	0'	0'	0'
Lot Area	721 sq. ft.	721 sq. ft.	794 sq. ft.
Lot Width	15'	15'	16'-6"
Lot Depth	48'-.75"	48'-.75"	48'-.75"
Building Height	32'-5.5"	32'-5.5"	32'-5.5"
Lot Coverage	68%	74%	70%
Impervious Surface	77%	89%	84%

<b>Building #3</b>				
	<b>Lot 8</b>	<b>Lot 9</b>	<b>Lot 10</b>	<b>Lot 11</b>
Front Yard	7'- 11.5"	7'- 11.5"	7'- 11.5"	7'- 11.5"
Rear Yard	4'	4'	4'	4'
Side Yard	0'	0'	0'	0'
2 Side Yards	0'	0'	0'	0'
Lot Area	794 sq. ft.	722 sq. ft.	722 sq. ft.	818 sq. ft.
Lot Width	16'-6"	15'	15'	15'
Lot Depth	48'-1.5"	48'-1.5"	48'-.75"	48'-.75"
Building Height	33'-4.25"	33'-4.25"	33'-4.25"	33'-4.25"
Lot Coverage	70%	74%	74%	68%
Impervious Surface	84%	89%	89%	78%

<b>Building #4</b>				
	<b>Lot 12</b>	<b>Lot 13</b>	<b>Lot 14</b>	<b>Lot 15</b>
Front Yard	7'- 11.5"	7'- 11.5"	7'- 11.5"	7'- 11.5"
Rear Yard	4'	4'	4'	4'
Side Yard	0'	0'	0'	0'
2 Side Yards	0'	0'	0'	0'
Lot Area	817 sq. ft.	721 sq. ft.	721 sq. ft.	793 sq. ft.
Lot Width	17'	15'	15'	16'-6"
Lot Depth	48'-1.5"	48'-1.5"	48'-1.5"	48'-1.5"
Building Height	33'-3.75"	32'-3.75"	33'-3.75"	33'-3.75"
Lot Coverage	68%	74%	74%	70%
Impervious Surface	78%	89%	89%	84%

Building #5			
	Lot 16	Lot 17	Lot 18
Front Yard	7'- 11.5"	7'- 11.5"	7'- 11.5"
Rear Yard	4'	4'	4'
Side Yard	0'	0'	0'
2 Side Yards	0'	0'	0'
Lot Area	793 sq.ft.	721 sq. ft.	721 sq. ft.
Lot Width	15'	15'	16'-6"
Lot Depth	48'-.75"	48'-.75"	48'-.75"
Building Height	32'-5.5"	32'-5.5"	32'-5.5"
Lot Coverage	70%	74%	68%
Impervious Surface	84%	89%	77%

Building #6				
	Lot 19	Lot 20	Lot 21	Lot 22
Front Yard	7'- 11.5"	7'- 11.5"	7'- 11.5"	7'- 11.5"
Rear Yard	4'	4'	4'	4'
Side Yard	0'	0'	0'	0'
2 Side Yards	0'	0'	0'	0'
Lot Area	721 sq.ft.	721 sq. ft.	721 sq. ft.	817 sq. ft.
Lot Width	15'	15'	15'	17'
Lot Depth	48'-.75"	48'-.75"	48'-.75"	48'-.75"
Building Height	34'-3.25"	34'-3.25"	34'-3.25"	34'-3.25"
Lot Coverage	74%	74%	74%	68%
Impervious Surface	89%	89%	89%	77%

**IV. PUBLIC NOTICE AND COMMENT**

Application Date: 11/27/2008  
 Complete Date: 12/26/2007  
 Notice of Application: 01/31/2008  
 Public Notice Sign: 01/31/2008  
 Minimum Comment Period: 02/14/2008

Although the minimum required public comment period ended on (02/14/2008), comments were accepted up to the date of this recommendation. The following is a summary of the main issues identified by the community, along with the City's response:

**Question/Issue:** *How will the project preserve the existing trees along the northern property boundary?*

**Response:** *Because it is uncertain whether the trees can be retained as a result of the demolition of the existing structures and site improvements, the City will require an Arborist to be on site to assist in the protection of the trees where possible. The Arborist will also identify those trees significantly impaired and which become a hazard thus needing removal. If this results at the time of site demolition, the applicant will be required to prepare a revised*

*landscape plan which compensates for the loss of these trees.*

**Question/Issue: What will the height of the proposed building be in relation to the existing structures?**

**Response:** Attachment C depicts the height and mass of the existing buildings relative to the proposed structures. Buildings 3 and 4 are less than two feet taller than the existing building in that approximate location. Building 1 and 6 are approximately 7 feet taller than the existing building on the western portion of the site. The proposed structures are less than the 40 foot height allowed within the R-30 zoning district. The structures to the north are at higher elevation and are taller than both the existing and proposed structures.

**V. TECHNICAL REVIEW**

**A. Clearing & Grading**

The Clearing & Grading reviewer has reviewed the Geotechnical report, as well as the Site and Grading Plans, and determined that the clearing and grading portion of this PUD application can be approved.

See Section X of this report for Clearing & Grading related Conditions of Approval.

**B. Utilities**

The Utilities Department approval of the planned unit development application is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

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 Developer Extension Agreement and Utilities Permit Processes.

See Section X of this report for Utilities related Conditions of Approval.

**C. Transportation**

**Use of the Right of Way**

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 applied for prior to issuance of any construction permit including demolition permit.

**Easements**

The applicant shall provide private access and utilities easements to serve the proposed 8 lots accessing off of 102<sup>nd</sup> SE and the remaining 14 lots accessing 101<sup>st</sup> SE.

### **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 and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

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.

As part of the frontage improvement, the curb, gutter, and sidewalk on 102<sup>nd</sup> SE and 101<sup>st</sup> SE shall be completely removed and reconstructed with a sidewalk width of 5 feet minimum, not including the curb. Since all of these improvements are to occur in the public right-of-way, easements and land dedication to the City will not be necessary.

### **Site Access**

Access to the proposed project will be provided via two driveways. Eight units will access off of 102<sup>nd</sup> SE; the remaining 14 units access off of 101<sup>st</sup> SE. No turning restriction will be imposed; however, sight distance must be provided per the City's standards. Sight distance triangles must be shown on the final construction plans.

### **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 public 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 the development site, 101<sup>st</sup> SE is classified as "Overlay Required". 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. 102<sup>nd</sup> SE is currently classified as "No Street Cut Permitted".

To mitigate this proposal's contribution of increased traffic to the cumulative traffic in the area, the Transportation Department recommends the conditions of approval located in Section X of this report.

#### **D. Fire**

The Fire Department has reviewed the proposal for compliance with applicable codes and Standards and recommends See Section X of this report for Fire related Conditions of Approval.

### **VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal (Environmental Checklist attached). Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements with the incorporation by reference of the 2006-2017 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS), dated November 2006 (available in the Records Office at City Hall). This document analyzes the transportation and air quality impacts of the City's Traffic Task Force recommendations to meet the Comprehensive Plan, Transportation Element, and Mobility Management goals.

This section of the staff report is an addendum to the adopted EIS referenced above. Adverse impacts which are less than significant are usually subject to City Code or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Section 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process. A discussion of the impacts is noted below together with specific conditions of approval. These impacts will be mitigated through exercise of Code authority as well as through project-specific conditions of approval, contained in Section X.

#### **Noise**

While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, Bellevue City Code 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays. Therefore, no specific measures to reduce noise during this period are proposed. Note: The Department Director, as outlined in the Noise Control Ordinance, may grant an approval to expand the hours for which construction-related noise emanates from the site subject to meeting the criteria of Bellevue City Code 9.18.020.C 1 & 2.

#### **Earth**

Grading will occur during demolition and construction of the access road as well in

preparation of the building pads for the lots. A geotechnical report prepared by Terra Associates, Inc., dated October 26, 2007, provides recommendations on soil preparation and construction of building foundations. This report can be viewed in the project file at the City Hall Records Office.

Soil erosion on the site from water and wind is likely when the vegetation is removed for grading purposes. As required by Section 23.76.090 of the Clearing & Grading Code, the contractor will be required to follow an approved erosion control plan during construction. Therefore, no further mitigation measures are recommended.

#### **Air**

During the project construction, heavy equipment operation and worker's vehicles will generate exhaust emissions into the local air. Construction activity on the site could also stir up exposed soils and generate fugitive dust and particulate matter. Dust suppressant measures will be required as part of the clearing and grading permit conditions, per Bellevue City Code 23.76. In addition, the completed project would result in a minor increase in the amount of exhaust-related pollutants in the air from traffic related to the new homes. Typical residential use of lawn mowers, fireplaces and barbecues is also anticipated. However, these impacts are considered to be less than significant and therefore no further mitigation is recommended.

#### **Water**

The proposed development is expected to adversely affect the quality of surface water on the site. Pollutants such as sediment, oil, grease, herbicides, pesticides and fertilizers could be expected to enter the storm water from the driving surfaces and landscaped areas. However, the City of Bellevue's Utility Codes and Engineering Standards provide adequate direction to mitigate for both runoff control and water quality treatment for conventional pollutants. Therefore, no further mitigation measures are recommended.

#### **Plants**

The proposal would require removal of a portion of the site's existing trees for the demolition of existing structures and improvements, construction of roadways and to prepare building pads and open space improvements. Because of their location on the site relative to existing structures and retaining walls it is uncertain whether the trees can be retained. As a result, the City will require an Arborist to be on site to assist in the protection of the trees where possible. The Arborist will also identify those trees significantly impaired and which become a hazard thus needing removal. If this results at the time of site demolition, the applicant will be required to prepare a revised landscape plan which compensates for the loss of these trees. The proposal also includes landscaping for the open space tract. Such landscaping shall be inspected by a Landscape Architect for a period of 2 years for any required replacement to ensure success of the health of the new plant materials.

#### **Transportation**

##### **1. Long Term Impacts**

The long-term impacts of development projected to occur in the City by 2017 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are

projected to occur within the City by 2017 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into Transportation Analysis Zones for analysis purposes. The Meydenbauer Bay Townhomes PUD lies within TAZ #139 which has a 2017 total growth projection of 24 multi-family dwelling units. This development proposes 22 townhomes which will replace an existing 20 unit apartment building. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan. Fee payment is required at the time of building permit issuance.

## **2. Mid-Range Impacts**

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 p.m. peak hour trips must undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. This development will generate approximately one new p.m. peak hour trip; therefore a concurrency analysis is not required.

## **3. Short Term Operational Impacts**

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts include traffic operation conditions during the a.m. and p.m. peak hours. Due to the location, the dual access driveways, and the small traffic volumes generated by this development, no operational problems are expected as a result of this development.

## **VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW**

### **Site Design**

1. A revised site plan was developed to provide a more integrated open space that relates to the proposed building units and creates a more interesting common space for residents use.
2. A revised landscape plan was submitted to show provide more appropriate vegetation, landscaping features such as boulders, seat walls, trellises and water feature.

## **VIII. DECISION CRITERIA**

This section includes a discussion of the Decision Criteria for a Planned Unit Development and Preliminary Plat Approval. These are quasi-judicial decisions; the Hearing Examiner may approve or approve with conditions/modifications an application for a Planned Unit Development combined with a Preliminary Plat if the following

approval criteria are met:

**PUD Decision Criteria (Land Use Code 20.30D.150)**

This section includes a discussion of the Decision Criteria for Planned Unit Development action (20.30D.150). The Director may approve or approve with modifications an application for a Planned Unit Development if approval criteria are met.

**A. *The Planned Unit Development is consistent with the Comprehensive Plan***

**Finding:** The site is located in the Southwest Bellevue Subarea, and designated multifamily high density per the Comprehensive Plan. The overall density of the proposal complies with the Subarea Plan and the site's R-30 designation. The size and the orientation of the homes onto the open space encourage use by residents and families. In addition, the site is designed with family-friendly amenities, such as an active recreation area with a water feature, community garden area and flat useable lawn area. There are currently adequate public services serving this site. The proposal is supported by the following goals and policies of the comprehensive plan:

**POLICY S-SW-1.** Support the existing land use patterns and densities as shown on the Land Use Plan (Figure S-SSW.1) with the maintenance of capital facilities and services.

**POLICY HO-2.** Promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity.

**POLICY HO-18.** Provide opportunities and incentives through the Planned Unit Development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.

**POLICY HO-10.** Support housing with appropriate amenities for families with children.

**POLICY HO-17.** Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.

**POLICY HO-18.** Provide opportunities and incentives through the planned unit development (PUD) process for a variety of housing types and site planning techniques that can achieve the maximum housing potential of the site.

