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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Milano Town Homes LLC, Hossein Khorram

LOCATION OF PROPOSAL: 12311 NE 8th Street

DESCRIPTION OF PROPOSAL: Application for Design Review approval and SEPA determination to construct 28 units of attached multi-family townhome-style housing within four separate buildings on a 81,917 SF (1.88 acres) site in an R-15 zoning district. Includes 56 garage parking spaces and 14 surface guest spaces. The site lies within the Single Family Transition Area Design District.

FILE NUMBERS: 08-1124056-LN

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on April 30, 2009.

☐ 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carol V Helland
Environmental Coordinator

4/16/09
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Wilburton Gateway
Proposal Address:	12311 NE 8th Street
Proposal Description:	Application for Design Review approval and SEPA determination to construct 28 units of attached multi-family, townhome-style housing within four separate buildings on a 81,917 square foot (1.88 acres) site in an R-15 zoning district. Included are 56 garage parking spaces and 14 surface guest spaces. The site lies within the Single Family Transition Area Design District.
File Number:	08-112405-LD
Applicant:	Hossein Khorram Milano Town Homes LLC
Decisions Included:	Process II, Combined Design Review and SEPA
Planner:	Sally Nichols
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V Helland Carol V. Helland, Land Use Director Development Services Department
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department Carol V Helland Carol V. Helland, Land Use Director

Application Date:	March 27, 2008
Notice of Application Date:	April 10,2008
Notice of Decision Date:	April 16, 2009
Appeal Deadline:	April 30, 2009

For information on how to appeal a proposal, visit the Development Services Permit 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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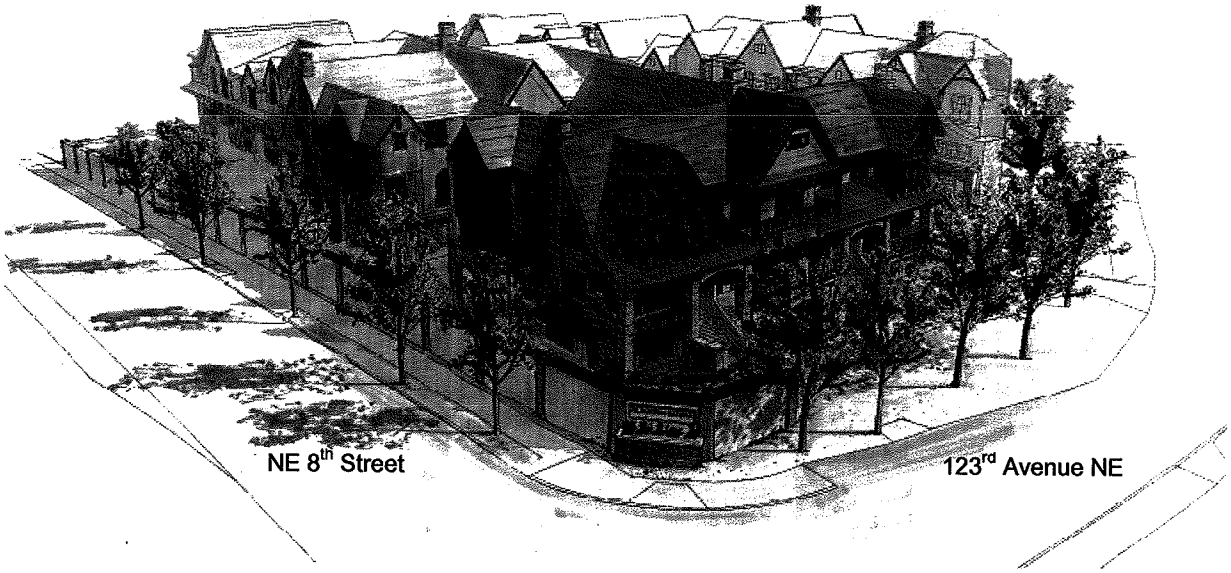
Attached: Project Plans

I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval and SEPA determination to construct 28 units of attached multi-family, townhome-style housing within four separate buildings on a 81,917 square foot (1.88 acres) site in an R-15 zoning district. Included are 56 garage parking spaces (2 spaces per unit) and 14 surface guest spaces. The southern half of the site lies within the single family transition area design district.



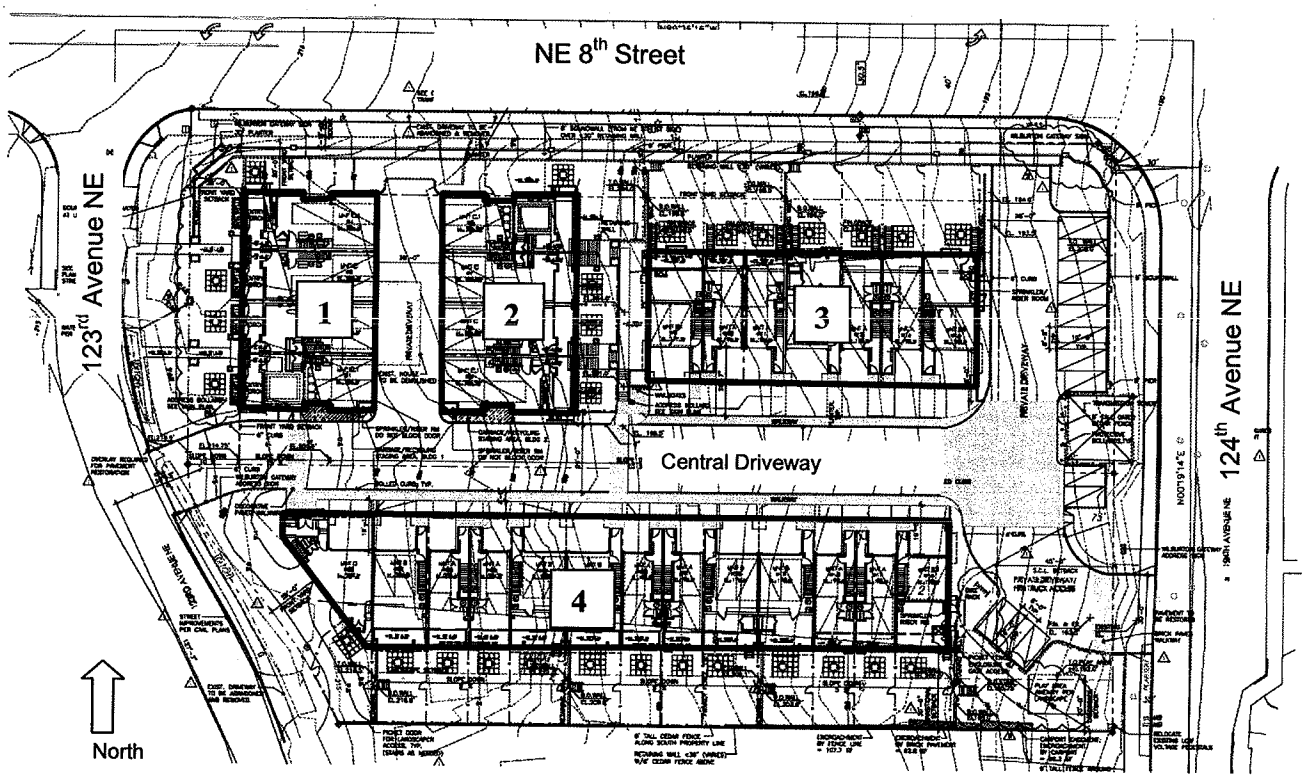
Perspective from the corner of NE 8th Street and 123rd Avenue NE

A. Site Design

The site will be organized along a central, interior driveway that runs in an east-west direction. The driveway will connect 124th Avenue NE to 123rd Avenue NE, which is a dead-end residential street. The 28 townhome units will be distributed in four separate buildings (Buildings 1-4). All four buildings will be sited to orient the front entries away from the traffic noise on NE 8th Street and from the existing Seattle City Light transmission lines and tower located on the eastern edge of the site.

Buildings 1 and 2: These two buildings will each contain four units and will be oriented in a north-south direction. The garages of each building will face onto a shared, private driveway. Building 1 will engage the public streetscape with front entries that will face onto 123rd Avenue NE and will physically connect to a new public sidewalk (to be constructed as part of

SITE PLAN



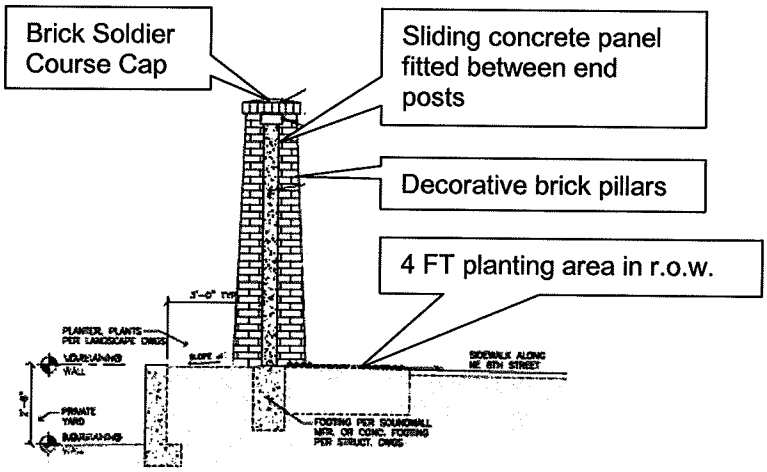
this proposal) via shared entry walkways. The entries to Building 2 will be oriented to the east and will be accessed from an internal pedestrian walkway. Private open space for Buildings 1 and 2 will be in front of each unit, adjacent to the front entries. None of the units will have private driveways.

Building 3: This building will contain seven units. It will have an east-west orientation, with front doors and garages facing onto the central driveway. Each garage will have a private driveway and each unit will also have fenced private open space in the rear (north side) of the building. These rear yards will back up to the new sound wall along NE 8th Street.

Building 4: This will be the largest building with 13 townhome units and it will lie in the southern half of the site. Similar to Building 3, it will have an east-west orientation along the central driveway and will run along almost the entire length of the southern property line. Although the entire site lies within a single family transition area design district, only Building 4, which lies in the southern half of the site, will be directly adjacent to a single family zoning district and single family homes. This condition requires a 30-foot building setback from the southern property line. Each unit will have a private, fenced rear yard that will lie within this 30-foot setback. Also within this setback, there will also be the required 20-foot wide landscape buffer. The front entries and garages of Building 4 will face north onto the central driveway and each garage will have a private driveway.

Decorative pavement will be placed strategically throughout the central driveway to delineate pedestrian walkways. These walkways will allow pedestrian circulation through the site from the existing sidewalk on 124th Avenue NE to the new public sidewalk on 123rd Avenue NE that will be constructed as part of this project.

An eight-foot tall sound wall will be constructed along the entire NE 8th Street frontage and will wrap around the corners at 123rd Avenue NE and 124th Avenue NE. The applicant has worked with the City of Bellevue to design this wall to be compatible with regard to height, scale, color and materials with the existing sound wall that runs on both sides of NE 8th Street up to 156th Avenue. Project signage will be located on the wall at the two corner locations. The wall panels will be concrete and the piers, corner elements and panel caps will be brick. The applicant will provide a four foot-wide planting strip with additional street trees between the curb and the public sidewalk, and a four foot-wide planting area from the sidewalk edge to the base of the wall. Ornamental plantings, along with vines that will climb and soften the wall, will help to integrate this block into the fabric of the NE 8th Street corridor. The existing Wilburton Community sign, currently located at the northwest corner of the site, shall be given to the City of Bellevue during construction and will be relocated at a future date by the City and in conjunction with the Wilburton community. **Refer to Condition of Approval regarding project signage, the community sign and pedestrian easements in Section X of this report.**