**B. *The Planned Unit Development accomplishes, by the use of permitted flexibility and Variation in design, a development that is better than that***

resulting from traditional development. Net benefit to the City may be demonstrated by one or more of the following:

1. Placement, type or reduced bulk of structures, or
2. Interconnected usable open space, or
3. Recreation facilities, or
4. Other public facilities, or
5. Conservation of natural features, or
6. Conservation of critical areas and critical area buffers beyond that required under Part 20.25H LUC, or
7. Aesthetic features and harmonious design, or
8. Energy efficient site design or building features, or
9. Use of low impact development techniques; and

**Finding:** The proposal includes features better than those provided in a typical multifamily development, including the retention of open space and other site amenities. The site could have been developed under the R-30 zoning which would not have required any administrative land use approvals prior to building permit application. Instead the applicant chose to develop the project through the Planned Unit Development process which requires a minimum of 40% open space. The proposed open space includes an enhanced landscaping vegetation, landscaping features (arbors, benches, trellises, boulders) and a formalized community gardening area. Unlike the R-30 district, the PUD process requires a consideration of building form including placement, type or reduction of the bulk of structures. This alternative development would have had more visual impact to the neighborhood and properties in the immediate vicinity than the proposed project.

- C. **The Planned Unit Development results in no greater burden on present and projected public utilities than would result from traditional development and the Planned Unit Development will be served by adequate public or private facilities including streets, fire protection, and utilities.**

**Finding:** The project will be served by existing public facilities including streets, fire protection, and utilities. The proposed infill development efficiently takes advantage of existing urban levels of service for the surrounding community.

- D. **The perimeter of the Planned Unit Development is compatible with the existing land use or property that abuts or is directly across the street from the subject property. Compatibility includes, but is not limited to, size, scale, mass and architectural design.**

**Finding:** The perimeter of the PUD is compatible with the existing residential land use in the area and is consistent with the multi-family development located in the vicinity. The proposed design of the structures will be of a contemporary style similar to other newer development in the vicinity. The front entrances to the homes will face the new private road. Units facing the public right of way will have walkways and entrances which exit onto the public street. Absent a proposed plat the building form would be simply governed by the R-30 dimensional requirements. Rather than

being located the required 20 foot front setback for the R-30 zoning district the buildings are located within 15 feet of the street right of way in order to allow for a greater area of consolidated open space. The 15 foot dimension still provides sufficient area in which to provide for a comfortable pedestrian experience. The streetscape on 101<sup>st</sup> and 102<sup>nd</sup> Avenue SE will be enhanced by a significant landscaping including the use of landscaping boulders and large specimen trees.

Interior property lines will also have significant vegetation planted to provide a transition between developments. The proposal also includes a landscaping buffer of 5 feet located exclusively within the open space and an additional 3 feet located within the proposed lots. The proposal includes 6 separate buildings rather than one or two larger buildings which may have created a significant out of scale building mass. Instead the building bulk is minimized and provides for additional landscaping areas. Although attached, the units will be located on separate lots to be sold individually with common ownership of the open space held amongst all owners. Building setbacks are reduced significantly because the units will be sold on individual lots rather than being part of a multifamily condominium. The result on the ground however is not significantly different than what might have been achieved under the R-30 zoning with only the PUD process.

- E. Landscaping within and along the perimeter of the Planned Unit Development is superior to that required by the Code (Section 20.20.520) and enhances the visual compatibility of the development with the surrounding neighborhood.**

**Finding:** The R-30 zoning district requires 10 feet of Type III landscaping along the street frontage and 8 feet of Type III along interior property lines. The applicant is providing 15 feet of greater than Type III landscaping along the street frontage. Interior property lines of the existing lot will provide a dimension of 8' of landscaping (5 feet within the open space tract and 3 feet located on the proposed lots) which appropriately fits with the multifamily use of the site and also buffers the site from adjacent properties. The retaining wall along the northern property line elevation will remain. Because it is uncertain whether the trees can be retained as a result of the demolition of the existing structures and site improvements, the City will require an Arborist to be on site to assist in the protection of the trees where possible. The Arborist will also identify those trees significantly impaired and which become a hazard thus needing removal. If this results at the time of site demolition, the applicant will be required to prepare a revised landscape plan which compensates for the loss of these trees.

- F. At least one major circulation point is functionally connected to a public right-of-way.**

**Finding:** Access to the proposed PUD is from both 101<sup>st</sup> Ave SE as well as 102<sup>nd</sup> Ave SE.

- G. Open space within the Planned Unit Development is an integrated part of the project rather than an isolated element of the project.**

**Finding:** The open space/recreational element proposed for this community is well integrated into the project. The open space was located so as to create a focal point for the new community, provide passive and active community recreation space for children and families, and to provide a connection for pedestrians through the site. All open space will be enhanced by additional landscaping. This landscaping, primarily with native plant materials, will further serve to visually integrate the open spaces within the entire development.

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

**Finding:** Adjacent surrounding sites are similarly developed with multifamily apartment and condominium development. Extensive perimeter landscaping will help to serve as effective buffers.

The applicant has provided architectural drawings of the proposed buildings. As designed and conditioned, this development will complement and add diversity to the housing stock available in the vicinity. The design is compatible with the existing character of the immediate vicinity.

To ensure that landscaping and landscape features are installed and maintained at an adequate level of quality, the applicant is required to provide landscape installation and maintenance assurance devices.

**I. That part of a Planned Unit Development in a Transition Area meets the Transition Area requirements (Part 20.25B) or the criteria of Paragraph 20.25.040B**

**Finding:** Transition Area requirements do not apply to the subject site.

**J. Roads and streets, whether public or private, within and contiguous to the site comply with Department of Transportation and Utilities guidelines for construction of streets.**

**Finding:** Proposed internal circulation meets City standards. Access will be provided via two private access roads. The Transportation and Utilities Departments have reviewed the proposed plans and commented accordingly. In addition, these departments will be involved in the review process for the Clearing and Grading permit.

**K. Streets and sidewalks, existing and proposed, are suitable and adequate to carry anticipated traffic within the proposed project and in the vicinity of the proposed project.**

**Finding:** Two private roads and sidewalk will serve this entire site, gaining access

from both 101<sup>st</sup> Ave SE and 102<sup>nd</sup> Ave SE. With approximately 1 new p.m. peak hour trips, this development is not subject to the City of Bellevue Traffic Standards Code; therefore, a concurrency analysis is not required. As part of the frontage improvement, the curb, gutter, and sidewalk on 102<sup>nd</sup> SE and 101<sup>st</sup> SE shall be completely removed and reconstructed with a sidewalk width of 5 feet minimum, not including the curb. Since all of these improvements are to occur in the public right-of-way, easements and land dedication to the City will not be necessary.

- L. Each phase of the proposed development, as it is planned to be completed, contains the required parking spaces, open space, recreation space, landscaping and utility area necessary for creating and sustaining a desirable and stable environment.**

**Finding:** No phasing is proposed with this application.

**PRELIMINARY PLAT (LUC 20.45A.140)**

**The City may approve or approve with modifications a preliminary plat if:**

- A. The preliminary plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare; for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste, parks, playgrounds, sites for schools and schoolgrounds; and**

**Finding:** City codes ensure public health, safety and general welfare through development code requirements. The project will be served by existing public facilities, including streets, fire protection and utilities. Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.

Existing public water and sewer facilities have been deemed adequate to serve the proposed development. The applicant will be required to provide storm drainage improvements to service the drainage needs of the entire site. Prior to Final Plat Approval, the existing structures onsite will be demolished. The site will gain access from 101<sup>st</sup> Ave SE and 102<sup>nd</sup> Ave SE to two new private roads.

The proposal contains a well designed integrated open space system with 40% of the site permanently retained in an open space tract. The open space will provide both passive and active recreation opportunities. A pea patch garden is provided for the use of residents.

- B. The public use and interest is served by the platting of the subdivision; and**

**Finding:** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan while ensuring compliance with City codes and standards.

- C. The preliminary plat appropriately considers the physical characteristics of the proposed subdivision site; and**

**Finding:** The site contains two existing apartment structures, surface parking

areas, landscaping and a swimming pool which will be demolished upon construction of this project. Approximately 72% of the existing site is covered in structures or impervious area. The subject site is generally flat and the proposed structures do not propose to modify this condition substantially. Lots are laid out in a rectilinear fashion which responds to the overall site shape. No significant land features are found on the site which would require an alternative configuration.

- D. The proposal complies with all applicable provisions of the Land Use Code, BCC Title 20, the Utility Codes, BCC Title 24, the City of Bellevue Development Standards and Chapter 58.17 RCW; and**

**Finding:**

Development Standards: The proposal complies with the Land Use Code requirements for R-30 zoning as modified through the PUD criteria, as well as the Utility Code and the City of Bellevue Development Standards as conditioned. The applicant is restricted to the building permit plans as attached to this PUD approval.

Construction Hours: The proposed development must comply with the provisions of Bellevue City Code 9.18, which allows for noise related to construction between the hours of 7:00am and 6:00pm, Monday through Friday and 9:00am to 6:00pm on Saturdays.

- E. The proposal is in accord with the Comprehensive Plan (Bellevue City Code Title 21); and**

**Finding:** The site is located within the Southwest Bellevue Subarea of the Comprehensive Plan. The Comprehensive Plan specifies multi-family high density residential development for this property. **Refer to PUD Decision Criteria A in Section VIII.A of this report for discussion.**

- F. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance; however, requests for modifications to the requirements of Part 20.25H Land Use Code, where allowed under the provisions of that part, may be considered together with an application for preliminary plat so long as the resulting lots may each be developed without individually requiring a variance; and**

**Finding:** Each lot can reasonably be developed to current R-30 zoning standards as modified per the PUD decision criteria without requiring a variance. There are no environmental factors which further inhibit the development of this property that would warrant a variance.

- G. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary plat and determined that all necessary utilities, drainage, driveway access, necessary sidewalk easements and other required improvements are existing, planned or conditioned as part of this approval to accommodate the use of these lots.

**IX. CONCLUSION AND DECISION/RECOMMENDATION**

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

**X. CONDITIONS OF APPROVAL**

**A. GENERAL CONDITIONS**

The following conditions apply to all phases of development.

**1. CODES & ORDINANCES**

The applicant shall comply with all applicable Bellevue City Codes and ordinances including but not limited to:

<b>Applicable Ordinances</b>	<b>Contact Person</b>
Clearing and Grading Code- BCC 23.76	Janney Gwo 425-452-6190
Construction Codes- BCC Title 23	Bldg. Division 425-452-6864
Fire Code – Bellevue City Code 23.11	Adrian Jones, 425-452-6032
Land Use Code- BCC Title 20	Heidi M. Bedwell, 425-452-4862
Noise Control- BCC 9.18	Heidi M. Bedwell, 425-452-4862
Sign Code- BCC Title 22B	Heidi M. Bedwell, 425-452-4862
Transportation Code- BCC 14.60	Abdy Farid, 425-452-7698
Transportation Code – Bellevue City Code 14.30	Jon Regalia, 425-452-4599
Utility Code- BCC Title 24	Arturo Chi, 425-452-4119

**2. CONSTRUCTION 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. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to Noise Control BCC 9.18.020C, when necessary to accommodate construction which cannot be undertaken during exempt hours. If expanded hours are necessary to accommodate a specific component of construction, a written request for exemption from the Noise Control Code must be submitted as a “Construction Noise Expanded Exempt Hours” LY permit application, at least two weeks prior to the scheduled onset of the requested extended hours of construction activity.

AUTHORITY: Bellevue City Code 9.18.020  
 REVIEWER: Heidi M. Bedwell

### 3. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

Construction activities such as hauling and lane closures between November 15<sup>th</sup> and January 5<sup>th</sup> will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly:

AUTHORITY: Bellevue City Code 14.30.060

REVIEWER: Tim Stever, Transportation Department, (425) 452-4294

### 4. UTILITIES CONDITION OF APPROVAL

Utility Department approval of Planned Unit Development (PUD) application #07-143038 LK 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. All design review, plan approval, and field inspection shall be performed under the Utility Developer Extension Agreements.

Authority: BCC Title 24.02, 24.04, 24.06

Reviewer: Arturo Chi, (425)452-411

### B. PRIOR TO CLEARING & GRADING 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 or Demolition permit application:**

#### 1. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.

- j) 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 prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30

REVIEWER: Tim Stever, Transportation Department, (425) 452-4294

## **2. SITE (CIVIL ENGINEERING) PLANS**

A civil engineering plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act and the Transportation Development Code, and the provisions of the Transportation Department Design Manual.

AUTHORITY: Bellevue City Code 14.60.210; Transportation Department Design Manual

REVIEWER: Abdy Farid, (425) 452-7698

## **3. ARBORIST ONSITE AND TREE PROTECTION DURING DEMOLITION OF EXISTING STRUCTURES**

To mitigate adverse impacts to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be clearly established in the field for the Clearing & Grading inspector's approval prior to clearing and grading activities.
- b) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines.
- c) An Arborist shall be on site to assist in the protection of the trees where possible. The Arborist shall identify those trees significantly impaired and which become a hazard thus needing removal. If this results at the time of site demolition, the applicant will be required to prepare a revised landscape plan which compensates for the loss of these trees.

AUTHORITY: Bellevue City Code 23.76.060; Environmental Best Management Practices and Design Standards, City of Bellevue Parks & Community Services Department, 2006.

REVIEWER: Heidi M. Bedwell

## **4. Landscape Inspection**

The final plat map shall include the following note:

The project landscape architect shall inspect each Open Space Tract during the fall of the first two (2) years after installation and submit a letter to the Land Use Division which summarizes the exact number and types of plants that need to be replaced. Each plant identified for replacement shall be replaced with the same size and type of plant between

November 1<sup>st</sup> and December 15<sup>th</sup>.

AUTHORITY: Land Use Code 20.20.900 and 20.30D.150.D & E  
REVIEWER: Heidi M. Bedwell

#### **5. Final Landscape Plan**

A final detailed landscape plan must be submitted to and approved by the Land Use Division prior to the approval of Plat Engineering. This plan shall show each specific plant by symbol and type with a detailed plant legend. All vegetation in the Open Space Tracts shall conform to the Preliminary Landscape Plan found in Exhibit \*, as revised by conditions herein.

AUTHORITY: Land Use Code 20.20.520.C & I and 20.20.900  
REVIEWER: Heidi M. Bedwell

### **C. PRIOR TO FINAL PLAT APPROVAL:**

#### **1. STREET FRONTAGE IMPROVEMENT**

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the Transportation Department prior to final plat approval, except as provided for in BCC 20.40.490. Specific requirements are detailed below:

##### **a) Site Specific Items:**

- ♦ Driveway aprons for the proposed 20 feet wide commercial driveway on 102<sup>nd</sup> SE and 101<sup>st</sup> SE must be constructed in accordance with Design Manual Standard Drawing DEV-5.
- ♦ As part of the frontage improvement, the curb, gutter, and sidewalk on 102<sup>nd</sup> SE and 101<sup>st</sup> SE shall be completely removed and reconstructed with a sidewalk width of 5 feet minimum, not including the curb.
- ♦ No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-6. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.
- ♦ 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.

##### **b) Miscellaneous:**

1. Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
2. The maximum cross grade of a street at the street end shall be 8%.
3. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

4. The private roads shall not be gated or obstructed and must remain open at all times for emergency and public service vehicles. A note to this effect shall be placed on the face of the final Subdivision map.
5. The maintenance responsibility for the private roads shall be the shared responsibility of units that use them. The units of Buildings 3 and 4 are responsible for the east drive that connects to 102<sup>nd</sup> SE, and the units of Buildings 1, 2, 5 and 6 are responsible for the west drive that connects to 101<sup>st</sup> SE. A note to this effect must be indicated on the face of the final Subdivision map.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241;  
Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19  
REVIEWER: Abdy Farid, (425) 452-7698

## **2. PAVEMENT RESTORATION**

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

- a) 102<sup>nd</sup> SE: This street 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) 101<sup>st</sup> SE: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required". Street cutting is permitted only with extraordinary pavement restoration. Pavement restoration requirements are full street grind and overlay along the entire site frontage.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #21  
REVIEWER: Tim Stever, (425) 452-4294

## **3. EXISTING STRUCTURES TO DEMOLISH**

The applicant shall remove the existing structures and all accessory improvement prior to final plat approval and shall provide a survey to verify that these structures have been removed.

AUTHORITY: Land Use Code 20.20.010  
REVIEWER: Heidi M. Bedwell

## **4. VARIANCE/MODIFICATION RESTRICTION**

A note restricting any future variances must be placed on the Final Plat map. No building permit will be granted a variance from the approved setback/dimensional standards found in the project documents and outlined in Section III of this Staff Report in order to accommodate a building larger than will fit within the boundaries indicated on each approved lot.

AUTHORITY: Land Use Code 20.45A.130A.6  
REVIEWER: Heidi M. Bedwell

**5. NO PARKING-FIRE LANE**

The access road shall be posted and marked "No Parking-Fire Lane" for its full length.

AUTHORITY: Bellevue Fire Department Development Standards

REVIEWER: Adrian Jones

**D. PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**1. TRANSPORTATION IMPACT FEE**

Payment of the traffic impact fee will be required at the time of building permit issuance. This fee is subject to change and the current fee schedule in effect at the time of permit issuance will apply.

Authority: BCC 22.16

Reviewer: Abdy Farid

**2. PLANNED UNIT DEVELOPMENT RECORDING**

The approval of the Planned Unit Development plan constitutes the City's acceptance of the general project, including its density, arrangement and design. Upon final City approval of the Planned Unit Development, the applicant shall forward the approved Planned Unit Development to the King County Department of Records and Elections for recording. Approval of a Planned Unit Development is considered final once the Planned Unit Development is recorded and proof of recording is received by the Land Use Division. See Land Use Code Chapter 20.45 for recording requirements of Planned Unit Developments merged with subdivisions.

AUTHORITY: Land Use Code 20.30D.200.A

REVIEWER: Heidi M. Bedwell

**3. BUILDING PERMIT PLANS**

The applicant is restricted to the building permit plans as attached to this PUD approval.

AUTHORITY: Land Use Code 20.30D

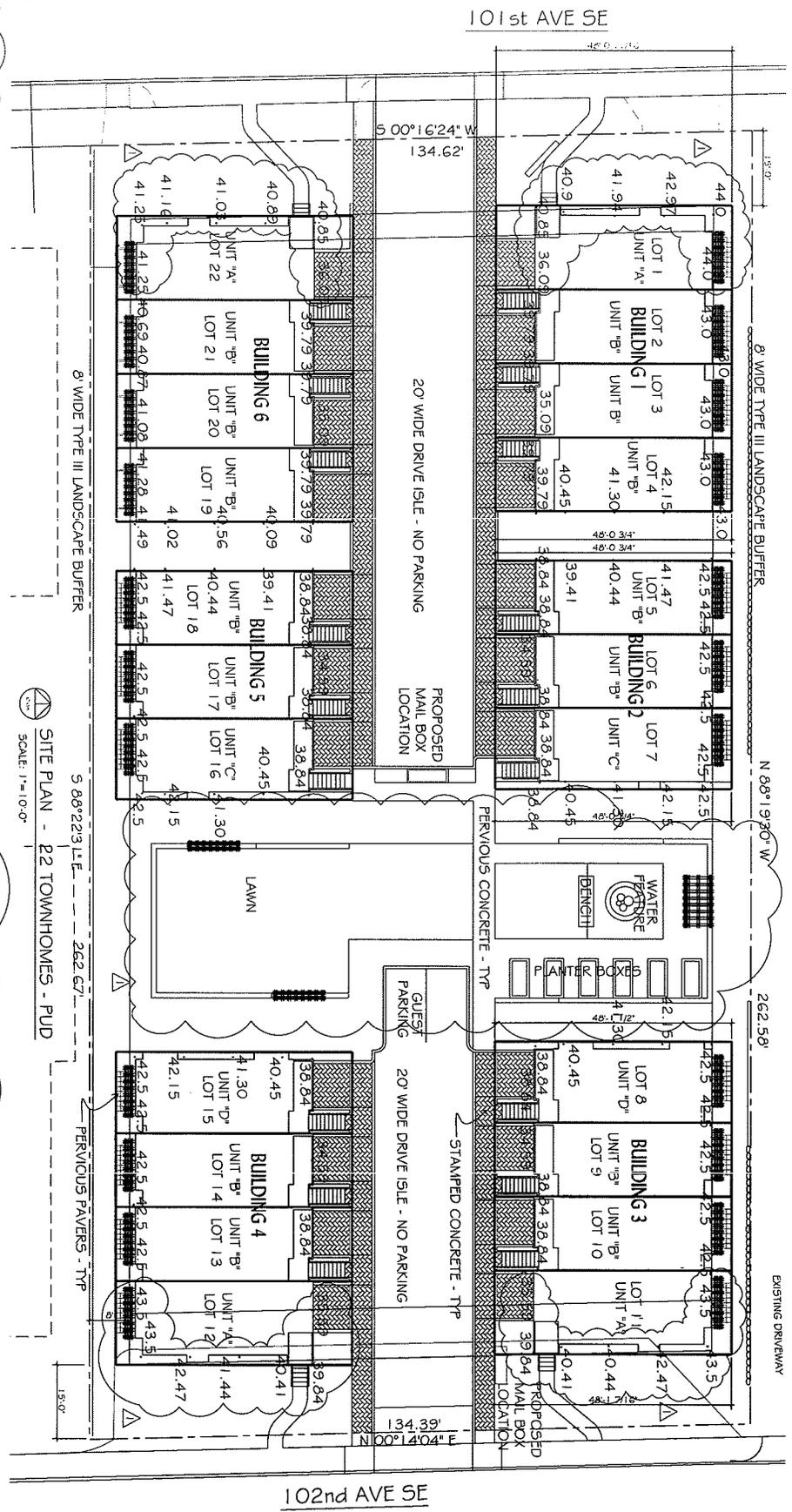
REVIEWER: Heidi M. Bedwell

**4. FIRE SPRINKLERS**

Sprinklers are required if designed per IBC and may not be required if designed per IRC depending on fire flow and gross square foot area of the buildings.

AUTHORITY: International Fire Code 508

REVIEWER: Adrian Jones



LAND USE CLASSIFICATION	BUILDING #1		BUILDING #2		BUILDING #3		BUILDING #4		BUILDING #5		BUILDING #6	
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12
FRONT YARD	7'-11.5"	7'-11.5"	7'-11.5"	7'-11.5"	7'-11.5"	7'-11.5"	7'-11.5"	7'-11.5"	7'-11.5"	7'-11.5"	7'-11.5"	7'-11.5"
REAR YARD	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'	4'
SIDE YARD	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
MINIMUM LOT AREA	8.5	8.17 S.I.	7.21 S.I.	7.21 S.I.								
MINIMUM LOT COVERAGE BY STRUCTURE	33%	68%	74%	74%	68%	74%	74%	74%	68%	74%	74%	74%
MAXIMUM HEIGHT BASED ON AVERAGE GRADE TO HIGHEST POINT ON THE ROOF	80%	77%	89%	89%	89%	84%	84%	89%	89%	89%	84%	84%

SITE PLAN - 22 TOWNHOMES - PUD  
 SCALE: 1" = 10'-0"  
 5 88°22'31" E. 262.67'  
 5 00°16'24" W. 134.62'  
 5 134.33' N 00°14'04" E