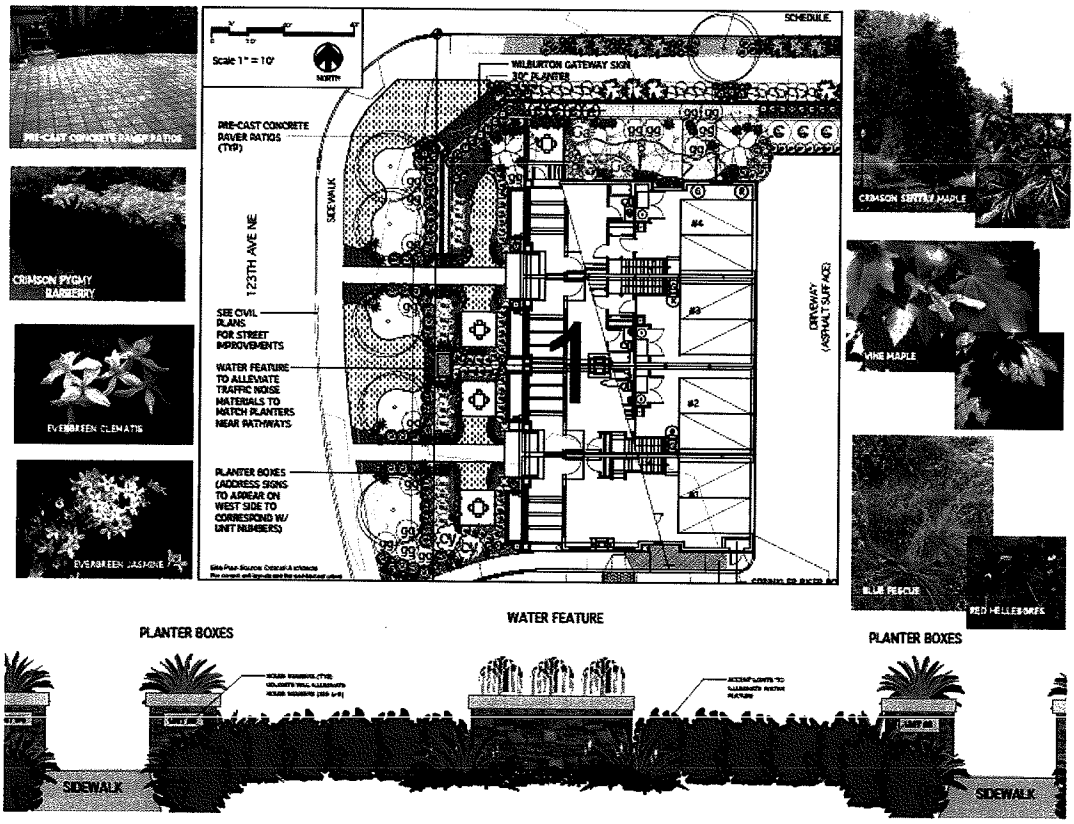
Typical Sound Wall Detail

Sound Wall along NE 8th Street – (vegetation not shown)

There will be 14 guest parking spaces along the eastern end of the site within the existing Seattle City Light easement. In the southeast corner of the site there will also be a small, fenced play area with play equipment to provide an amenity for families with children.

Landscape

All of the existing interior trees will be removed and 53% of the diameter inches of the existing perimeter trees will be removed. The removal of these trees and reduced street frontage landscaping along NE 8th Street will be mitigated with additional tree plantings through an Alternate Tree Retention or Replacement Option. The replacement trees will be native and/or semi-native species and will be located throughout the entire site perimeter. **Refer to Condition of Approval regarding the final landscape plan in Section X of this report.**



Corner of NE 8th Street and 123rd Avenue NE – typical landscape design

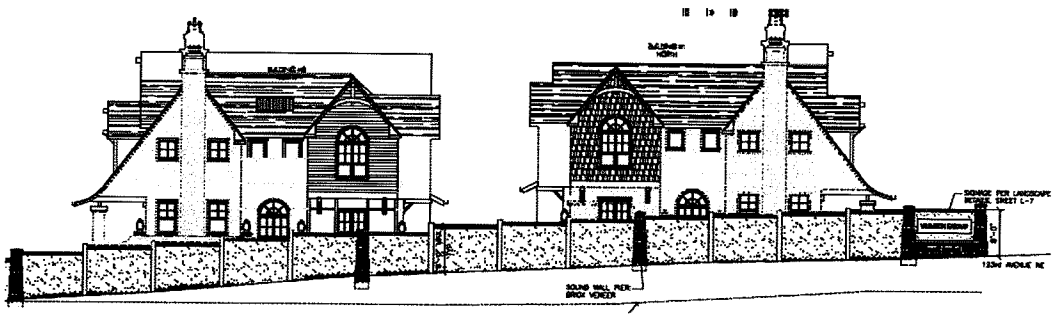
The interior landscape plantings will have a residential scale and character and will include flowering ornamental trees, trees to provide increased screening, hardy shrubs, ornamental grasses and lawn. In addition, the proposal is required to provide perimeter landscaping. Along 124th Avenue NE, the applicant will provide approximately 8 feet of Type III landscaping in an area that includes both the proposal property and public right-of-way. The landscaping will include trees, shrubs and groundcover to enhance the appearance of the

streetscape, reduce the visual impact of the buildings, and help to screen the base of the transmission tower. Along NE 8th Street, the applicant will upgrade the existing 4-foot wide planting strip by replacing the existing lawn with shrubs and groundcover and planting three additional street trees. Between the sidewalk and the proposed sound wall, the applicant will provide a four-foot wide landscape area to help soften the appearance of the wall. Along 123rd Avenue NE, the applicant will not only construct a new public sidewalk within the public right-of-way, but will also landscape the area between this sidewalk and Buildings 1 and 4 (approximately 30-feet wide) with new street trees and ornamental shrubs and groundcovers. The proposed landscape buffers on both NE 8th Street and 124th Avenue NE are smaller than the required buffer width. This reduction will be mitigated through increased buffer landscaping via an Alternative Landscaping Option.

The interior property line of this project is directly adjacent to a single family zoning district and properties and will require a 20-foot wide landscape buffer. The trees within the buffer will be a mix of deciduous and evergreen species, thereby providing addition screening, but also allowing filtered natural light into the open space and south-facing interior spaces of Building 4 – particularly in the winter. **Refer to Conditions of Approval regarding the final landscape plan, tree protection, streetscape planting and irrigation, streetscape (right-of-way) maintenance and irrigation, and landscape installation and maintenance assurance devices in Section X of this Report.**

B. Building Design

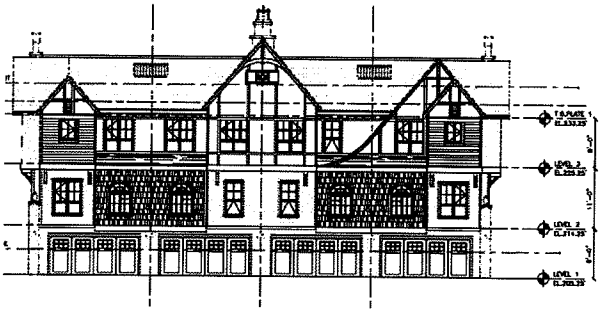
The 28 townhome-style units will have two floors of living space on top of the garage level. Each home will have a two-car garage. The design concept for the homes is "Old World/Tudor" residential. The facades of each of the four buildings will vary slightly, but they all will maintain the same strong design concept. By burying the garages into the existing grade, the proposed buildings will be able to maintain a maximum height of 30 feet, as measured from the average existing grade to the midpoint of the complex roof pitches. A variety of non-reflective materials will be used on the building facades, including cultured stone veneers on the foundations, pillars and chimneys, and a combination of fiber cement board and batten, shingle and lap siding. The roof material will be composition shingle. Residential-scaled windows with decorative mullions will add interest to the buildings, along



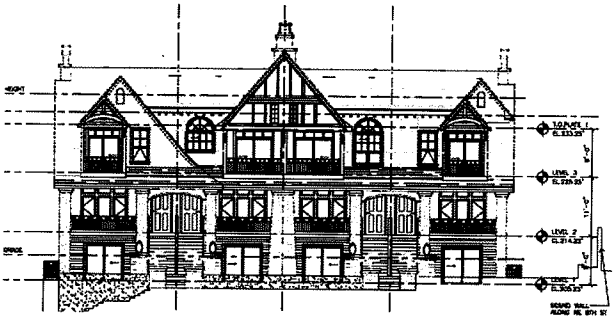
Buildings 2 and 1 – North Elevation (facing NE 8th Street)

with additional architectural detailing that will be found throughout the building exteriors. The color palette is comprised of earthtones and will vary slightly from building to building. In addition, the applicant is proposing to equip each townhome with the option to have infrared solar collectors on the roof for hot water. The collectors will lie flush on the roof surface. Each individual owner may choose to install the solar collectors if they wish.

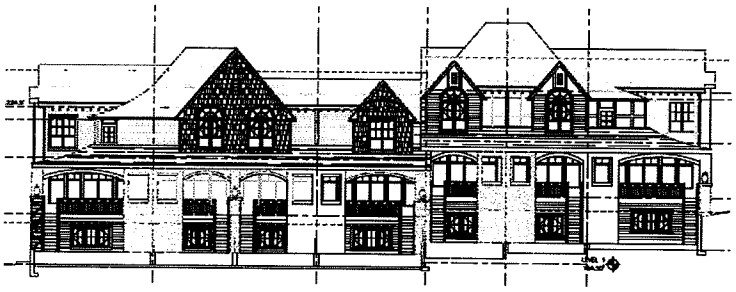
Building 1 – West Elevation (facing 123rd Avenue NE)



Building 2 – West Elevation (facing private driveway)



Building 2 – East Elevation



Building 3 – North Elevation (typical rear yard elevation)

Building 4 - North (Front) Elevation - facing internal driveway

Building 4 - South (rear) Elevation – facing single family neighborhood

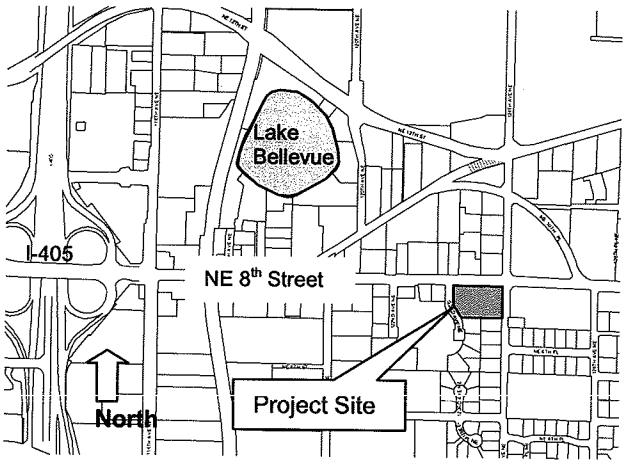
C. Review Process

Because the southern portion of the site is located within a Single Family Transition Area Design District, Administrative Design Review for the entire development is required. The entire site is subject to the transition area development standards (LUC 20.25B.030). Design Review is a Process II, administrative land use decision requiring public notice and approval by the Director. The Director issues the Design Review decision.

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description

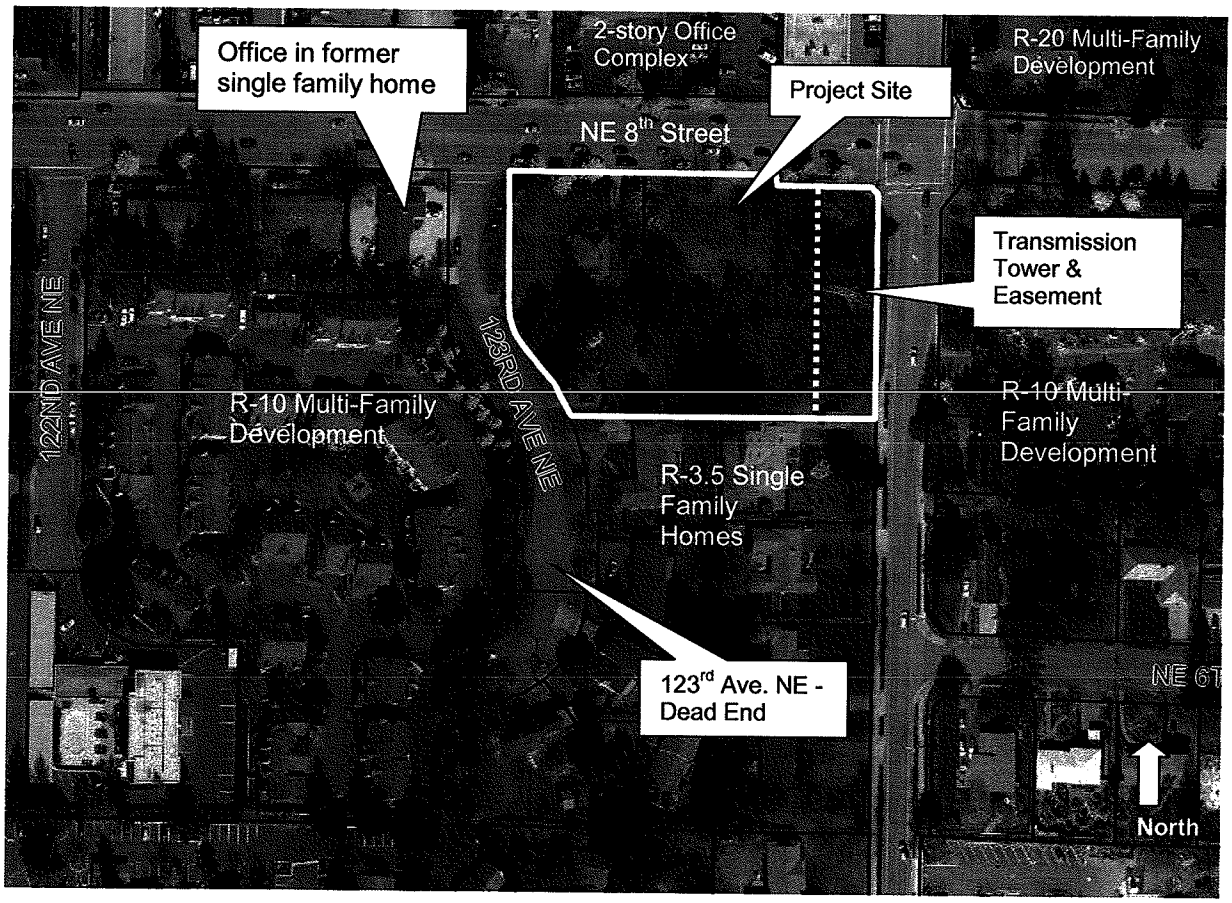
The proposal site lies within the Wilburton neighborhood, within close proximity to the Downtown to the west. It is located on the southwest corner of the intersection of N.E. 8th Street – a major arterial - and 124th Avenue N.E. – a collector arterial. The third street frontage is to the west along 123rd Avenue NE; a two-lane dead end residential street that has no pedestrian improvements. On this street there is an open drainage ditch that runs along the eastern edge of the pavement. This road provides access for five single family homes in addition to the two houses on the proposal site and a former single family home which now houses a business.