**MORG DESIGN GROUP**  
 312 101st AVE SE  
 BELLEVUE, WA 98004

**MEYDENBAUER BAY TOWNHOMES**  
 22 ATTACHED SINGLE FAMILY UNITS

**SHEET TITLE:** SITE PLAN - DIMENSIONAL STANDARDS TABLE

**DATE:** 11/18/22

**SCALE:** 1" = 10'-0"

**APPROVED:** JMA

**DATE:** 11/18/22

**PROJECT:** A-0.1

Mol  
DES  
GROU

11/07/14  
10:00 AM  
10:00 AM  
10:00 AM

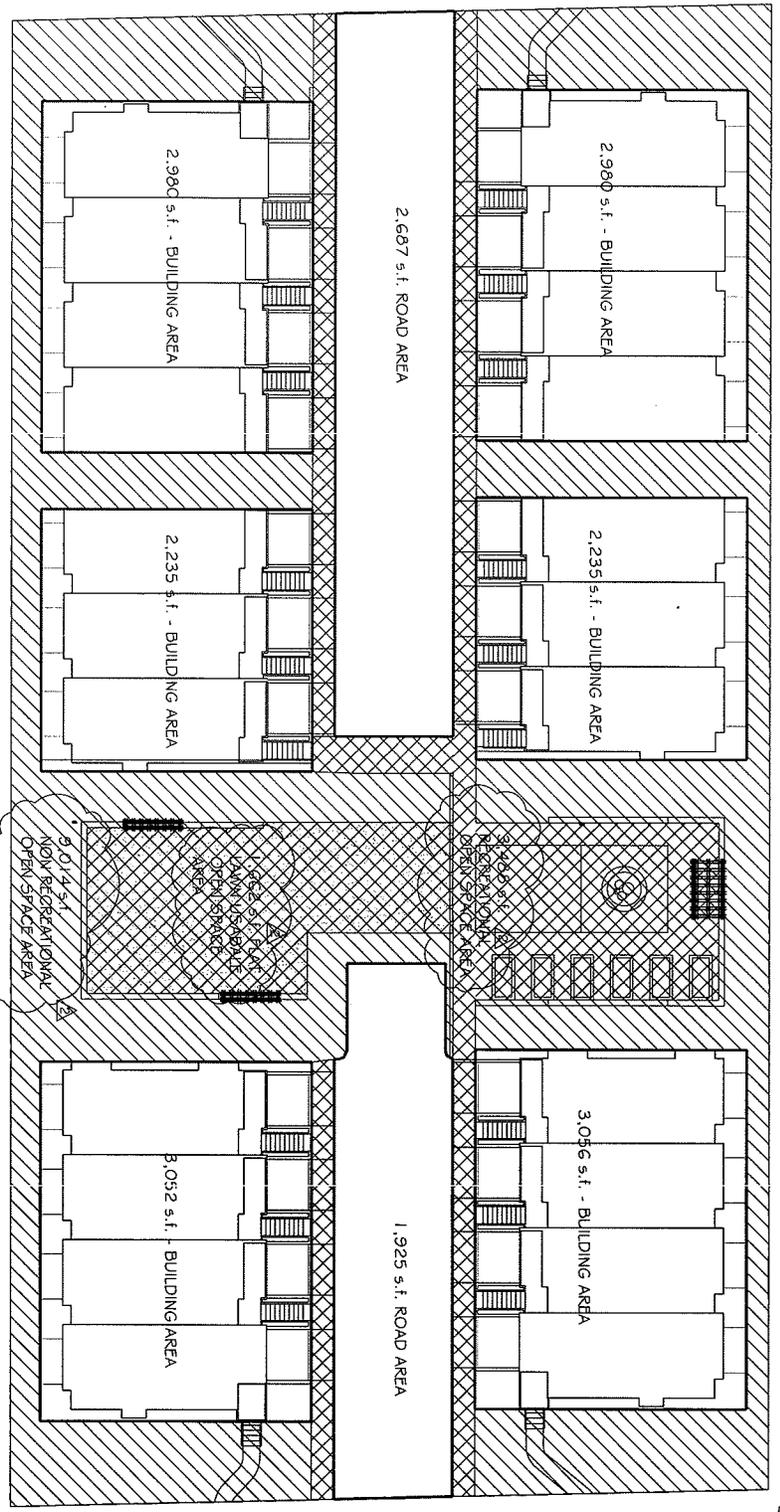
JOB: 20



MEYDENBAUER BAY TOWNHOMES  
22 ATTACHED SINGLE FAMILY UNITS  
312 101st Ave SE  
BELLEVUE, WA 98004

DATE: 02/20/14	DATE: 02/20/14
DRAWN BY: JMM	DATE: 11/10/13
CHECKED BY: JMM	DATE: 11/10/13
APPROVED BY: JMM	DATE: 11/10/13

SHEET #  
A-02



SYMBOL	TYPE OF OPEN SPACE	AREA
	NON RECREATIONAL OPEN SPACE AREA	9,014 s.f.
	RECREATIONAL OPEN SPACE AREA	3,489 s.f.
	FLAT LAWN USABLE OPEN SPACE AREA	1,662 s.f.
TOTAL RECREATIONAL OPEN SPACE:		5,150 s.f.
TOTAL NON RECREATIONAL OPEN SPACE:		9,014 s.f.
TOTAL AREA OF OPEN SPACE PROVIDED:		14,164 s.f. = 40%

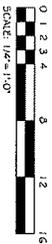
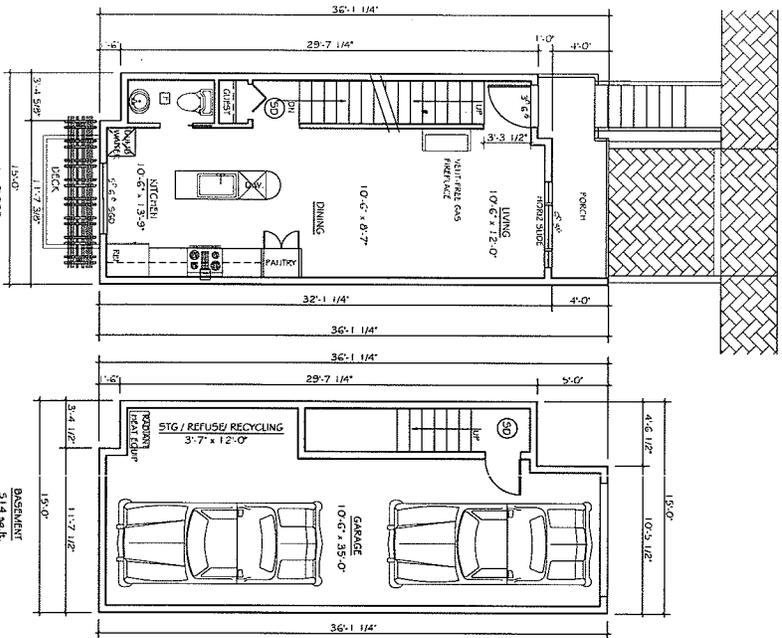
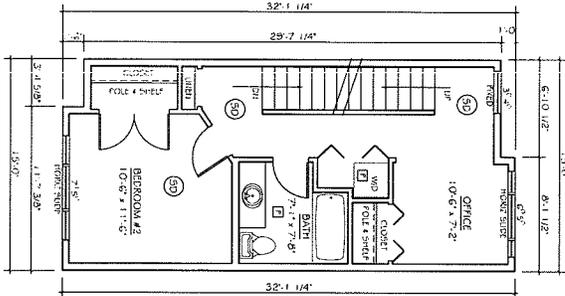
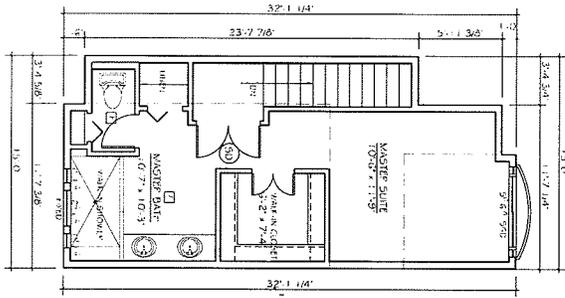
LOT SIZE:	35,314 s.f.
OPEN SPACE REQUIRED: 40% OF LOT AREA =	14,126 s.f.
BUILDING LOT AREA:	16,538 s.f.
AREA OF ROAD:	4,612 s.f.
PROPOSED LOT COVERAGE BY STRUCTURE:	11,734 s.f. = 39%
ALLOWABLE LOT COVERAGE:	30,702 s.f. (LOT AREA - ROAD)
FOR PUD PROJECTS:	35,314 - 4,612 = 30,702 s.f.
ALLOWABLE LOT COVERAGE FOR NON PUD PROJECTS:	30,702 s.f. x 35% = 10,746 s.f.
	35,314 s.f. x 35% = 12,360 s.f.



SCALE: 1"=10'-0"







**MORGAN DESIGN GROUP LLC**  
11301 Foothill Road, Suite 100  
Dallas, TX 75243-1130  
Tel: 972.342.1130

JOB: 2007033

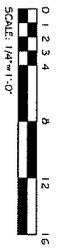
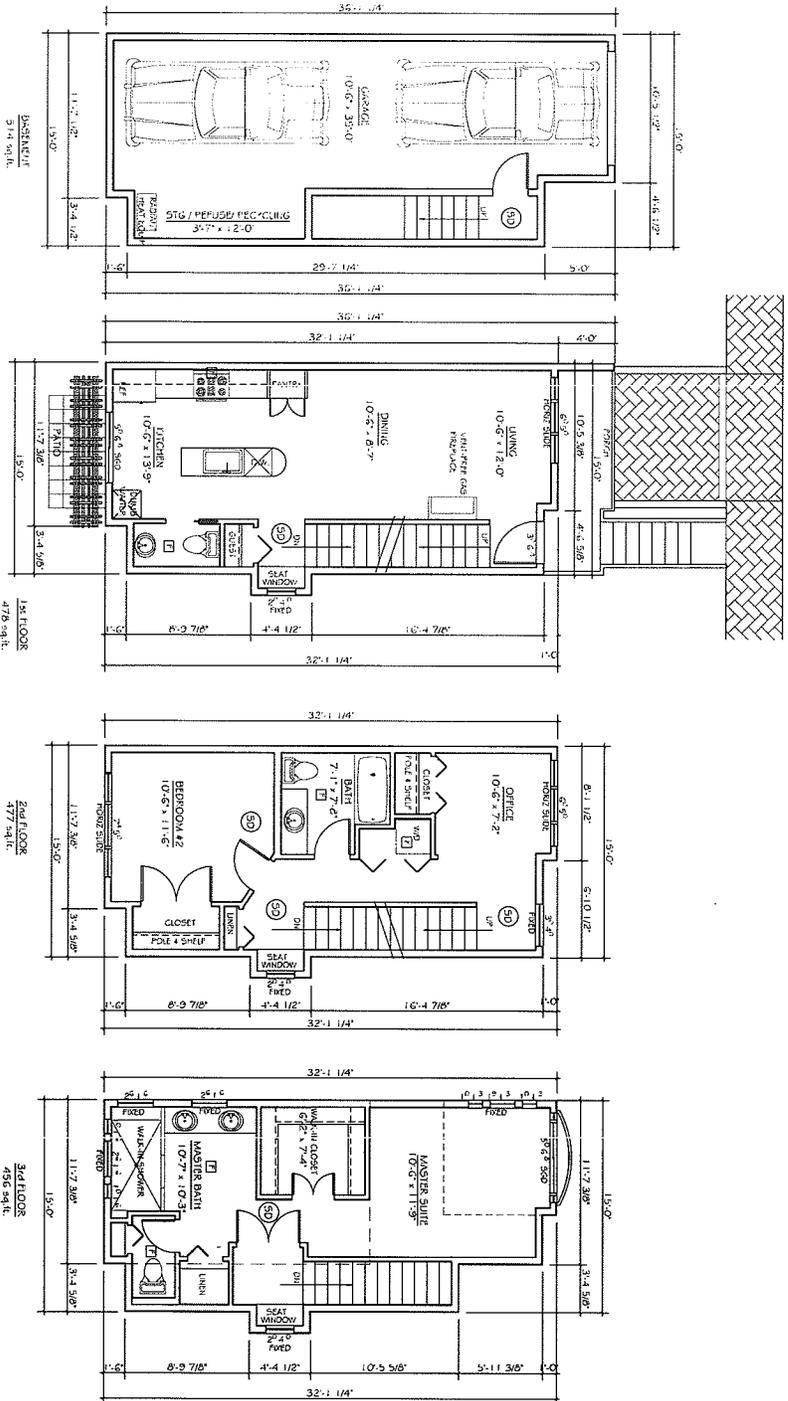


**MEYDENBAUER BAY TOWNHOMES**  
22 ATTACHED SINGLE FAMILY UNITS  
10000  
3524  
312 101st Ave SE  
BELLEVUE, WA 98004

SHEET TITLE:  
UNIT 'B' FLOOR PLAN

DATE: 11/20/07
DRAWN: JMM
APPROVED: JMM
SHEET #

A-1.1



**MORGAN DESIGN GROUP LLC**  
 11011 Farnham Ave  
 Suite 200  
 Richmond, VA 23234  
 Tel: 804.771.1100  
 Fax: 804.771.1100

JOB: 2007033



**MEYDENBAUER BAY TOWNHOMES**  
 22 ATTACHED SINGLE FAMILY UNITS  
 312 101st AVE SE  
 RENTON, WA 98056

**SHEET TITLE:**  
 UNIT "C" FLOOR PLAN

DATE: 11/20/07
DRAWN: JAM
CHECKED: JAM
DESIGNED: JAM
APPROVED: JAM

**SHEET #**  
 A-1.2

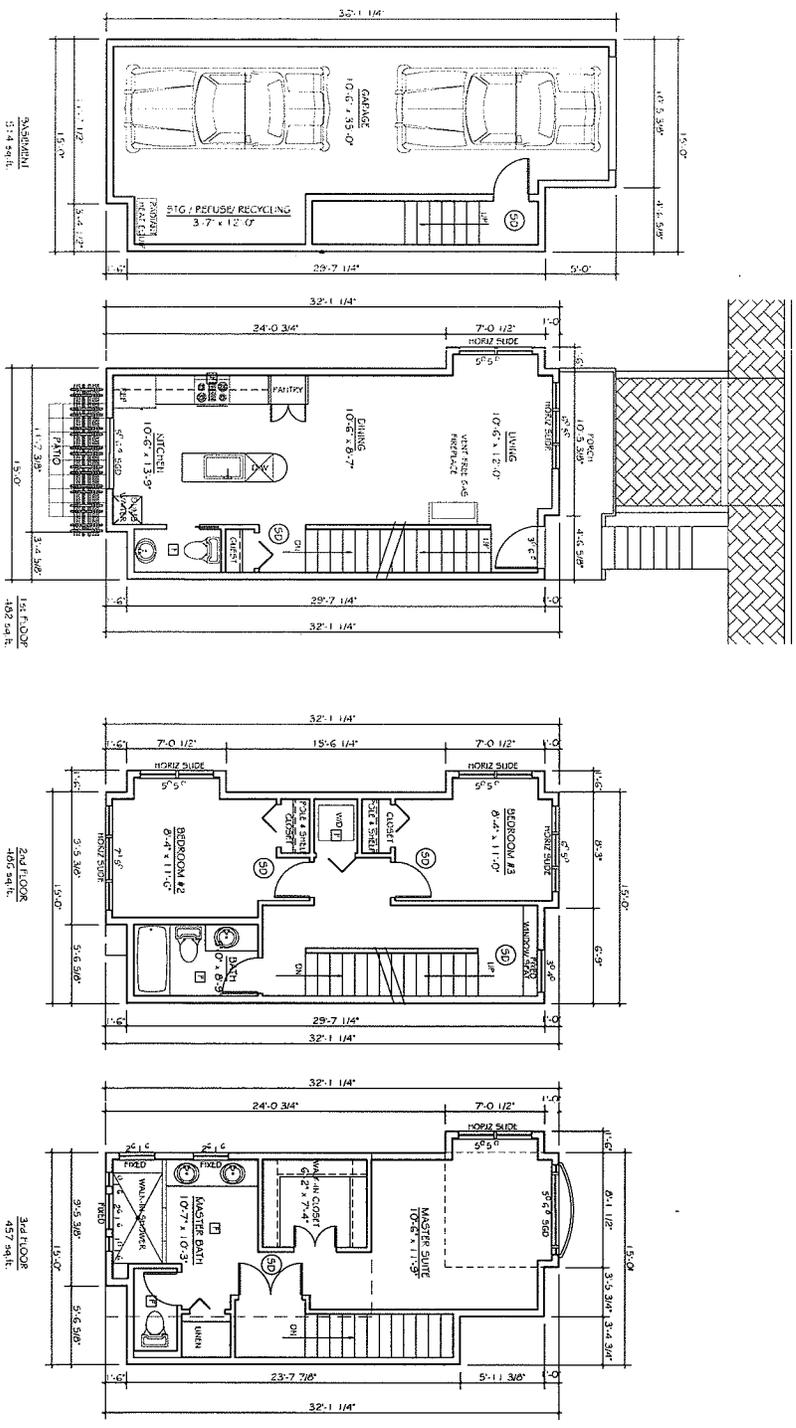


**MEYDENBAUER BAY TOWNHOMES**  
**22 ATTACHED SINGLE FAMILY UNITS**

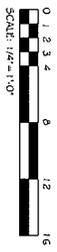
10000 W. 27th Street  
 Suite 112  
 Ft. Worth, TX 76177

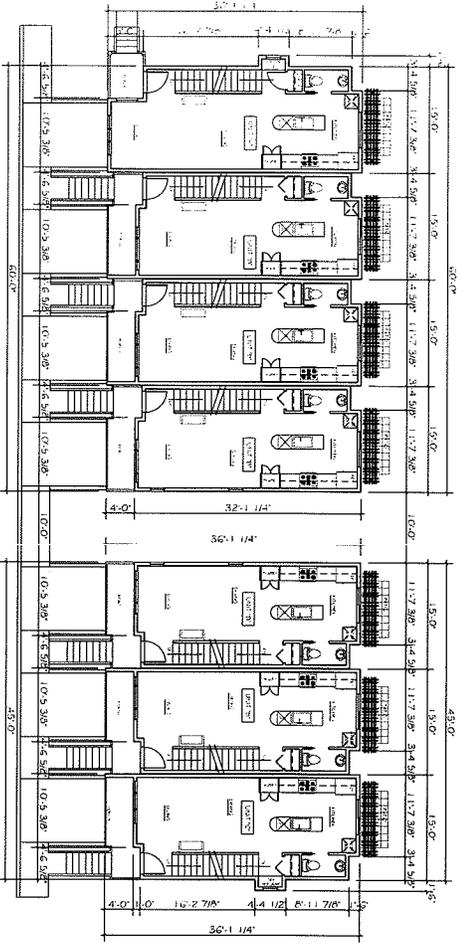
SHEET TITLE:  
 UNIT 'D' FLOOR PLAN

DATE:	11/20/07
SCALE:	1/4" = 1'-0"
DRAWN:	JMP
CHECKED:	JMP
APPROVED:	JMA
SHEET #	A-1.3



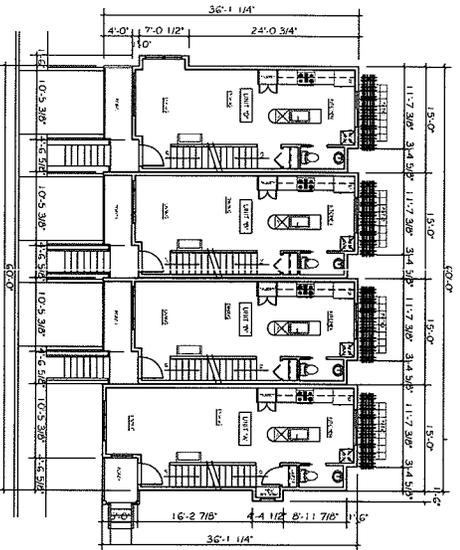
1,937 sq. ft. TOTAL  
 UNIT TYPE 'D'  
 2 UNITS  
 SCALE: 1/4" = 1'-0"



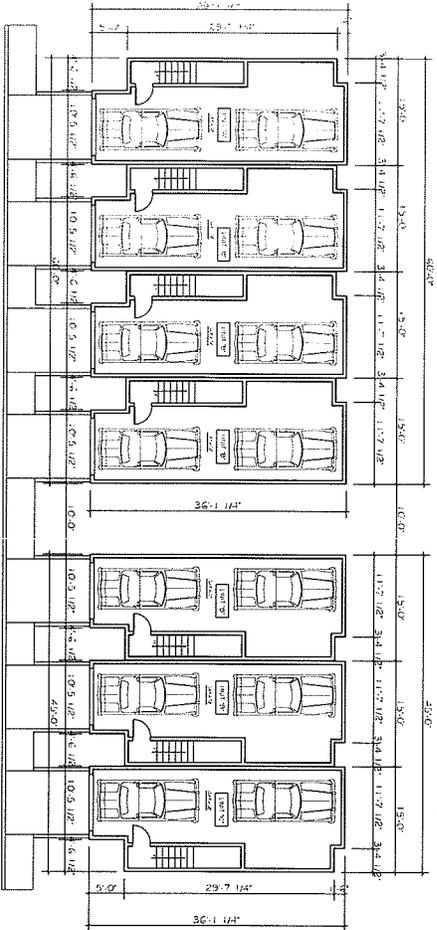


**BUILDING #1 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"

**BUILDING #2 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"

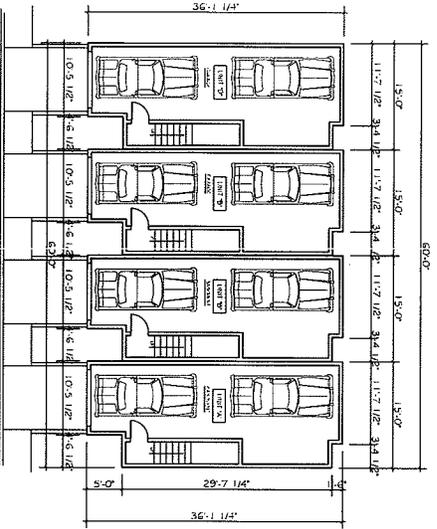


**BUILDING #3 - FIRST FLOOR**  
SCALE: 1/8"=1'-0"



**BUILDING #1 - BASEMENT**  
SCALE: 1/8"=1'-0"

**BUILDING #2 - BASEMENT**  
SCALE: 1/8"=1'-0"



**BUILDING #3 - BASEMENT**  
SCALE: 1/8"=1'-0"

**BUILDING STATISTICS:**

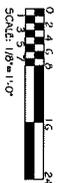
BASINENT AREA:	2,096 S.F.
FIRST FLOOR AREA:	1,932 S.F.
SECOND FLOOR AREA:	1,930 S.F.
THIRD FLOOR AREA:	1,930 S.F.
TOTAL AREA:	7,888 S.F.
DECKS:	155 S.F.
PORCHES:	212 S.F.
GROSS TOTAL AREA:	8,209 S.F.
0 PARKING STALLS	

**BUILDING STATISTICS:**

BASINENT AREA:	5,429 S.F.
FIRST FLOOR AREA:	1,432 S.F.
SECOND FLOOR AREA:	1,417 S.F.
THIRD FLOOR AREA:	1,324 S.F.
TOTAL AREA:	9,602 S.F.
DECKS:	0 S.F.
PORCHES:	179 S.F.
GROSS TOTAL AREA:	9,914 S.F.
0 PARKING STALLS	

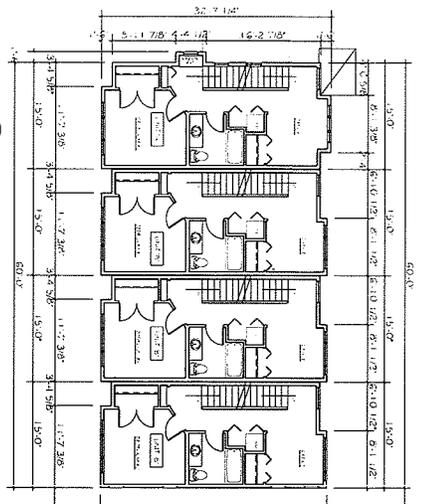
**BUILDING STATISTICS:**

BASINENT AREA:	2,096 S.F.
FIRST FLOOR AREA:	1,932 S.F.
SECOND FLOOR AREA:	1,930 S.F.
THIRD FLOOR AREA:	1,930 S.F.
TOTAL AREA:	7,888 S.F.
DECKS:	155 S.F.
PORCHES:	212 S.F.
GROSS TOTAL AREA:	7,953 S.F.
0 PARKING STALLS	

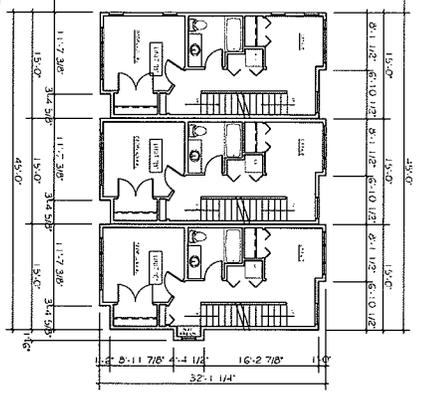




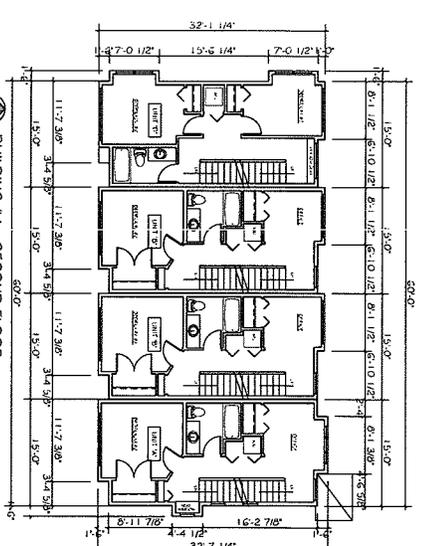




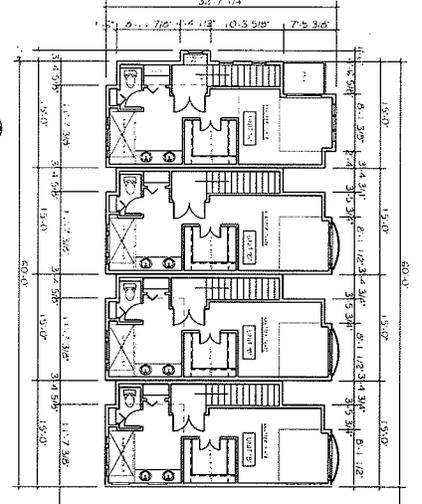
**BUILDING #6 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



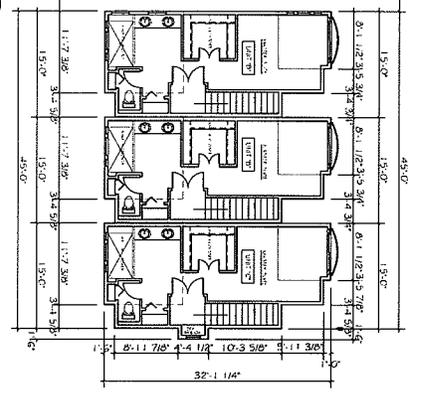
**BUILDING #5 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



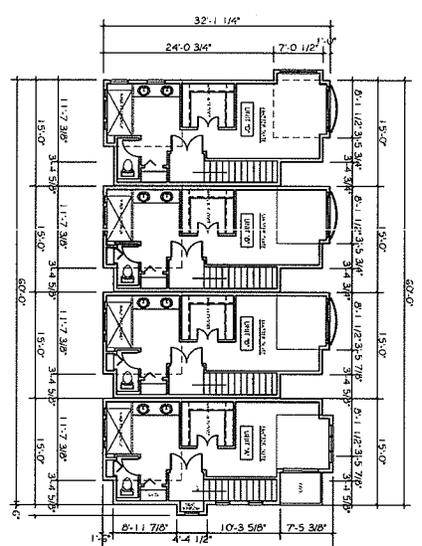
**BUILDING #4 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING #6 - THIRD FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING #5 - THIRD FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING #4 - THIRD FLOOR**  
SCALE: 1/8" = 1'-0"