The proposal site is comprised of 5 tax parcels, totaling 81,917 square feet (1.88 acres). The two western lots on 123rd Avenue NE are each currently occupied with one older single family home and the remaining three lots are vacant and covered with overgrown vegetation. The site slopes down to the east at an approximate 10 percent grade. There are no critical areas on the site. The five lots will need to be consolidated into one project site through a boundary line adjustment. **Refer to Condition of Approval regarding a boundary line adjustment in Section X of this report.**

There is an existing Seattle City Light high voltage transmission tower and 45 foot wide power line easement on the eastern edge of the site. The City of Bellevue has installed a sidewalk and planting strip along N.E. 8th Street and a portion of 124th Avenue N.E.

AERIAL PHOTOGRAPH



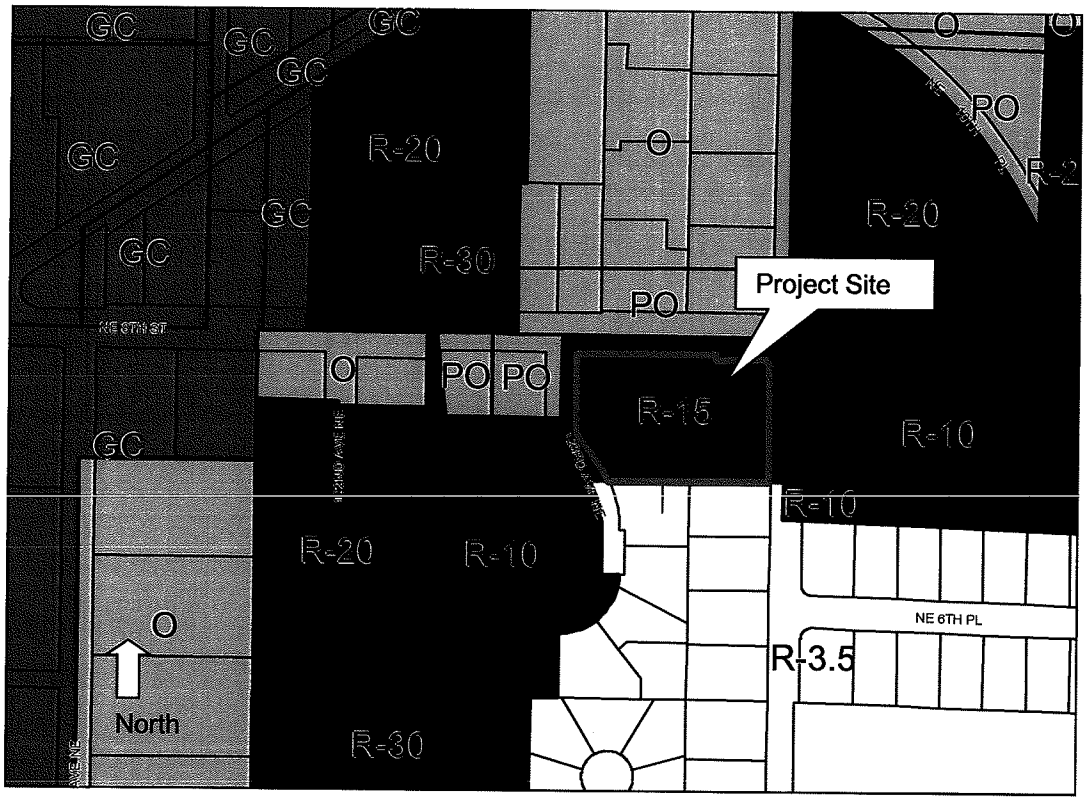
Zoning and Land Use Context

The City of Bellevue Comprehensive Plan was amended in April, 2007 by Ordinance No. 5730 to change the Comprehensive Plan designation on the five parcels that make up the proposal site to Multi-Family – Medium (MF-M). The site was then rezoned from R-10 to R-15 in September, 2007 by City of Bellevue Ordinance No. 5767. The proposal site is directly adjacent to an existing R-3.5 single family zoning district to the south and therefore lies within a Single Family Transition Design District. Copies of the applicable Ordinances are available for public viewing in the project file at City Hall.

Zoning on Adjacent Property:

- East: R-10: a multi-family residential development.
- South: R-3.5: two single family lots, each with one residence.
- West: R-10 and PO (Professional Office): the professional office is within a former single family home. Adjacent to this building to the south is a multi-family residential development with access off of 122rd Avenue NE.
- North: PO, with two-story office buildings.

ZONING MAP



The project site is surrounded by a combination of single family homes, office buildings, and multi-family buildings. The proposal buildings are consistent with the neighborhood context regarding color, materials and wood-frame construction type. All of the proposed building will have a height limit of 30-feet, with is also consistent with the surrounding residential districts.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.10.400 (Use Charts) and LUC 20.25B - Transition Area Design District. The multi-family residential use proposed for this project is permitted in the R-15 Transition Area Design District with Design Review approval.

2. Dimensional Requirements

As conditioned, all applicable dimensional requirements of the Land Use Code would be met. Refer to the following table for further information.

Table 1 – Dimensional Requirements

	Permitted/Required	**Proposed**
Zoning	R-15	
Lot Size (Area)	Minimum 8,500 SF LUC 20.20.010	81,917 SF (1.88 acres) Meets LUC requirement
Lot Coverage	35% of 81,917 = 28,671 SF LUC 20.20.010	34.9% = 28,622 SF Meets LUC requirement
Impervious Surface	80% of 12,520 SF = 65,534 SF LUC 20.20.010	65% = 55,382 SF Meets LUC requirement
Parking	Residential Use: Three or more bedroom unit: min. 1.8 per unit (1.8 x 28) = 51 spaces LUC 20.20.590	10 units will have tandem, 2-car garages = 20 spaces 18 units will have side-by-side, 2-car garages = 36 spaces (Each unit in Buildings 3 and 4 will also have a min. of 1 guest space in a private driveway) 14 surface guest spaces <u>Total</u> (excluding driveway parking): 70 spaces Meets LUC requirement
Building Height	R-15 <u>in Transition Design District</u>: 30 FT – as measured from <u>average existing grade</u> LUC 20.25B.040.A	Building 1-4: (in Single Family Transition Design District): 30 FT Meets LUC requirement
Setbacks	In an R-15 zoning district: Front: 20 FT Rear: 25 FT * Side: 5/15 FT * * In a Transition Design District: 30 FT from any adjacent single family zoning district.	<u>Building 1</u>: 2 Fronts: • NE 8th St.: 20 FT from access easement • 123rd Ave. NE: 20 FT Side: N/A Rear: N/A

	Permitted/Required	Proposed
Setbacks (cont'd)	LUC 20.20.010 LUC 20.25B Distance between Primary Structures: Min. of 20 FT	<u>Building 2</u>: Front: • NE 8th St.: Varies, min. 20 FT Side: N/A Rear: N/A <u>Building 3</u>: Front: • NE 8th Street: Approx. 40 FT • 124th Avenue NE: Approx. 53 FT Side: N/A Rear: N/A <u>Building 4</u>: 2 Fronts: • 123rd Avenue NE: 20 FT • 124th Avenue NE: Approx. 60 FT Side: Approx. 63 FT Rear: 30 FT (Within Transition Area & adjacent to Single Family zoning district.) Min. Distance: 26 FT (between buildings 1 and 2) Meets LUC requirements
Tree Retention	**<u>Perimeter</u>:** 100% tree retention in site perimeter = 55 total weighted diameter inches **<u>Interior</u>:** 15% diameter inches tree retention in site interior 198 diameter inches total x 0.15 = 30 diameter inches LUC 20.20.900 and 20.25B.	**<u>Perimeter</u>:** 55 diameter inches = total weighted diameter inches 26 diameter inches retained 29 diameter removed = 53% interior trees removed **<u>Interior</u>:** No interior trees are to be retained. The applicant has proposed to plant a min. of 45 diameter inches of 3" cal. native trees to fulfill the Alternative Tree Retention or Replacement Option. Alternative Tree Retention or Replacement Option required: Applicant will replant a minimum of the following: • Min. 6, 10-12'Ht. conifers • Min. 5, 3" cal. Honey Locust • Min. 12 addition 3" cal. trees

	Permitted/Required	Proposed
Tree Retention (cont'd)		Note: Alternative Tree Retention or Replacement Option trees are in addition to trees planted for general landscape requirements. As conditioned, meets LUC requirements. **Refer to Condition of Approval regarding tree protection during construction and the final landscape plan in Section X of this report.**
Mechanical Equipment	Locate on the roof or below grade and visually screen, unless this requirement is modified by the City for projects requiring discretionary approval per LUC 20.20.525.C.5 & 6.	If requested by home owners, solar collectors will be placed flush on the unit roof. Air conditioning condensing units will be installed in the yards of each unit. As conditioned, meets LUC requirements. **Refer to Condition of Approval regarding equipment noise levels in Section X of this report**.
Refuse Containers/ Recycling	All refuse and recycling containers shall be contained within an enclosed structure.	All refuse and recycling containers will be stored within the individual garages. **Refer to Condition of Approval regarding Refuse and Recycling in Section X of this report.**
Signage	Signage shall be architecturally integrated.	Signage is being reviewed on a conceptual basis. A separate sign permit will be required for all project signage. **Refer to Condition of Approval regarding signage in Section X of this report.**

IV. PUBLIC NOTICE AND COMMENT

Application Date: March 10, 2008
Notice of Application: March 27, 2008
Public Notice Sign: March 27, 2008
Minimum Comment Period: April 10, 2008

Although the minimum required public comment period ended on April 10, 2008, comments were accepted up to the date of this decision. Two written requests to become Parties of Record were received via email and regular mail. A copy of these comments are available for

public viewing in the project file at City Hall. The following is a summary of the main issues identified, along with the City's response.

Issue/Comment: A neighbor expressed a desire to move the project driveway on 124th Avenue NE as far to the north as possible.
Response: The applicant worked with the Transportation Department to align the driveway entrance on NE 124th Avenue NE with the driveway across the street. In addition, the location was chosen to maintain the required distance from the major intersection with NE 8th Street.

Issue/Comment: The project is too dense, has minimal green space, and it will increase local traffic.
Response: The proposal meets the Comprehensive Plan Policy HO-17 by providing development on infill or under-utilized sites with adequate urban services and meets the Neighborhood Quality goal (Housing Element) to ensure compatible housing. The current proposal is consistent with the density of surrounding multi-family properties and the townhome style of units, each with private open space, will provide a development with a single family character.

Because the site lies within a single family transition area, the applicant will be required to provide a 20-foot wide landscape buffer along the southern property line. In addition, the buildings will have a 30-foot wide setback. Thus, there will effectively be a 30-foot wide landscaped area between the proposal buildings and the single family properties to the south. In addition, the public streetscapes will receive enhanced landscape treatments. Refer to Section I of this report for additional information regarding the landscape design and Section III regarding dimensional requirements, including lot coverage and setbacks.

The Transportation Department reviewed this project regarding impacts to the surrounding community. Refer to the Transportation discussion in Section VI. of this report for additional information.

V. TECHNICAL REVIEW

A. Clearing & Grading Division

The Clear and Grade Reviewer reviewed the plans and materials submitted for this project and determined that the clearing and grading portion of this land use application can be approved without conditions of approval. The future Clearing and Grading Permit application for this development must comply with City of Bellevue Clearing and Grading Code (BCC 23.76).

B. Utility Department

1. Utility Department approval of the design review application (08-112405 LD) is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved.

2. The water, sewer, and storm drainage systems shall be designed per current City of Bellevue Utility Codes and Utility Engineering Standards.

NOTE: New Stormwater regulations will be adopted in August of this year. All utility design review, plan approval, and field inspection shall be performed under the individual permits and/or Utility Developer Extension Agreements, depending on the extent of the work.

C. Transportation Department

Site Access

Access to the proposed project will be provided via 124th Avenue NE and 123rd Avenue NE with an open-ended driveway through the site. Note that on-street loading will not be allowed. **Refer to Condition of Approval regarding provisions for loading and provisions for loading during construction in Section X of this report.**

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 with 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.

1. A street tree plan is required for review and approval prior to completion of engineering and landscape plans for their installation. The proper spacing of street trees from driveway is ten feet from Point A in standard drawing DEV-6.

2. 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.

   ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13. An ADA compliant transition ramp is required to tie down the sidewalk end on 123rd Avenue NE.

3. The design and appearance of curb, gutter, and sidewalk on 123rd Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.

   Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. **Refer to Condition of Approval regarding building and site plans for transportation and pedestrian easements in Section X of this report.**

4. The driveway approach on 124th Avenue NE shall have an approach width as defined in standard drawing DEV-6 of 30 feet. The driveway approach on 123rd Avenue NE shall have an approach width as defined in standard drawing DEV-5 of 26 feet. The minimum driveway width through the site will be 26 feet.

5. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

6. 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 greater than a 4-inch by 4-inch wooden post.

7. 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.

Refer to Conditions of Approval regarding civil engineering plans for transportation, ground mounted mechanical equipment and street frontage improvements in Section X of this report.

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

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

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench

walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near this project 123rd Avenue NE, 124th Avenue NE, and NE 8th Street have been classified as "Overlay Required."

- 123rd Avenue NE and NE 8th Street – The pavement manager has classified this street as overlay required. Any pavement disturbance on the street will require grind and overlay. The details and extent of required pavement restoration will be specified during right of way use permit review.
- 124th Avenue NE – The pavement manager has classified this street as overlay required. Any pavement disturbance on the street will require grind and overlay. The details and extent of required pavement restoration will be specified during right of way use permit review. The minimum pavement restoration will extend to ten feet beyond the southernmost and northernmost pavement cuts. **Refer to Condition of Approval regarding pavement restoration in Section X of this report.**

D. Fire Department

The site development plans for this decision generally conform to the Fire Code requirements. **Refer to Conditions of Approval regarding the hydrant location and support requirements for the detention vault and pipes in the roadway in Section X of this report.**

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The annotated environmental checklist is in the project file. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the SEPA requirements, with incorporation by reference of the *2009-2020 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) updated March 2009. This document is available in the Development Services Department Records Room, Bellevue City Hall, 450 110th Ave NE. Transportation-related impacts associated with the Wilburton Gateway proposal are consistent with the potential projected impacts analyzed in the 2009-2020 TFP EIS.

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

Earth

The site is gently sloping down from the west, with the steepest existing slope of 10%. The proposed grades slope in the same general direction, averaging approximately 15%. There are no Critical Areas or environmental issues associated with this site.

Noise

While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, BCC 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 BCC 9.18.020.C.1&2. **Refer to Conditions of Approval regarding noise & construction hours and holiday construction and traffic restrictions in Section X of this report.**

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2020 have been addressed in the City's 2009-2020 TFP EIS. The impacts of growth which are projected to occur within the City by 2020 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 TFP EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Wilburton Gateway lies within MMA # 8, which has a 2020 total growth projection of 26 multi family units. This development proposes 28 multi family units. It is recognized that the TFP projections fall short in this area in terms of this proposed land use; however, the TFP is updated every two years at which time land use projections can be updated to meet current growth trends.

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 TFP, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. **Refer to Condition of Approval regarding transportation impact fees in Section X of this report.**

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. This multi family development is estimated to generate 14 new pm peak hour trips, which is less than the threshold number of pm peak hour trips. Hence, a concurrency test was not required for the project.

Short Term Operational Impacts and Mitigation

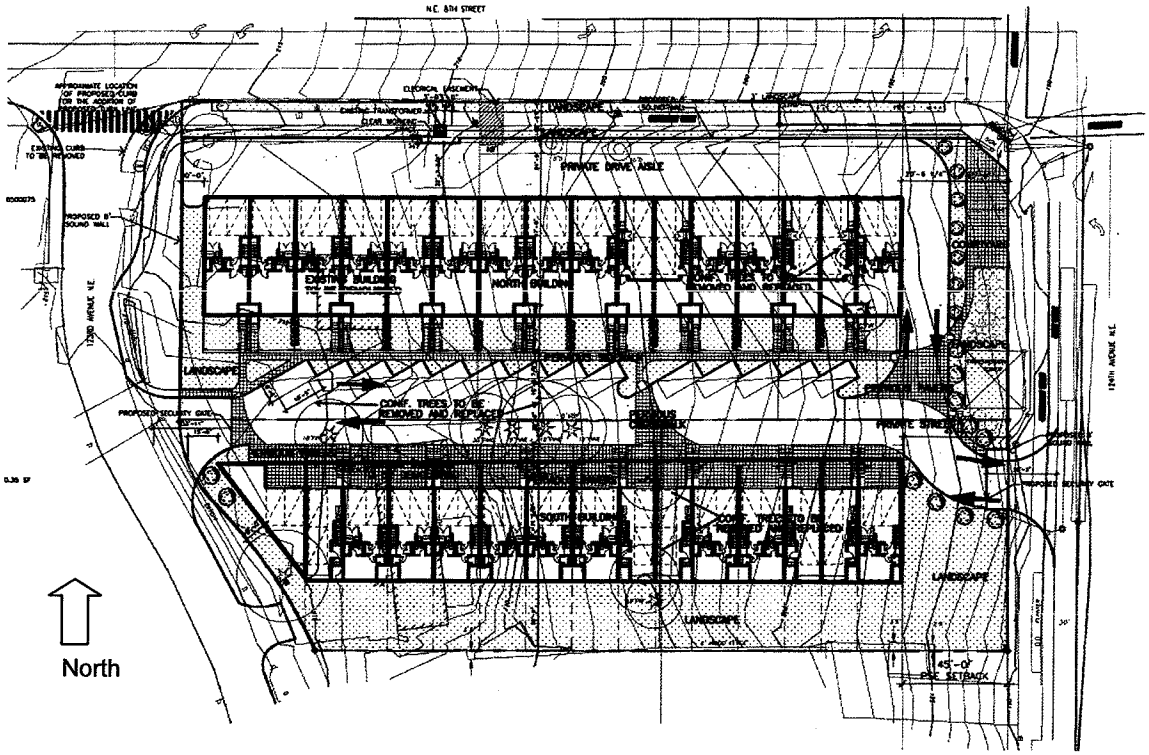
The proposed multifamily development is estimated to generate 14 new pm peak hour trips. The trips will be entering the public street system at 124th Avenue NE and 123rd Avenue NE. The 14 pm peak hour trips are not expected to have a significant impact on the traffic operations at the nearby intersections.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Site Design

- The original site layout had two buildings lined up along one central driveway, with an additional driveway located behind the northern building. This building was effectively surrounded by pavement. The site plan was reconfigured to include four separate buildings. Relocating the buildings also resulted in much more private open space, a more interesting arrangement of the site, the ability to better work with the topography, a space for a play area, and much less impervious paving.
- The access off of 124th Avenue NE was relocated to align with the driveway across the street to the east and was pulled further from the intersections of NE 8th Street and 124th Avenue NE.
- The driveway entry off of 124th was reconfigured to accommodate fire truck and emergency vehicles and to protect the last unit from vehicular traffic.
- As with traditional single family neighborhoods, the entries to Building 1 will face 123rd Avenue NE and will be connected to the new public sidewalk via shared entry walkways.
- Buildings 1-3 were shifted southward to meet setback requirements.
- The sound wall and associated landscaping was designed to be visually compatible with the existing sound wall on NE 8th Street.
- A children's play area was provided in the southeast corner of the site as required in the Comprehensive Plan.

Original Site Layout – Prior to Design Review



VIII. DECISION CRITERIA

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

1. ***The proposal is consistent with the Comprehensive Plan.***
The project is consistent with the Comprehensive Plan's General Elements and the Wilburton Subarea Plan. The proposed development supports the following Comprehensive Plan Policies:

A. <u>Land Use Policy</u>
Policy LU-4: *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*
Response: The project proposes 28 units. This is the maximum density allowed on this R-15 site and is consistent with development on neighboring multi-family properties.

B. <u>Housing Policies</u>
Policy HO-5: *Assure that site and building design guidelines create an effective transition between substantially different land uses and densities;*
Response: Through compliance with the site and building design guidelines for a Transition Area Design District, the proposal project will fit well within the context of the varied surrounding residential zoning districts. The use of extensive landscaping and the required 30 foot wide landscape buffer along the southern property line will create a pleasant, effective transition between this multi-family site and the adjacent single family homes. **Refer to Section VIII.3.A and B below for how this project meets the applicable site and building guidelines.**

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.*
Response: The proposal development will result in an infill project on a currently underutilized site. There are existing, adequate urban services and the design of the project will ensure neighborhood compatibility.

C. <u>Environmental Policy</u>
Policy EN-89: *Protect residential neighborhoods from noise levels that interfere with sleep and repose through development standards and code enforcement.*
Response: The surrounding residential neighborhoods will be protected from noise through the implementation of the development standards, land use codes, and the enforcement of BCC 9.18 regarding Noise Control. In addition, interior auto noise will be directed away from neighboring residential properties by orienting the garages toward the interior of the site. Note: The 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 BCC 9.18.020.C.1&2.

Policy EN-93: *Evaluate the benefit of measures designed to mitigate arterial noise, particularly noise walls, along with impacts on the pedestrian environment and neighborhood character*
Response: The proposed residential buildings will be oriented to face away from the

surrounding arterial streets. The proposed sound wall will also help to mitigate noise impacts to the proposal project as well as to the surrounding neighborhood from NE 8th Street and 124th Avenue NE. New landscaping and additional street trees will further soften the impact of this wall and help to create a more pleasant pedestrian experience than presently exists.

D. Wilburton Subarea Policies

Policy S-WI-14: Enhance the cohesiveness of established single-family and multifamily residential areas.

Response: The design of the site and units will relate well to the surrounding residential context via features such as individual unit entries, garages and private open space. Scale, colors and materials will complement the surrounding residential areas. A new sidewalk on 123rd Avenue NE and walkways through the site will also encourage pedestrian connections through the overall residential neighborhood that currently don't exist.

Policy S-WI-15: Encourage multifamily development to provide adequate play areas and other amenities for families.

Response: A play area has been provided in the southeast corner of the site. In addition, each unit will have private outdoor open space.

Policy S-WI-30: Improve the appearance of public streets by completing the sidewalk system and adding pedestrian amenities such as benches, bus shelters, public art, and landscape barriers where appropriate.

Response: The public right-of-way along NE 8th Street will receive enhanced landscaping on either side of the public sidewalk in two, four-foot wide planting strips. New street trees will supplement the existing three street trees. In addition, there will be new landscaping in the rights-of-way and setback areas on 123rd Avenue NE and 124th Avenue NE. The applicant will also construct a new pedestrian sidewalk along 123rd Avenue NE. Because a bus shelter and numerous bus stops currently exist within a half block of the site, no transit amenities are proposed. Prior to any construction (including demolition) the applicant shall return the existing Wilburton Community sign to the City of Bellevue. The existing sign or a newly designed and constructed sign will be relocated in a public right-of-way at a later date by the City of Bellevue with input from the Wilburton community.

Refer to Conditions of Approval regarding noise & construction hours, holiday construction and traffic restrictions, the Wilburton community sign, and the right-of-way streetscape and irrigation in Section IX of this report.

2. **The proposal complies with the applicable requirements of this Code.**
As conditioned, the proposal complies with applicable requirements of the Land Use Code, including requirements for the Transition Area Overlay District. Refer to Section III of this report for further information on compliance with the Land Use Code.