**BUILDING STATISTICS**

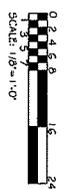
BUILDING STAIRS	2,085 S.F.
DECK AREA	1,442 S.F.
FIRST FLOOR AREA	1,412 S.F.
SECOND FLOOR AREA	1,417 S.F.
THIRD FLOOR AREA	1,435 S.F.
TOTAL AREA	5,789 S.F.
DECKS	0 S.F.
PORCHES	179 S.F.
GRASS TOTAL AREA	5,914 S.F.
PARKING STALLS	

**BUILDING STATISTICS**

BUILDING STAIRS	1,442 S.F.
DECK AREA	1,412 S.F.
FIRST FLOOR AREA	1,417 S.F.
SECOND FLOOR AREA	1,435 S.F.
THIRD FLOOR AREA	1,412 S.F.
TOTAL AREA	5,118 S.F.
DECKS	0 S.F.
PORCHES	179 S.F.
GRASS TOTAL AREA	5,914 S.F.
PARKING STALLS	

**BUILDING STATISTICS**

BUILDING STAIRS	2,085 S.F.
DECK AREA	1,442 S.F.
FIRST FLOOR AREA	1,412 S.F.
SECOND FLOOR AREA	1,417 S.F.
THIRD FLOOR AREA	1,435 S.F.
TOTAL AREA	5,789 S.F.
DECKS	0 S.F.
PORCHES	179 S.F.
GRASS TOTAL AREA	5,914 S.F.
PARKING STALLS	



**MORGAN DESIGN GROUP LLC**  
1001 N. 10th Ave., Suite 1000  
Phoenix, AZ 85006  
PH: 602.955.1888  
FX: 602.955.1889  
WWW.MORGANDSIGN.COM

**REGISTERED ARCHITECT**  
JAN & JOCK MACFARLANE

**JOB# 2007033**

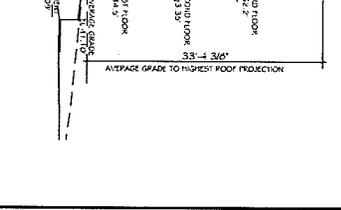
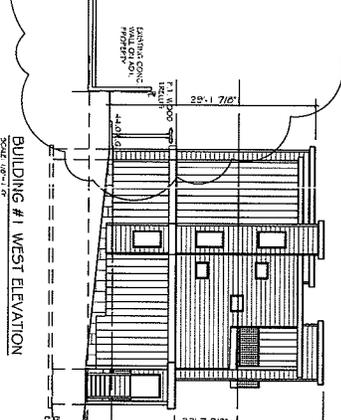
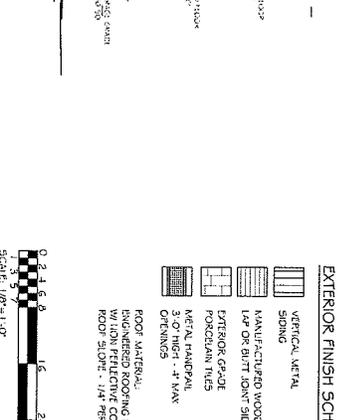
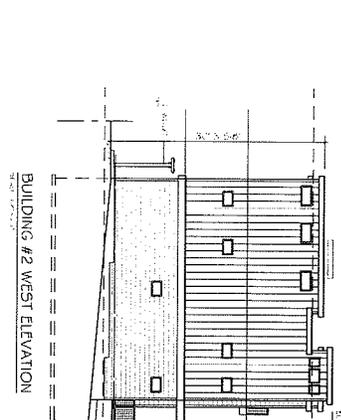
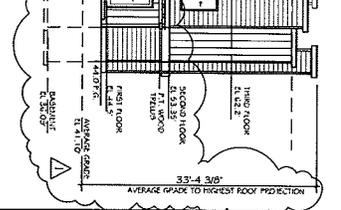
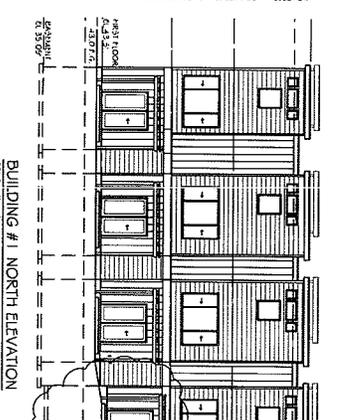
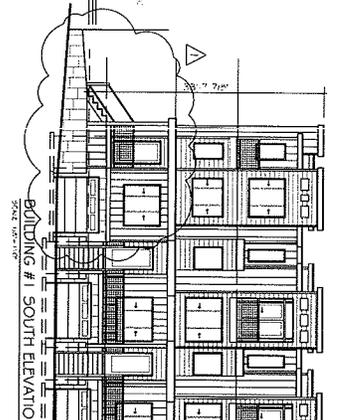
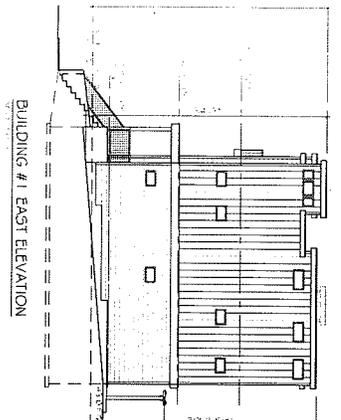
312 10th Ave SE  
Bellevue, WA 98004

**MEYDENBAUER BAY TOWNHOMES  
22 ATTACHED SINGLE FAMILY UNITS**

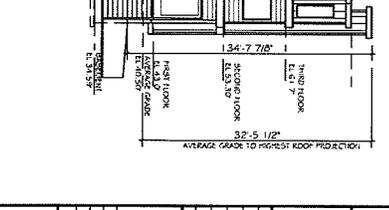
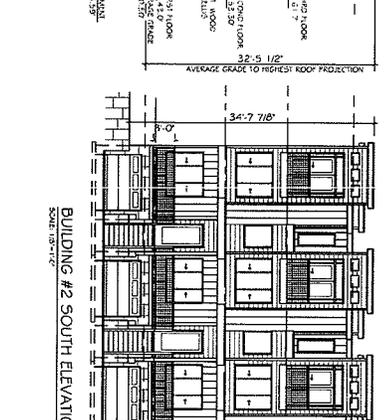
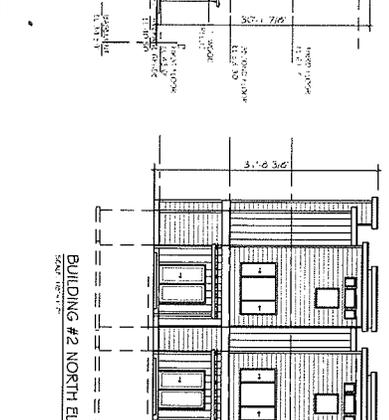
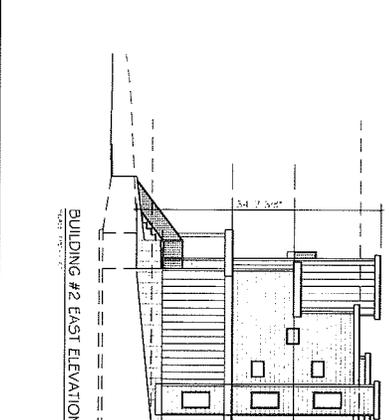
**SHEET TITLE:**  
BUILDINGS # 4, 5 & 6  
SECOND THIRD  
FLOOR PLANS

**DATE:** 1/18/07  
**SCALE:** 1/8" = 1'-0"  
**DRAWN:** JAW  
**REVISION:** JM  
**APPROVED:** JAW

**SHEET #**  
A-3.1



- EXTERIOR FINISH SCHEDULE**
- VERTICAL METAL SILING
  - HORIZONTAL METAL SILING
  - MANUFACTURED WOOD
  - WOOD ON SILL JOINT SILING
  - EXTERIOR GRADE CERAMIC TILE
  - METAL HANDRAIL
  - 3/4" X 4" WOOD
  - ROOF MATERIAL
  - ENGINEERED ROOFING MEMBRANE
  - WINDOW REFLECTIVE COATING
  - ROOF SLOPE - 1/4" PER 100' MIN



**SHEET TITLE:**  
BUILDINGS # 1 & 2  
ELEVATIONS

**DATE:** 1/16/2017

**DRAWN BY:** J.M.

**APPROVED BY:** J.M.

**SHEET #**  
A-4.0

**MEYDENBAUER BAY TOWNHOMES**  
22 ATTACHED SINGLE FAMILY UNITS

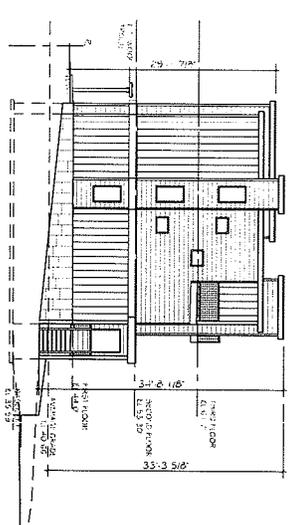
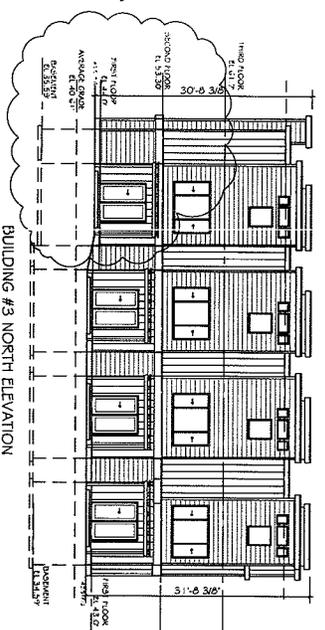
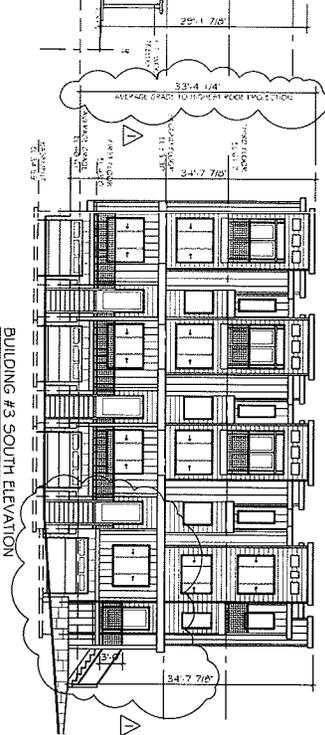
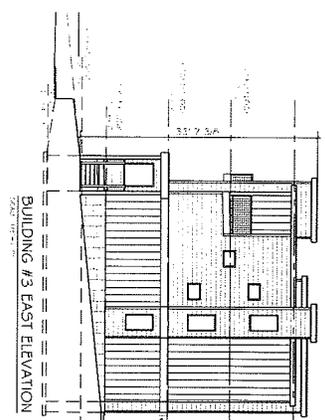
1000E WA. HWY. #177  
112 112 112  
32 32 32

**MORGAN DESIGN GROUP LLC**

10011 W. 14th Ave. Suite 200  
Denver, CO 80202  
Tel: 303.755.1522  
Fax: 303.755.1523  
www.morgandesigngroup.com

**JOB# 2007033**

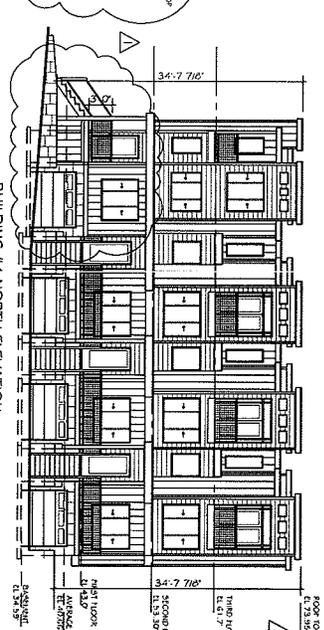
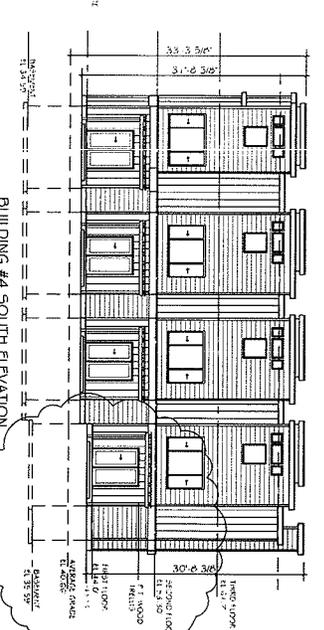
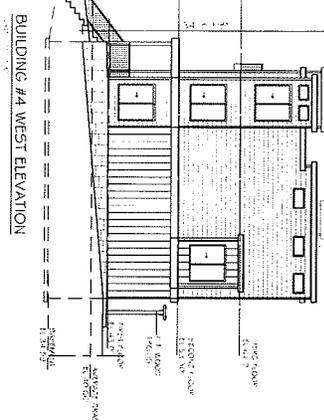
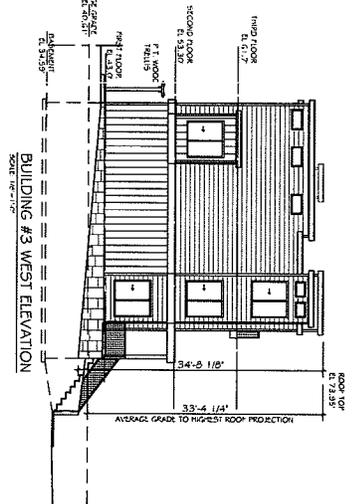
**REGISTERED ARCHITECT**  
J.M. MORGAN  
STATE OF COLORADO