3. ***The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.***
As conditioned, the proposal complies with the Development Standards (LUC 20.25B.040) and Design Guidelines for multi-family development in a Transition Area Design District (LUC 20.25B.050). Refer to Section III of this report for how the proposal has met the Dimensional Requirements and Development Standards.

The applicable Design Guidelines are summarized below:

A. Site Design Guidelines – Transition Area Design District LUC 20.25B.050

1) Vehicular Access
The central, internal driveway will provide vehicular access to all 28 units and only require one curb cut each on 123rd Avenue NE and 124th Avenue NE.

2) Loading and Refuse Collection
The applicant has contacted the waste management company and roll-away refuse containers will be stored inside the individual garages. There will be designated pick up areas for Buildings 1 and 2 at the southern ends of each building. Buildings 3 and 4 will stage their garbage and recycling containers at the ends of each unit's private driveway. As with a traditional single family neighborhood, each homeowner will be responsible for moving the refuse and recycling containers to and from their garages on collection day. **Refer to Condition of Approval regarding solid waste/recycling in Section X of this report.**

3) Tree Retention
The project will retain 26 diameter inches of the significant trees within the site perimeter and all trees will be removed from the site interior. The applicant has requested an Alternative Tree Retention or Replacement Option. The trees to be planted as a result of the Alternative Tree Retention will be a minimum of 10 feet tall or 3" caliper and will be placed within the site perimeter. In addition, any trees that remain must be protected during construction. **Refer to Section VIII.1.c and to Conditions of Approval regarding tree protection and the final landscape plan in Section X of this report.**

4) Contextual Compatibility
This project will fit into the existing residential neighborhood context. The adjacent properties are a combination of multi-family and single-family buildings with similar height, size, scale, materials and building type. As with the adjacent single family homes, the resident parking will be within individual garages in each unit. Additional landscaping, in conjunction with the required 20 foot-wide landscape buffer and the 30 foot-wide structure setback along the southern property line (adjacent to the single family property) will further reduce negative visual impacts from this project. Landscaping improvements along the three public street frontages will enhance the pedestrian experience for the entire community. Lastly, the sound wall along NE 8th Street has been designed to be compatible in scale and materials (a combination of concrete and brick) with the existing sound wall that extends eastward along both sides of NE 8th Street from 124th Avenue NE to 156th Avenue NE. **Refer to Conditions of Approval regarding the final landscape plan, right-of-way streetscape and irrigation, landscape installation and maintenance assurance devices in Section X of this report.**

B. Building Design Guidelines

1) Exterior Surfaces
All materials are chosen to reduce reflectivity and fit well within the residential context. Refer to Section 1.B of this report for discussion of building materials.

2) Building Façade
The façade is residential in character due to a modulated building exterior, variation in the exterior materials, windows, trim work, decks, porches, chimneys and other projections that help break down the scale of each building.

3) Roof Form
The roof forms will be high pitched roofs, giving an interesting profile at the top of the building. Each unit will have the option to flush mount infrared solar collectors for hot water on the roofs of each unit.

4) Communication Dishes
No communication dishes greater than one meter in diameter are proposed for this project.

5) Exterior Materials and Colors
The applicant has submitted materials and color boards. The colors and materials are all earthtones and will be compatible with surrounding single family buildings to the south and west, as well as with the more intensively developed properties to the north. Refer to Section 1.B of this report for discussion of building materials.

4. **The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.**
As conditioned, the proposal and its residential use will be compatible with the surrounding multi-family development and the single family residential homes to the south. The height and scale of the townhomes are similar to other multi-family developments in the neighborhood. The use of residential materials, windows, balconies and articulation allow the building to fit well into the residential context. Earthtone colors will be harmonious with surrounding single family buildings to the south and west, as well as with the more intensively developed properties to the north. Refer to discussion in Section 1.B of this report.

The proposed landscaping and site development will have a residential character. The entire site will be landscaped, using a combination of hardy ornamental and native plants. The landscaping along 123rd Avenue NE will create the feeling of single family residential front yard for the units in Building 1, while still fulfilling the street frontage landscaping requirements. **Refer to Condition of Approval regarding public streetscape landscaping and irrigation, and landscape installation and maintenance assurance devices in Section X of this report.**

The new sound wall that will run the entire length of the property along NE 8th Street will be compatible with the existing sound wall along this arterial with respect to scale, materials and landscaping. Refer to discussion in Section 1.A of this report.

As with single family homes, residents will be allowed to park in their private driveways and the only surface parking on-site will be located on the west side of the site, within the 45 foot wide Seattle City Light Easement, along 124th Avenue NE. These parking spaces will be screened by a combination of the new sound wall and new Type III perimeter landscaping.

5. **The proposal will be served by adequate public facilities including streets, fire protection, and utilities.**
All required public services and facilities are available to the site.

IX. DECISION

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

X. CONDITIONS OF APPROVAL:

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

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes – BCC Title 23	Bldg. Desk, 425-452-4121
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Sally Nichols, 425-452-2727
Environmental Procedures Code – BCC Title 22.02	Sally Nichols, 425-452-2727
Noise Control – BCC 9.18	Sally Nichols, 425-452-2727
Right of Way Use Code – BCC 14.30	Tim Stever, 425-452-4594
Sign Code – BCC Title 22	Sally Nichols, 425-452-2727
Transportation Code – BCC 14.60	Rohini Nair, 425-452-2569
Utility Code – BCC Title 24	Arturo Chi, 425-452-4119

The following conditions are imposed on the applicant under the authority referenced:

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

1. Noise & Construction Hours
The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to the Development Services

Department (DSD), work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

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

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

2. Holiday Construction & Traffic Restrictions
Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly.

AUTHORITY: BCC 14.30.060
REVIEWER: Tim Stever, Transportation/Right-of-Way

3. Provisions for Loading During Construction
The developer must provide a loading space which will not hinder vehicular movement on 123rd Avenue NE. City right-of-way cannot be used for construction staging, storage, or any other loading and unloading activities without written permission from the City's Right-of-Way Manager via a right-of-way use permit.

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

4. Boundary Line Adjustment
Prior to the issuance of any construction permits, the applicant shall submit and receive City approval of a Boundary Line Adjustment (LW Permit) to create one project site.

AUTHORITY: LUC 20.45B.260
REVIEWER: Sally Nichols, Land Use

5. Provisions for Loading
The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.

AUTHORITY: LUC 20.20.590.K.4
REVIEWER: Tim Stever, Transportation/Right-of-Way

6. Project Signage
Signage has been reviewed and approved on a conceptual basis only. A Sign Master Plan package in compliance with the Sign Code shall be submitted to the Development Services Department for review and approval. If the Sign Master Plan is submitted prior to building completions, it will be processed as a post-issuance Design Review

Revision. If it is submitted after building completion, it will be processed as an application for a Sign Permit with a Land Use Exemption.

AUTHORITY: BCC 22B.10.010 and BCC 22B.10.025 and LUC 20.25A.115
REVIEWER: Sally Nichols, Land Use

7. Wilburton Community Sign
Prior to commencement of any construction, including demolition and/or clearing and grading, the applicant shall return the existing Wilburton Community Sign, in good condition, to the City of Bellevue Parks Department. Contact Tom Kuykendall, (425) 452-7924, tkuykendall@bellevuewa.gov.

AUTHORITY: BCC 14.30
REVIEWER: Sally Nichols, Land Use

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

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

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.
d) Hours of construction and hauling.
e) Requirements for leasing of right of way or pedestrian easements.
f) Provisions for street sweeping, excavation and construction.
g) Location of construction signing and pedestrian detour routes.
h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Tim Stever, Transportation/Right-of-Way

2. Civil Engineering Plans - Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Specific requirements for the engineering plans include, but are not limited to:

a) Traffic signs and markings.
b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.) All sidewalk ramps shall be shown correctly and labeled appropriately.
c) Handicapped ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
d) Installation or relocation of streetlights and related equipment.
e) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.). No objects, including signs, will be allowed within pedestrian sight triangles at the driveways.
f) Location of fixed objects in the sidewalk or near the driveway approach.
g) Pavement restoration within any right of way or access easement.

AUTHORITY: BCC 14.60; Transportation Department Design Manual
REVIEWER: Rohini Nair, Transportation

3. Tree Protection

To mitigate adverse impacts during construction to trees to be retained and trees on adjacent properties, the applicant must comply with the following:

a) Clearing limits shall be established ***outside of the driplines*** for retained trees within the developed portion of the site and ***outside of the driplines of any trees on adjacent properties where the driplines overhang the proposal property.*** Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
b) No excavation or clearing shall be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Sally Nichols, Land Use

4. Support Requirement for Vault and Pipes in Roadway
Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle = 48,000 lbs. and front axle = 19,000 lbs.) and shall support the weight of the ladder truck outrigger which is 45,000 lbs. over an 18 inch square.

AUTHORITY: Bellevue Development Information 11/90
REVIEWER: Adrian Jones, Fire Department

5. Final Landscape Plan – includes the Alternative Tree Retention or Replacement Option and Alternate Landscaping Option
The Final Landscape Plan shall be submitted with the building permit application to ensure compliance will all Land Use Code requirements, including requirements for the Single Family Transition Design District, the Alternative Tree Retention or Replacement Option and the Alternate Landscaping Option. The trees chosen to fulfill these option requirements shall be identified as such on the landscape plan. Plant species shall be chosen to minimize irrigation demands and reduce maintenance requirements.
The minimum requirements below must be met to achieve the Alternate Tree Retention or Replacement Option.:
Perimeter Tree Replacement:

- Min. 6, 10-12'Ht. conifers
- Min. 5, 3" cal. Honey Locust
- Min. 12 addition 3" cal. trees

Interior Tree Replacement:
The applicant shall plant a minimum of 45 diameter inches of 3" cal. native trees.

AUTHORITY: LUC 20.20.520, LUC 20.20.900 and 20.25B.040.C
REVIEWER: Sally Nichols, Land Use

6. Streetscape Landscaping (right-of-way) – NE 8th Street & 124th Avenue NE
a) The final landscape plan for all plantings within the City of Bellevue right-of-way shall be reviewed by the Parks Department as part of the building permit review. All new street trees along NE 8th Street and 124th Avenue NE shall be planted as specified by Parks Department tree planting standards.
b) Maintenance of the plants and the irrigation system in the City of Bellevue right-of-way on NE 8th Street and 124th Avenue NE will be by the City of Bellevue Park Department. However, if the City is no longer able to maintain this right-of-way, the maintenance will then become the responsibility of the applicant/property owner.

AUTHORITY: LUC 20.25A.040
REVIEWER: Sally Nichols, Land Use

7. Streetscape Irrigation (Right-of-Way)
Any irrigation system for all landscaping within the City right-of-way will be on a separate meter and controller which can be accessed 24 hours a day by the City of Bellevue Parks Department. Coordinate the exact location with the Parks Department prior to irrigation installation and submit proof that the irrigation design for the right-of-

way has been approved by the Parks Department prior to building permit issuance. If the irrigated area exceeds 500 square feet, then the landscape irrigation budgeting section of the Water Code applies.

AUTHORITY: LUC 20.25A.090.4.c, BCC 24.02.205
REVIEWER: Sally Nichols, Land Use

8. Solid Waste/Recycling
The applicant shall provide a written document showing that Allied Waste (206-682-3037) has been contacted to establish adequate sizing of the recycling and solid waste collection area for this building using current standards. In addition, the owner shall provide for the return of receptacles and trash not removed from the property back into the building the day of pick-up; all rights of way and public easements shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items.

AUTHORITY: LUC 20.20.725
REVIEWER: Sally Nichols, Land Use

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

1. Noise Levels

a) Sleeping Areas: Noise levels in sleeping areas shall not exceed 40 dBA. The applicant shall measure the noise levels in a random sample of the rooms and submit the findings to the City. If the maximum threshold is exceeded, additional noise mitigation will be required to meet the threshold prior to the issuance of any Occupancy Permit.

b) Mechanical Equipment: Prior to issuance of any mechanical permit for any equipment, including air conditioning condensing units, that will create noise at the property line on the public sidewalk, any publicly accessible space, and/or at the property line adjacent to the single family residential district, the applicant shall provide certification by a noise consultant that the noise from any such equipment will not exceed 55 dBA at the property line. The City may require certification of compliance following installation.

AUTHORITY: BCC 9.18 BCC 9.18.030 and LUC 20.30F.145
REVIEWER: Sally Nichols, Land Use

2. Ground-Mounted Mechanical Equipment Screening
No mechanical equipment (including power, telephone, traffic control, etc) shall be located in above ground cabinets in sidewalk areas within the main pedestrian path. Such equipment shall be located in underground vaults, in the building, or substantially screened per the approval of Land Use. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.

AUTHORITY: LUC 20.20.650, 20.25A.110.B, 20.20.730
REVIEWER: Sally Nichols, Land Use

3. Transportation Impact Fees
Payment of the traffic impact fee will be required at the time of building permit issuance. The impact fee is calculated based on City Council adopted impact fee rates and is currently estimated to be $177.47 per multifamily dwelling unit. This fee is subject to change and the fee rate schedule in effect at the time of building permit issuance will apply.
AUTHORITY: BCC 22.16
REVIEWER: Rohini Nair, Transportation

4. Building and Site Plans - Transportation
Building, landscaping, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. All plans must also comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
REVIEWER: Rohini Nair, Transportation

5. Pedestrian Easements
Where applicable, the applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.
AUTHORITY: BCC 14.60.100
REVIEWER: Rohini Nair, Transportation

6. Fire Hydrant Location
Provide a fire hydrant within 400 feet of the most remote part of the buildings.

AUTHORITY: IFC 508
REVIEWER: Adrian Jones, Fire Department

D. PRIOR TO TCO: The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with <u>prior to issuance of the Temporary Certificate of Occupancy (TCO)</u>:

1. Landscape Installation Assurance Device
All site landscaping, including all streetscape landscaping, shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following:
1) a red-marked plan identifying which landscape areas are incomplete;
2) an estimate for the total cost to complete these areas; and
3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation, inspection approval and rededication of the plaza property to the City filed with King County Records Office.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Land Use

2. Landscape Maintenance Assurance Device

File a landscape maintenance assurance device with the Development Services Department (DSD) for a one-year period in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping. One-year maintenance shall include all right-of-way planning areas.

AUTHORITY: LUC 20.40.490
REVIEWER: Sally Nichols, Land Use

3. Street Frontage Improvements

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not be accepted in lieu of construction. All sidewalk and ramps shall be ADA compliant. Specific requirements are detailed below:

a) Miscellaneous:

- City standards for driveway widths range from 30 to 36 feet on arterial streets, and 26 to 30 feet for local streets. The driveway on 124th Avenue NE shall have a width of 30 feet and the driveway on 123rd Avenue NE shall have a width of 26 feet. Driveway aprons must be constructed in accordance with Design Manual Standard Drawings DEV 6 and DEV 5.

- Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance. No signs are allowed within the pedestrian sight triangles

AUTHORITY: BCC 14.60.090, 110, 120, 150, 181, 200, 210, 240, 241; Transportation Department Design Manual Sections 5; and Transportation Department Design Manual Standard Drawings TE-1, TE-2, DEV-5, and DEV-6.
REVIEWER: Rohini Nair, Transportation

4. Pavement Restoration

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

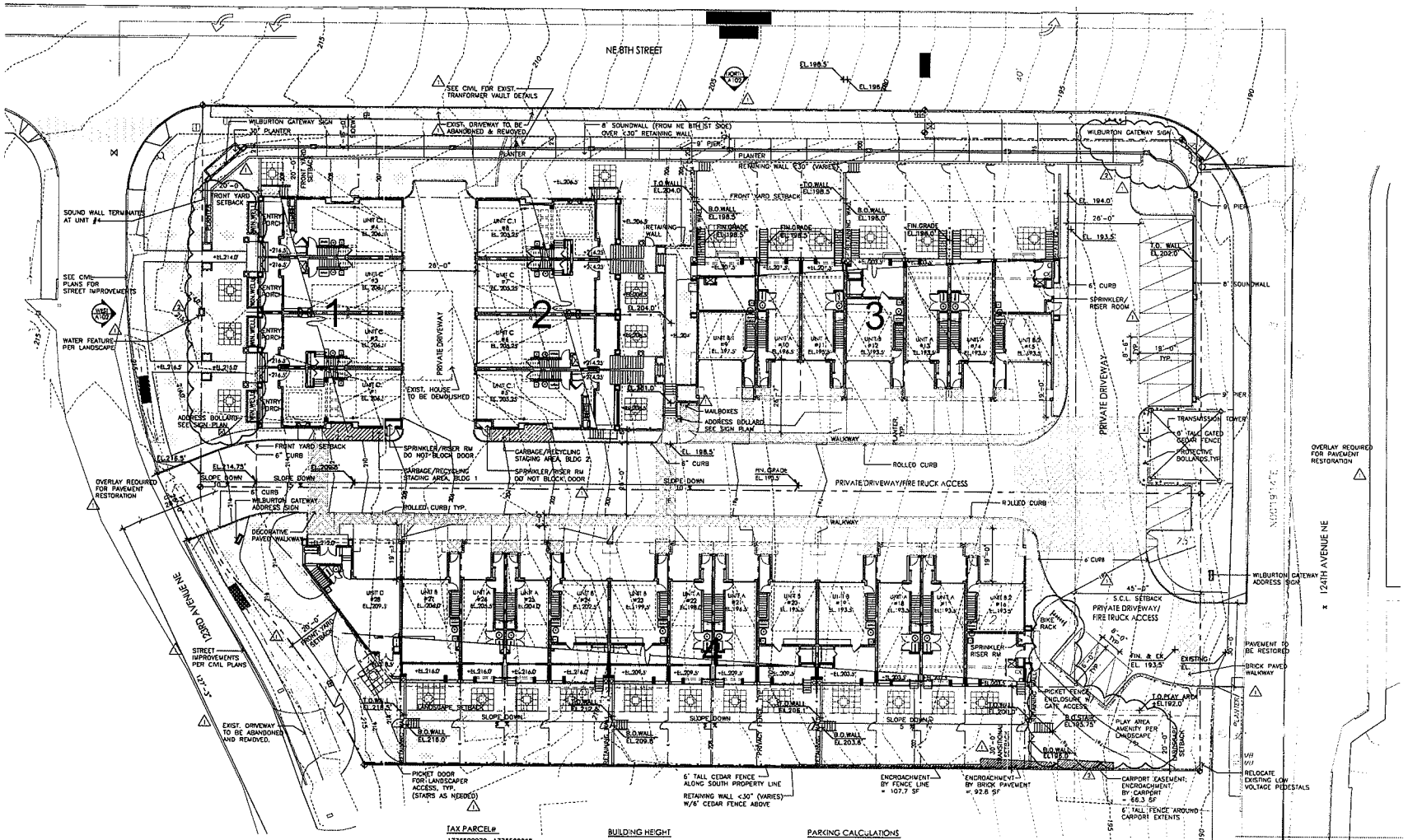
a) NE 8th Street: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Details and extent of pavement restoration

required for any pavement disturbance will be specified during the right of way use permit review.

b) 124th Avenue NE: 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. Details and extent of pavement restoration required will be specified during the right of way use permit review. The pavement restoration will extent to a minimum of ten feet beyond the southernmost and northernmost pavement cuts.

c) 123rd Avenue NE: 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. Details and extent of pavement restoration required will be specified during the right of way use permit review.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #21
REVIEWER: Tim Stever, Transportation/Right-of-Way



TAX PARCEL#

1776500070, 1776500065, 3325059080, 3325059081, 1776500075

LAND USE ZONE

ZONE: R15
FRONT YARD SETBACK 20' MIN.
REAR YARD SETBACK 25' MIN.
SIDE YARD SETBACK 5' MIN.
TRANSITIONAL AREA SETBACK 30' MIN.

SITE AREA

TOTAL SITE AREA: 81,917 SF. (1.88 acres)

PERCENTAGE LOT COVERAGE

ALLOWED: 35% max. coverage

PROPOSED: 34.94% lot coverage

BUILDING HEIGHT

20.258.030 Transition Area Design District

For zone R-15

30 ft. max. from average existing grade in Shoreline & Transition Areas.

SEE A300-A303 FOR HEIGHT COMPLIANCE

DENSITY CALCULATIONS

ALLOWED: 15 dwelling units per acre.

(81,917 SF)x(15 units per acre)=1,228,755 SF

1,228,755 SF/ 43, 560 SF(1 acre) = 28.20 units

= 28 units allowed/4 Buildings (NFPA 13R fire sprinklered)

PARKING CALCULATIONS

ALLOWED: 1.8 stalls/3 br unit required(28 units) = 51 stalls required

71 stalls provided

LANDSCAPE CALCULATIONS

FRONT YARD: 10' BUFFER

SIDE YARDS: 10' BUFFER

*SEE LANSCAPE PLANS FOR CODE COMPLIANCE

IMPERVIOUS SURFACE CALCULATIONS

TOTAL SITE AREA: 81,917 SF. (1.88 acres)

ALLOWED: 80% max. impervious area

PROPOSED: 53,382 SF = 65%

Plan: SITE
1/16" = 1'-0"
0 8' 16' 32

SITE LEGEND

PROPERTY LINE
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
WOOD FENCE (SEE LANDSCAPE PLANS)
BRICK PAVERS PER OWNER
LANDSCAPED AREA PER LANDSCAPE DWGS
PAVEMENT

DRISCOLL ARCHITECTS
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dape@driscoll.com
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206-441-7705 ◇ 206-441-5373 (Fax)

GORDON DRISCOLL ARCHITECTS, P.S.
WASH REGISTERED ARCHITECT
MARK E. DRISCOLL
STATE OF WASHINGTON

11.15.07 PRE-APP CONFERENCE
03.08.08 DESIGN REVIEW SUBMITTAL
08.06.08 CORRECTIONS RESPONSE 1
12.17.08 CORRECTIONS RESPONSE 2

WILBURTON GATEWAY

12311 NE 8TH STREET
BELLEVUE, WASHINGTON

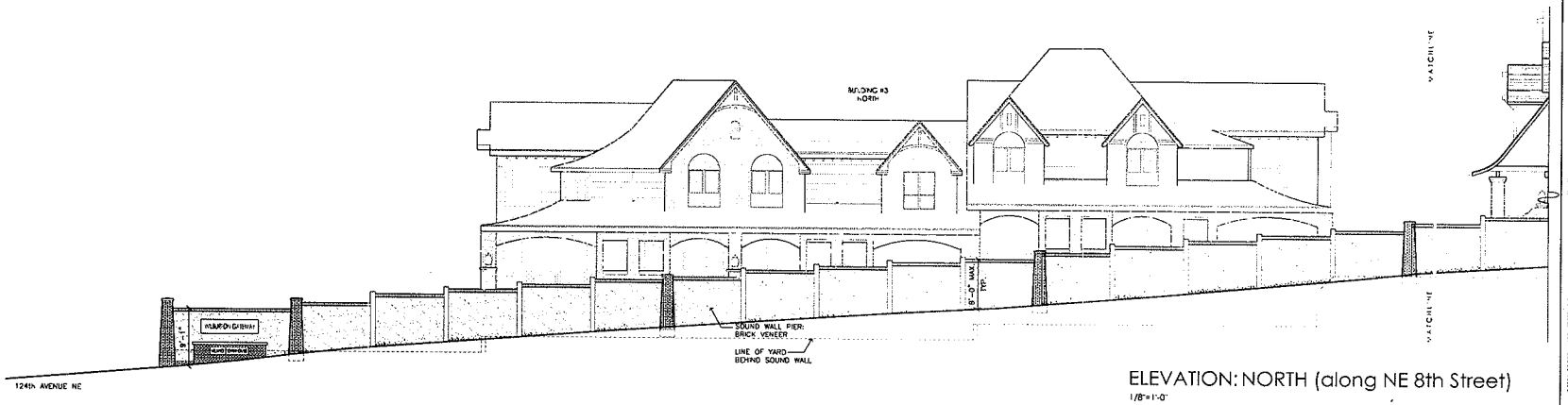
MILANO TOWN HOMES LLC

SITE PLAN

18/18
CHK'D:
07/18

A100

07:18a100



ELEVATION: NORTH (along NE 8th Street)

1/8"=1'-0"

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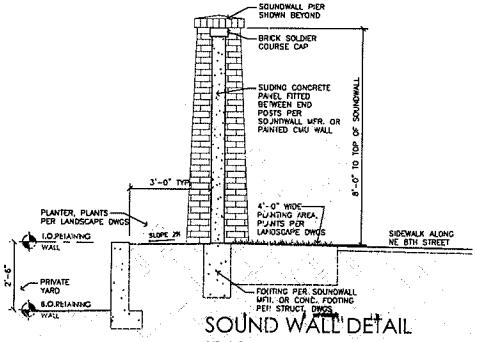
1/8"=1'-0"



SOUND WALL DETAIL

1/2"=1'-0"

ELEVATION: WEST (along 123rd Ave NE)

1/8"=1'-0"