**EXTERIOR FINISH SCHEDULE**

[Pattern]	VERTICAL METAL
[Pattern]	SLIDING
[Pattern]	HAND-APPLIED WOOD
[Pattern]	LAP OR BUTT JOINT SLIDING
[Pattern]	EXPOSED GRADE
[Pattern]	TONGUE AND GROOVE
[Pattern]	METAL HANDPAINT
[Pattern]	3/4" WOOD
[Pattern]	3/4" WOOD

**FLOOR MATERIAL:**  
ENGINEERED ROOFING MEMBRANE  
ROOF SLOPE 1/4" PER FOOT MIN



**MORGAN DESIGN GROUP LLC**  
 11801 Valley Road  
 Suite 100  
 Bellevue, WA 98004  
 P: 206.451.4200  
 F: 206.451.4201

**REGISTERED ARCHITECT**  
 STATE OF WASHINGTON

**DATE:** 11/20/07  
**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** JMM  
**CHECKED BY:** JMM  
**APPROVED BY:** JMM

**SHEET #**  
**A-4.1**

**MEYDENBAUER BAY TOWNHOMES**  
 22 ATTACHED SINGLE FAMILY UNITS

31210 16th Ave SE  
 BELLEVUE, WA 98004

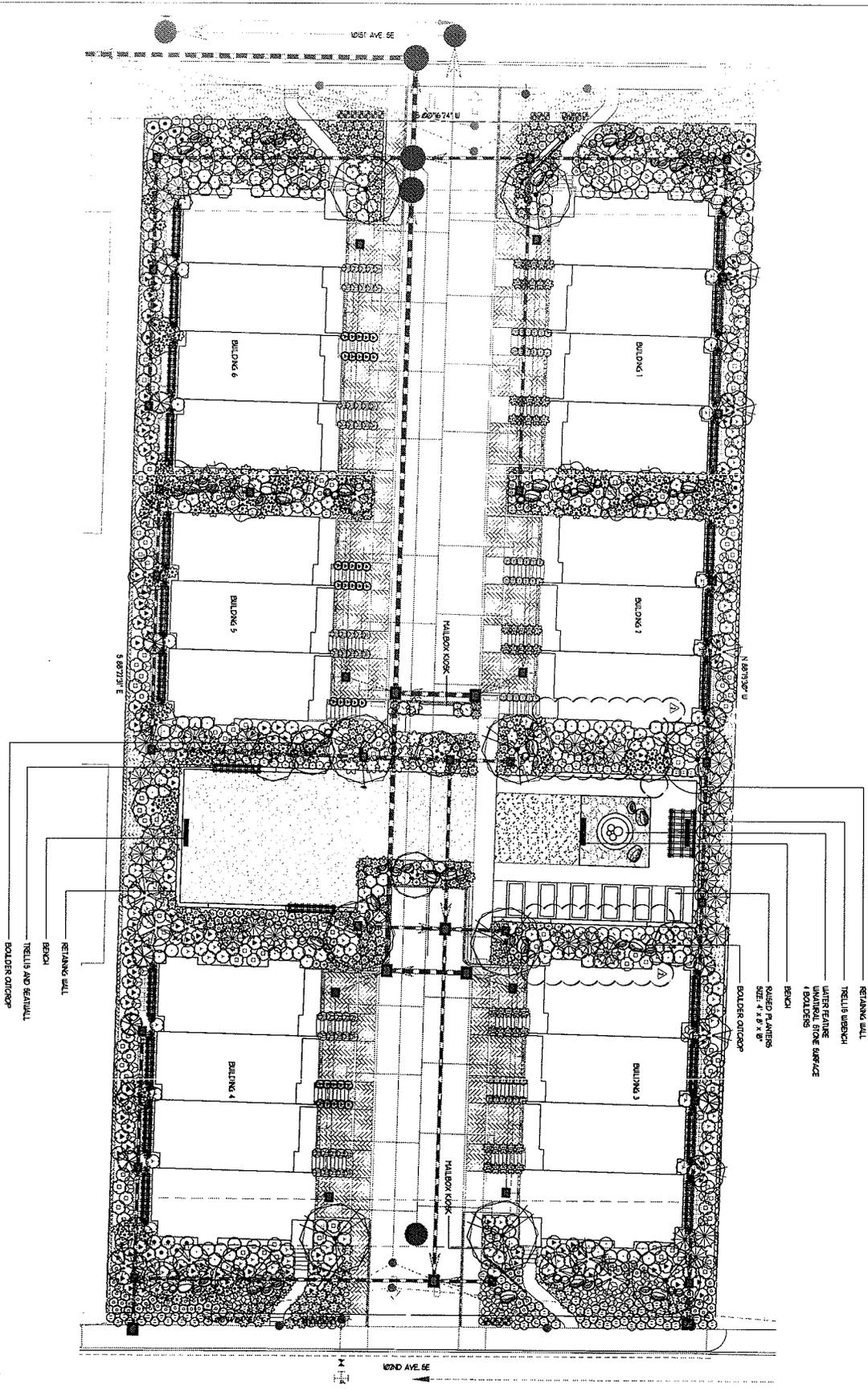
**SHEET TITLE:**  
 BUILDINGS 3 & 4  
 ELEVATIONS

**DATE:** 11/20/07  
**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** JMM  
**CHECKED BY:** JMM  
**APPROVED BY:** JMM





**1** PLANTING PLAN  
1" = 10'-0"



- RETAINING WALL
- TRELLIS W/BRICK
- WATER RETAINING WALL
- WATER RETAINING SURFACE
- 4 BOLDERS
- BRICK
- RAISED PLANTERS
- SIZE: 4' x 8' x 8"
- BOLDERS OUTCROP



0 5 10 20'

**L1.01**

NO.	DATE	REVISION	BY
1		ISSUE FOR PERMITTING	
2		REVISION	
3		REVISION	
4		REVISION	
5		REVISION	
6		REVISION	
7		REVISION	
8		REVISION	
9		REVISION	
10		REVISION	
11		REVISION	
12		REVISION	
13		REVISION	
14		REVISION	
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16		REVISION	
17		REVISION	
18		REVISION	
19		REVISION	
20		REVISION	

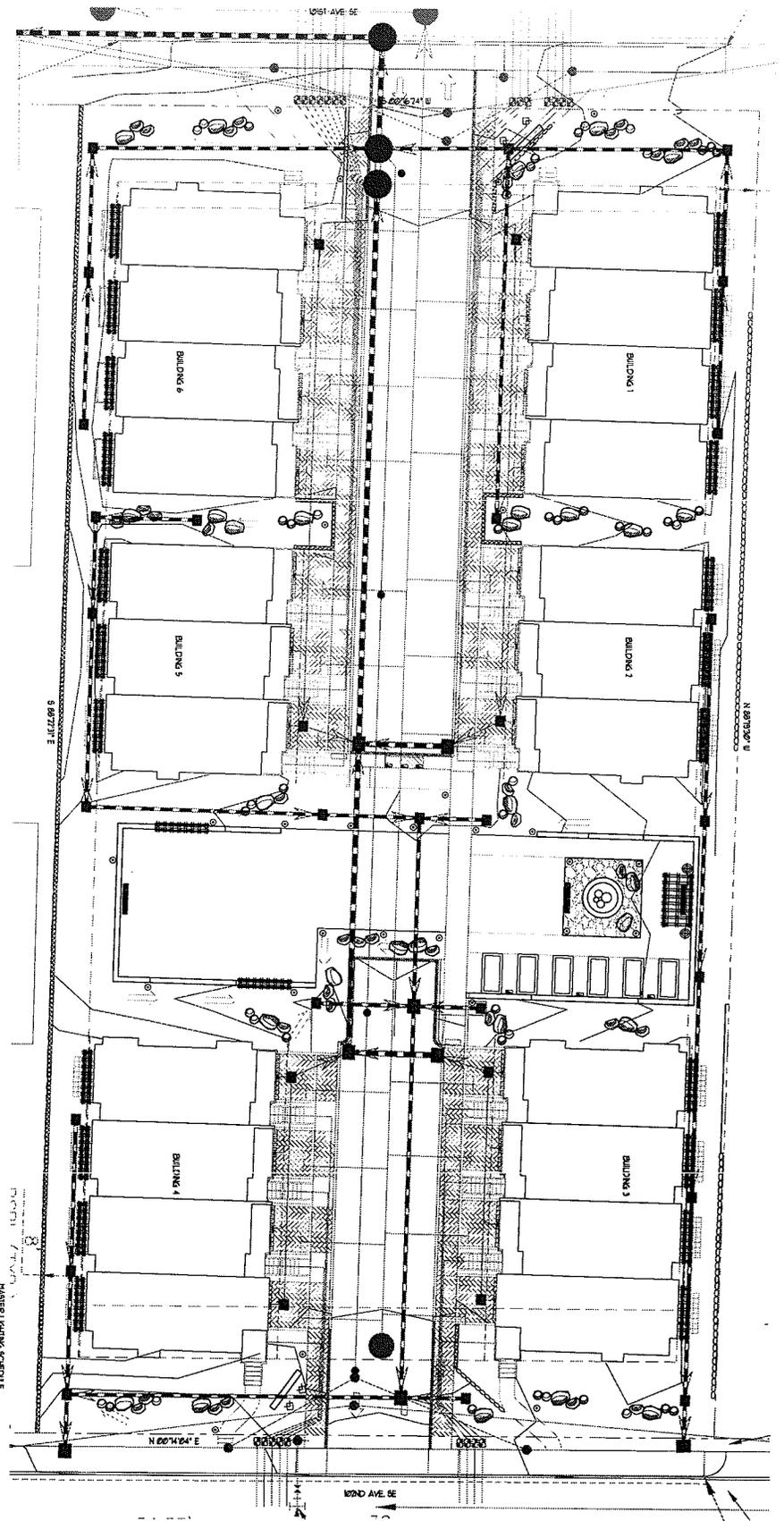
**PRELIMINARY PLANTING PLAN**

**THOMAS BERG AND ASSOCIATES**



Attachment E

1 LIGHTING PLAN  
1" = 10' - 0"



- MASTER LIGHTING SCHEDULE**
- ⊙ B-K LIGHTING  
HP7 IN GROUND RR-46  
3-1/2" H. TR-8-MAT-20-CPC
  - ⊙ B-K LIGHTING  
GL-02 6" X 6" BOLLARD  
GL-2-VER-FR-8-PP-8
  - ⊙ B-K LIGHTING  
FIC-02 STAR SPOT  
F9-3-VER-15-8
  - ⊙ B-K LIGHTING  
BACK STAR  
BOO-1-VER
  - HILL AND PARK  
FOOT LIGHT  
FITR-3-AN
  - ⊕ HILL AND PARK  
WALL TOWER  
BTR-3-AN
  - ⊠ HILL AND PARK  
SURFACE TOWER  
CTR-3-AN



L7.11

**PROJECT SUBMITTALS**

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

**PROJECT TITLE**  
 RECONSTRUCTION OF THUNDERBOLT  
 22 ATTACHED SINGLE FAMILY UNITS  
 2210 N. 29th St. N.E.  
 ALBUQUERQUE, NM 87109

**CLIENT**  
 THUNDERBOLT DEVELOPMENT  
 11111 N. 29th St. N.E.  
 ALBUQUERQUE, NM 87109

**DESIGN TEAM**  
 THOMAS RENKSTORF AND ASSOCIATES  
 11111 N. 29th St. N.E.  
 ALBUQUERQUE, NM 87109

**DATE**  
 11/11/2011

**PROJECT NO.**  
 11111

**THOMAS RENKSTORF AND ASSOCIATES**  
 11111 N. 29th St. N.E.  
 ALBUQUERQUE, NM 87109  
 (505) 885-1111  
 www.thomasrenkstorf.com