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REGISTERED ARCHITECT
DAVID A. PEARSON
STATE OF WASHINGTON

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WILBURTON GATEWAY
12311 NE 8TH STREET
BELLEVUE, WASHINGTON

MILANO TOWN HOMES LLC

SITE PLAN: SOUND WALL
ELEVATIONS & DETAILS

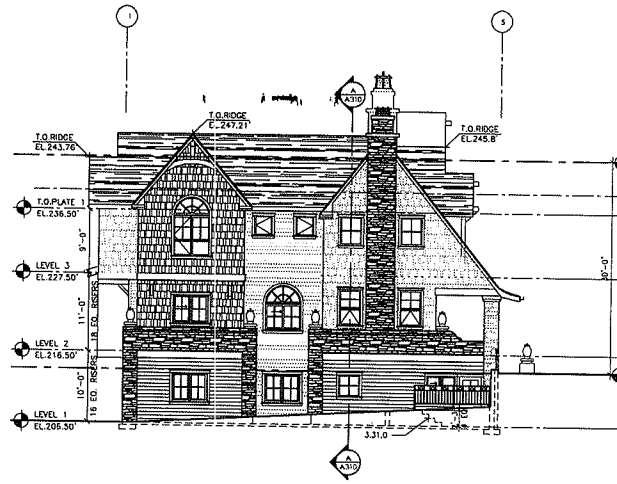
ISSUE DATE:
DRAWN BY:
CHK'D:
0118

A102

Notes: Dwg. A300

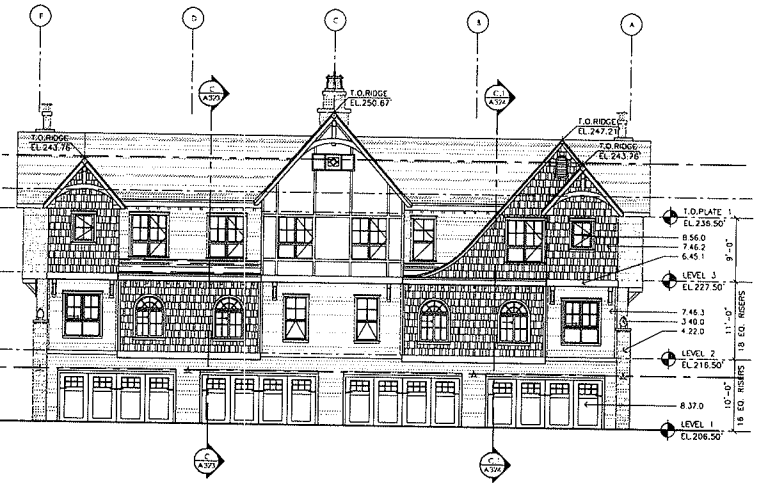
KEY NOTES:

2.31.0	EXISTING GRADE
2.31.1	FINISHED GRADE
2.50.1	SIDEWALK, PERVIOUS PAVERS
2.93.0	EXTERIOR PLANTING PER LANDSCAPE PLAN
3.10.0	CONCRETE SLAB ON GRADE
3.31.0	STAIRS, C.I.P CONCRETE
3.33.0	C.I.P. CONCRETE W/ CEMENTITIOUS FINISH COAT WHERE VISIBLE
3.40.0	PRECAST CONCRETE CAP
3.40.1	PRECAST CONCRETE COLUMN
4.22.0	CULTURE STONE VENEER
5.52.0	BOLT-ON METAL DECKLET
5.52.1	METAL DECKRAIL, 42" HIGH, 4" DIAMETER SPHERE; SHALL NOT PASS, PER IBC
6.10.1	TYPICAL ROOF/CEILING SYSTEM
6.45.1	BELLY BAND, PAINTED
6.45.2	3.5" HARDY TRIM, PAINTED
7.31.0	COMPOSITION SHINGLE ROOFING
7.31.1	INFRARED SOLAR COLLECTOR
7.46.1	FIBER CEMENT BOARD AND BATTEN SIDING
7.46.2	FIBER CEMENT SHINGLE SIDING
7.46.3	FIBER CEMENT LAP SIDING
7.71.1	METAL GUTTER
7.71.3	METAL DOWNSPOUT
8.25.0	VINYL DOOR FRAME UNIT
8.37.0	CARRIAGE HOUSE ALUMINUM GARAGE DOOR
8.56.0	WINDOW, VINYL, INSUL. GL.
8.63.2	VINYL SLIDING GLASS NAIL FLANGE DOOR, INSUL. GL., SAFETY LAM.



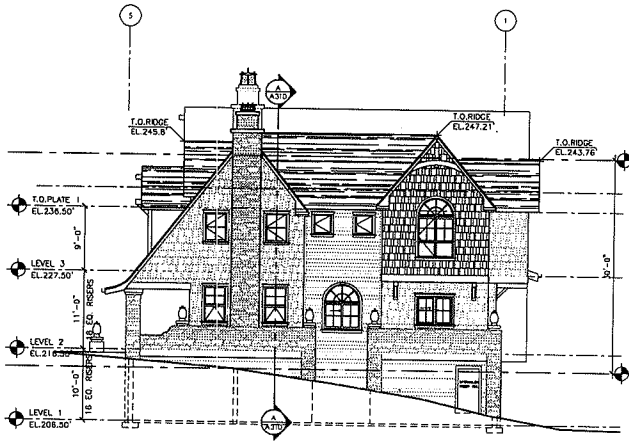
Elevation: NORTH (along NE 8th ST)

1/8" = 1'-0"



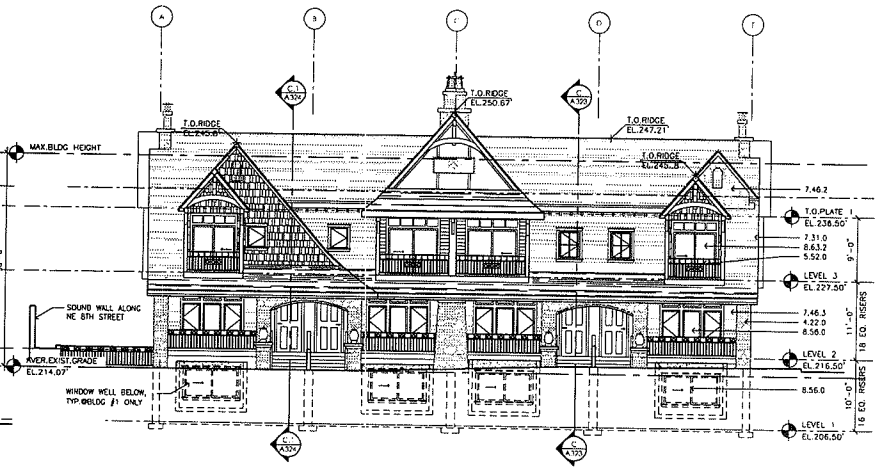
Elevation: EAST

1/8" = 1'-0"



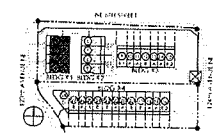
Elevation: SOUTH

1/8" = 1'-0"



Elevation: WEST (along 123rd Ave NE)

1/8" = 1'-0"



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08.06.08 CORRECTIONS RESPONSE 1
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WILBURTON GATEWAY
12311 NE 8TH STREET
BELLEVUE, WASHINGTON

MILANO TOWN HOMES LLC

BUILDING #1
EXTERIOR ELEVATIONS
UNITS #1 & 2

FOR REFERENCE ONLY
DATED 2/3/2009.

A300

Notes: Dwg. A301

KEY NOTES:

2.31.0	EXISTING GRADE
2.31.1	FINISHED GRADE
2.50.1	SIDEWALK, PERVIOUS PAVERS
2.93.0	EXTERIOR PLANTING PER LANDSCAPE PLAN
3.10.0	CONCRETE SLAB ON GRADE
3.31.0	STAIRS, C.I.P. CONCRETE
3.33.0	C.I.P. CONCRETE W/ CEMENTITIOUS FINISH COAT WHERE VISIBLE
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4.22.0	CULTURE STONE VENEER
5.52.0	BOLT-ON METAL DECKLET
5.52.1	METAL DECKRAIL, 42" HIGH, 4" DIAMETER SPHERE; SHALL NOT PASS, PER IBC
6.10.1	TYPICAL ROOF/CEILING SYSTEM
6.45.1	BELLY BAND, PAINTED
6.45.2	3.5" HARDY TRIM, PAINTED
7.31.0	COMPOSITION SHINGLE ROOFING
7.31.1	INFRARED SOLAR COLLECTOR
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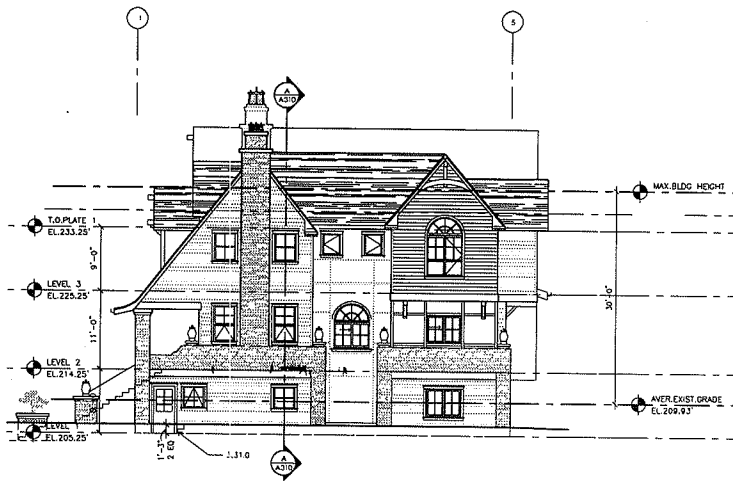
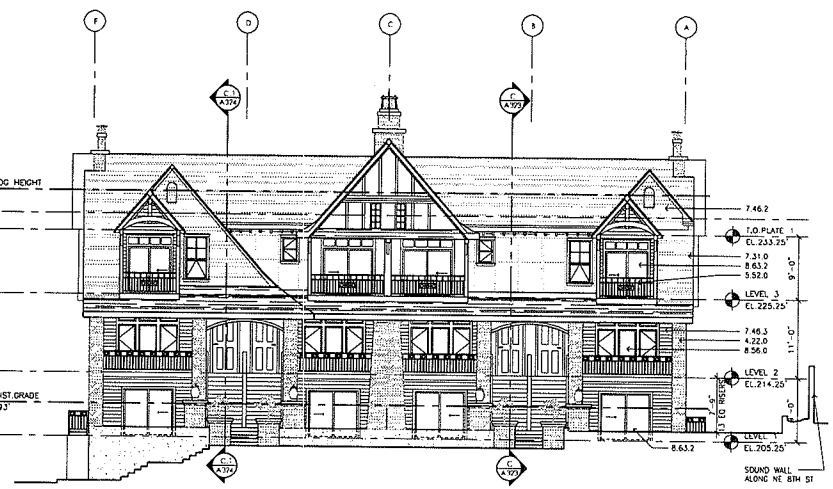
8.63.2	VINYL SLIDING GLASS NAIL FLANGE DOOR, INSUL. GL., SAFETY LAM.



Elevation: NORTH

1/8" = 1'-0"



Elevation: EAST

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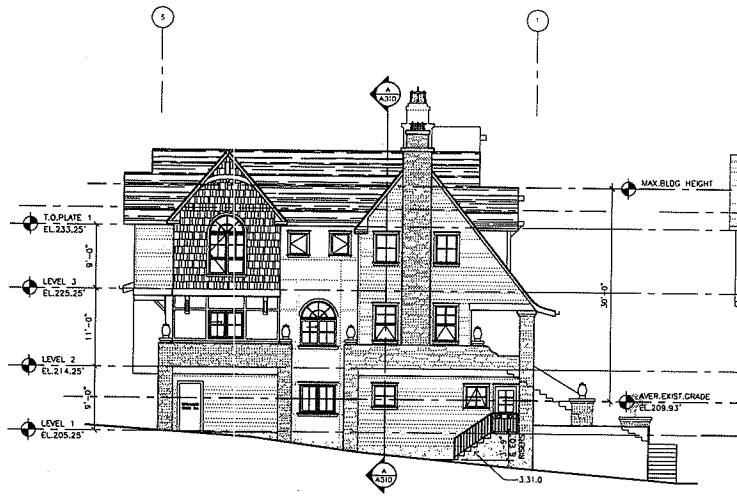

Elevation: SOUTH

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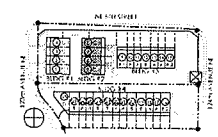
Elevation: WEST

1/8" = 1'-0"



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BUILDING #2
EXTERIOR ELEVATIONS
UNITS #5-8

WILBURTON GATEWAY
12311 NE 8TH STREET
BELLEVUE, WASHINGTON

MILANO TOWN HOMES LLC

FOR REFERENCE ONLY
DATED 2/3/2009.