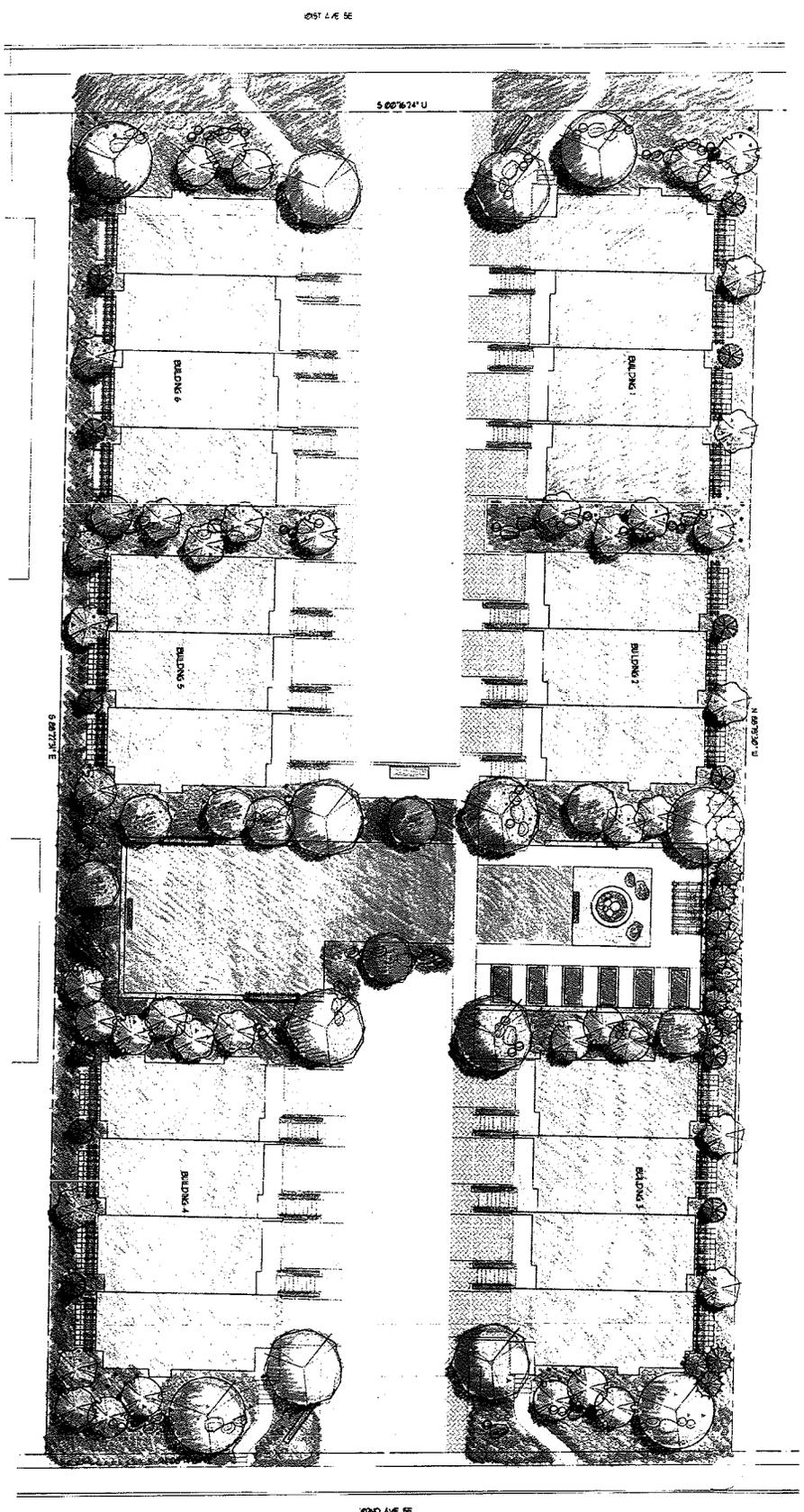
1

ILLUSTRATIVE PLANTING PLAN

1/2" = 10'-0"



L1.02



NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT: 2215 N. BROADWAY  
 CLIENT: [unreadable]  
 ARCHITECT: [unreadable]

DESIGNED BY: [unreadable]  
 DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]  
 DATE: [unreadable]

PROJECT: 2215 N. BROADWAY  
 CLIENT: [unreadable]  
 ARCHITECT: [unreadable]

DESIGNED BY: [unreadable]  
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 CHECKED BY: [unreadable]  
 DATE: [unreadable]

PROJECT: 2215 N. BROADWAY  
 CLIENT: [unreadable]  
 ARCHITECT: [unreadable]

DESIGNED BY: [unreadable]  
 DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]  
 DATE: [unreadable]

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 CLIENT: [unreadable]  
 ARCHITECT: [unreadable]

DESIGNED BY: [unreadable]  
 DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]  
 DATE: [unreadable]

PROJECT: 2215 N. BROADWAY  
 CLIENT: [unreadable]  
 ARCHITECT: [unreadable]

DESIGNED BY: [unreadable]  
 DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]  
 DATE: [unreadable]

PROJECT: 2215 N. BROADWAY  
 CLIENT: [unreadable]  
 ARCHITECT: [unreadable]

DESIGNED BY: [unreadable]  
 DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]  
 DATE: [unreadable]

PROJECT: 2215 N. BROADWAY  
 CLIENT: [unreadable]  
 ARCHITECT: [unreadable]

DESIGNED BY: [unreadable]  
 DRAWN BY: [unreadable]  
 CHECKED BY: [unreadable]  
 DATE: [unreadable]

PROJECT: 2215 N. BROADWAY  
 CLIENT: [unreadable]  
 ARCHITECT: [unreadable]

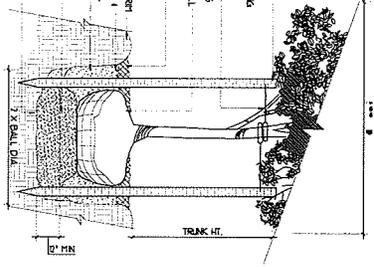
2215 N. BROADWAY  
 THOMAS BERKSTEIN  
 ARCHITECTS  
 1000 N. BROADWAY  
 SUITE 100  
 DENVER, CO 80202  
 (303) 733-1111  
 WWW.TBERKSTEIN.COM

THOMAS BERKSTEIN  
 ARCHITECTS  
 1000 N. BROADWAY  
 SUITE 100  
 DENVER, CO 80202  
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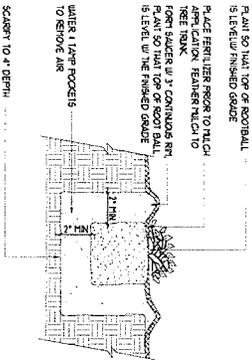
THOMAS BERKSTEIN  
 ARCHITECTS  
 1000 N. BROADWAY  
 SUITE 100  
 DENVER, CO 80202  
 (303) 733-1111  
 WWW.TBERKSTEIN.COM



11 SECT: DECIDUOUS TREE PLANTING  
NOT TO SCALE

SCALE TO 4" DEPTH

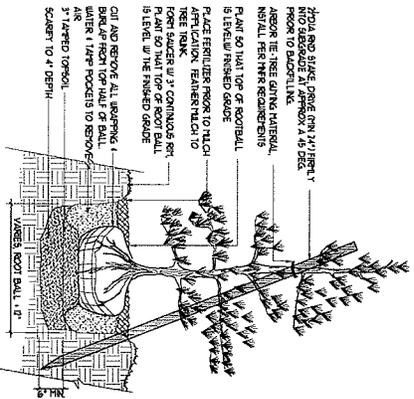
0.21-2.1" DIA. ROOT BALL  
DOVE FROM 3/4" HOLE INTO  
SUBGRADE PRIOR TO BACKFILLING  
INSURE TREE CENTER IS  
PLANT SO THAT TOP OF ROOTBALL  
IS LEVEL W/ FINISHED GRADE  
PLACE FERTILIZER PRIOR TO  
MULCH APPLICATION. FEATHER  
FROM SAUCER W/ 3" COMPASS RPT  
CUT AND REMOVE ALL SURROUNDING  
MULCH FROM TOP HALF OF BALL  
WATER AND LAKE POCESSES TO  
3" TAPPED TORQUEL



20 SECT: GROUNDCOVER AND PERENNIAL PLANTING  
NOT TO SCALE

SCALE TO 4" DEPTH

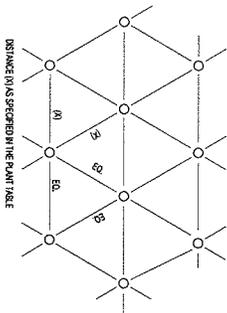
PLANT SO THAT TOP OF ROOTBALL  
IS LEVEL W/ FINISHED GRADE  
PLACE FERTILIZER PRIOR TO MULCH  
APPLICATION. FEATHER MULCH TO  
TREE BANK  
FROM SAUCER W/ 3" COMPASS RPT  
PLANT SO THAT TOP OF ROOT BALL  
IS LEVEL W/ THE FINISHED GRADE  
WATER LAKE POCESSES  
TO REMOVE AIR



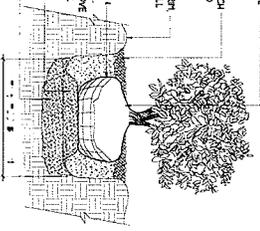
12 SECT: EVERGREEN TREE PLANTING  
NOT TO SCALE

SCALE TO 4" DEPTH

2.0 DIA. ROOT BALL DOVE FROM 1 1/2" HOLE  
INTO SUBGRADE PRIOR TO BACKFILLING  
INSURE TREE CENTER IS  
ABOVE THE TREE GROUND LEVEL  
MULCH APPLICATION. FEATHER  
MULCH TO TREE BANK  
FROM SAUCER W/ 3" COMPASS RPT  
CUT AND REMOVE ALL SURROUNDING  
MULCH FROM TOP HALF OF BALL  
WATER LAKE POCESSES TO REMOVE  
AIR SEE PRECEDING PLANTING HX  
3" TAPPED TORQUEL



22 PLAN: PLANT SPACING  
NOT TO SCALE



13 SECT: SHRUB PLANTING  
NOT TO SCALE

SCALE TO 4" DEPTH

CUT AND REMOVE ALL SURROUNDING  
MULCH FROM TOP HALF OF BALL  
WATER LAKE POCESSES TO REMOVE  
AIR SEE PRECEDING PLANTING HX  
3" TAPPED TORQUEL

PLANT SCHEDULE		COLT	SIZE
1	BOULDER CHAMAECYPARUS OBUSA 'VIRGATUS'	8 & 8	6'-8" HT
2	CHAMAECYPARUS LEVANDI BOULDER	8 & 8	6' H
3	BOULDER ACER PLATANUM 'BIRCHWOOD'	8 & 8	6' H
4	BOULDER BETULA ACCIDENTALIS	8 & 8	6' H
5	BOULDER MORUS ALBA 'MORUS'	8 & 8	6' H
6	BOULDER ACER FRAXINIFOLIUM	8 & 8	6' H
7	BOULDER MORUS ALBA 'MORUS'	8 & 8	6' H
8	BOULDER MORUS ALBA 'MORUS'	8 & 8	6' H
9	BOULDER MORUS ALBA 'MORUS'	8 & 8	6' H
10	BOULDER MORUS ALBA 'MORUS'	8 & 8	6' H
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98	BOULDER MORUS ALBA 'MORUS'	8 & 8	6' H
99	BOULDER MORUS ALBA 'MORUS'	8 & 8	6' H
100	BOULDER MORUS ALBA 'MORUS'	8 & 8	6' H

1500 W. WASHINGTON ST. SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.TRENSTORF.COM

PROJECT TITLE: **WALKWAY**  
 LOCATION: **WALKWAY**  
 DATE: **10/20/2010**

PREPARED BY: **THOMAS RENSTORF**  
 CHECKED BY: **THOMAS RENSTORF**  
 DATE: **10/20/2010**

SHEET NO. **L2.01**





**MORGAN DESIGN GROUP LLC**  
 11071 Laurel Road  
 Seattle, WA 98148  
 Tel: 206.331.4100  
 Fax: 206.331.4105

JOB#: 2007033



**MEYDENBAUER BAY TOWNHOMES  
 22 ATTACHED SINGLE FAMILY UNITS**

312 2146 400 01  
 SEATTLE, WA 98102

SHEET TITLE:  
 101st AVE 9.E  
 KONDORING

DATE: 01/11/07	DATE: 01/11/07
BY: J. MORGAN	BY: J. MORGAN
CHECKED: J. MORGAN	CHECKED: J. MORGAN
APPROVED: J. MORGAN	APPROVED: J. MORGAN

SHEET #  
 A-6.1