A301

Notes: Dwg. A302

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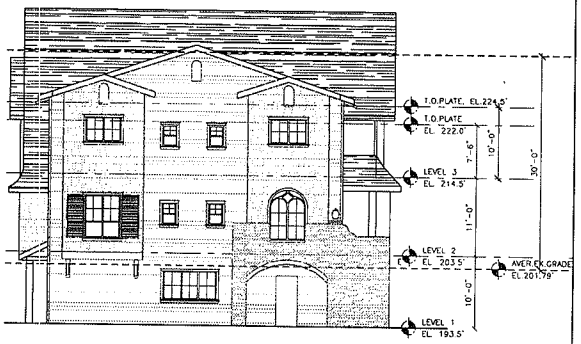
Elevation: NORTH

1/8" = 1'-0"

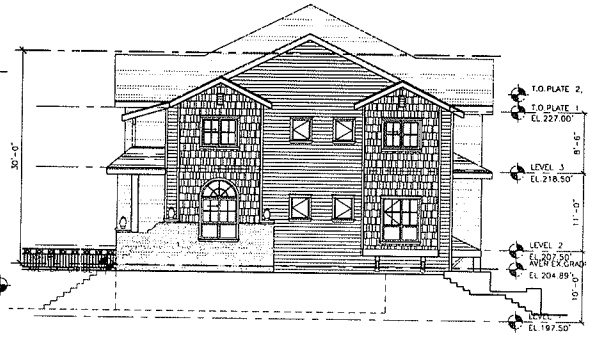


Elevation: EAST

1/8" = 1'-0"

Elevation: SOUTH

1/8" = 1'-0"



Elevation: WEST

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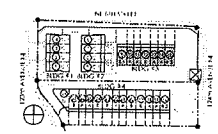

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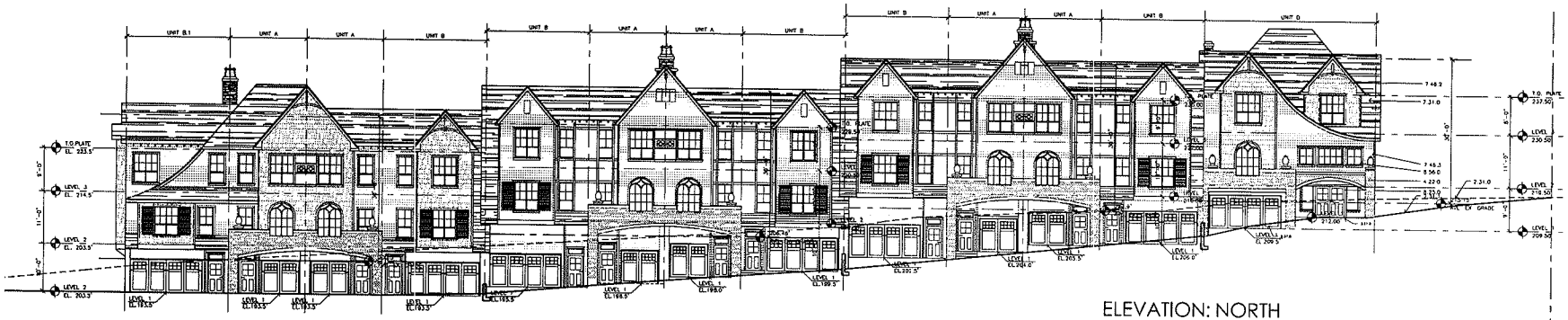
BUILDING #3
EXTERIOR ELEVATIONS
UNITS #9 & 14

WILBURTON GATEWAY
12311 NE 8TH STREET
BELLEVUE, WASHINGTON

MILANO TOWN HOMES LLC

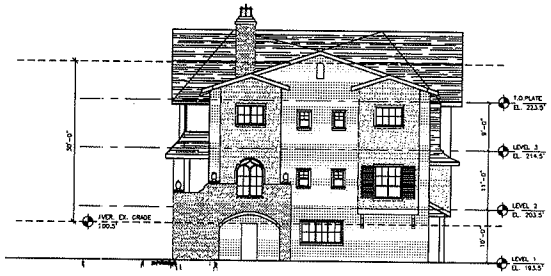
FOR REFERENCE ONLY
DATED 2/3/2009.

A302



ELEVATION: NORTH

3/32"=1'



ELEVATION: EAST

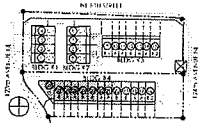
3/32"=1'

ELEVATION: SOUTHWEST

3/32"=1'

ELEVATION: SOUTH

3/32"=1'



KEY NOTES:

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8.83.2	VINYL SLIDING GLASS NAIL FLANGE DOOR, INSUL. GL., SAFETY LAM.

DRISCOLL ARCHITECTS

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dops@driscoll.com

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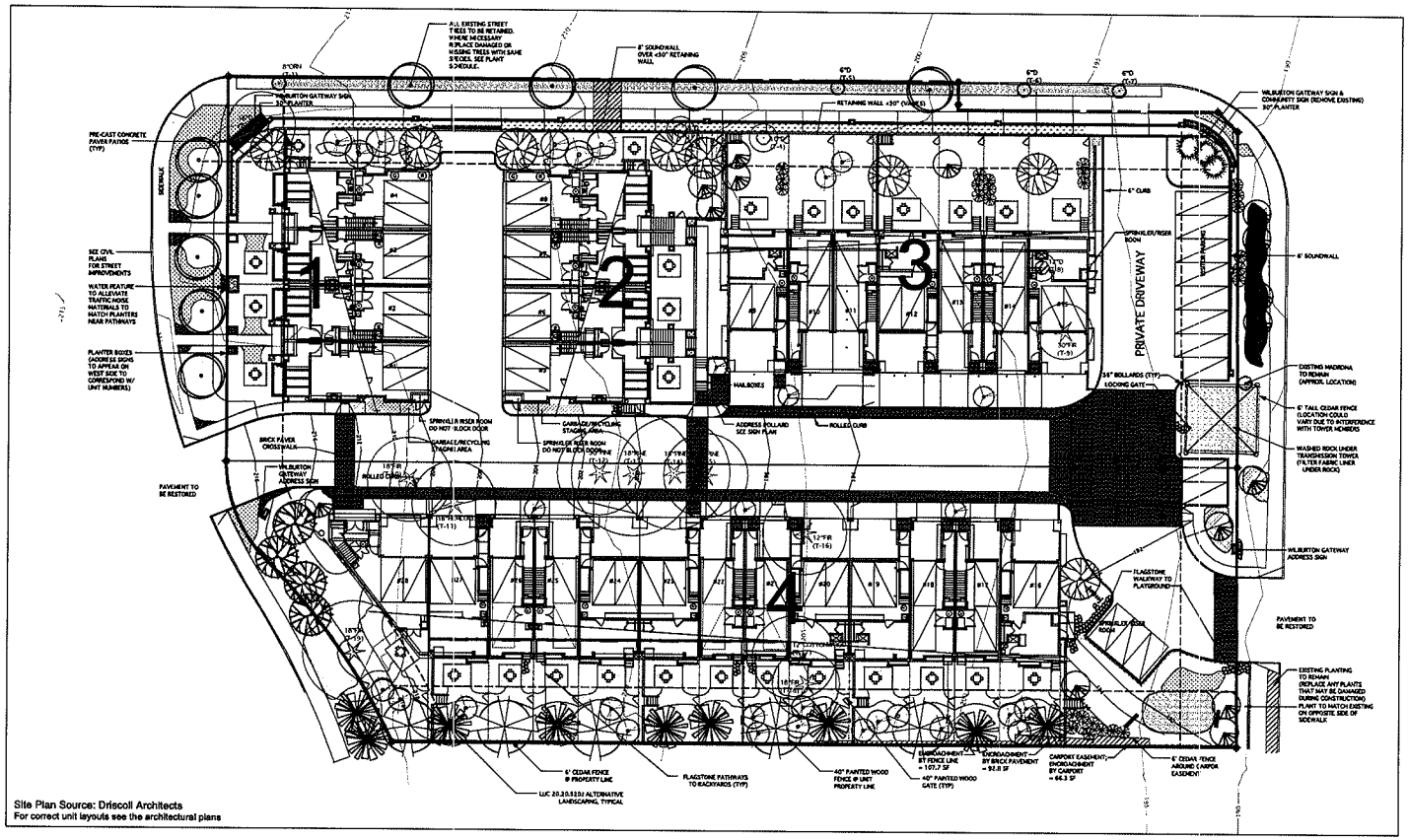
BUILDING #4
EXTERIOR ELEVATIONS
UNITS #1 & 2
FOR REFERENCE ONLY
DATED 2/3/2009.

WILBURTON GATEWAY
12311 NE 8TH STREET
BELLEVUE, WASHINGTON

MILANO TOWN HOMES LLC

A303



Site Plan Source: Driscoll Architects
For correct unit layouts see the architectural plans

Legend

Trees to be removed
T2 thru T4
T8 thru T18

≥8" Trees to remain
T1 & T19

Proposed Trees
30" dia required
59" dia proposed

Tree Retention (Alternative Tree Retention)

Significant Trees ≥8" dia.	Species	Diameter ≥8"	Trees within Perimeter w/in Property	Trees within Site Interior: Weighing Factor	Weighted Diameter (inches)	Trees Saved (inches)
T-1	Pyrus 'Chanticleer'	8"	8" street tree			
T-2	Honey Locust	16"	16" (removed)			
T-3	Honey Locust	8"	8" (removed)			
T-4	Cottonwood	10"	10" (removed)			
T-5 N/A	Pyrus 'Chanticleer'	(6")	street tree			
T-6 N/A	Pyrus 'Chanticleer'	(6")	street tree			
T-7 N/A	Pyrus 'Chanticleer'	(6")	street tree			
T-8	Ash	12"		1.0	12	0
T-9	Fir	30"		1.0	30	0
T-10	Fir	18"		1.0	18	0
T-11	Hemlock	18"		1.0	18	0
T-12	Pine	30"		1.0	30	0
T-13	Pine	18"		1.0	18	0
T-14	Pine	18"		1.0	18	0
T-15	Pine	18"		1.0	18	0
T-16	Fir	12"		1.0	12	0
T-17	Cottonwood	12"		0.5	6	0
T-18	Fir	18"		1.0	18	0
T-19	Fir	18"	18"			
TOTAL			80"		198	

Perimeter Landscape Area Tree Retention Requirement 100% of healthy trees - 3 trees to be removed (2 honey locust and one cottonwood - 34" to be removed). Replace 34" in perimeter to 100% retention/replacement

Site Interior Tree Retention Requirement, 15% of Diameter inches (198 X 15% = 29.7, total saved inches = 0)
Alternative tree retention plan total diameter inches of new trees = 59"

Interior Tree Replacement

Response: The total weighted diameter of existing trees within site interior to be removed and replaced is 198 inches. 15% x 198 = 30 inches

7 Vine Maple Trees (6/7' height, multi-stem total stem caliper 3")
7 x 3"= 21

5 Japanese Maple Trees (3" caliper
5 x 3"= 15

3 Crimson Sentry Maples (3" caliper)
3 x 3"= 9
45" total

Perimeter Tree Replacement

Response: The total weighted diameter of existing trees within site perimeter to be removed and replaced is 34" inches. 100% to be replaced.

22 Vine Maple Trees (6/7' height, multi-stem total stem caliper 3" minimum)
22 x 3"= 66

9 Japanese Maple Trees (3" caliper)
9 x 3"= 27

9 Crimson Sentry Maples (3" caliper)
8 x 3"= 24

5 Sunburst Honey Locust (3" caliper)
5 x 3"= 15

7 Hogan Cedars (10' height minimum)
7 x 3"= 21
153" total

Scale 1" = 20'

NORTH

Proposed new street trees are same as existing street trees. Proposed northwest native trees (i.e. vine maple, Western ed cedar) and trees commonly used in northwest landscape (i.e. Japanese maples) are used to complement the vegetated character of the neighborhood and the Pacific Northwest; and are adaptable to the climatic, topographic and hydrologic characteristics of the site.

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1776500065,
1776500070,
&1776500075

SEAL

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JENNIFER LEE
CERTIFICATE NO. 994

FOR DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION

ISSUED

No.	Description	Drn	Chk	Apv'd	Date
1	Prelim. LS Plan	LD	JL	RT	03/06/08
2	Lighting Plan	LD	JL	RT	03/06/08
3	Sign Plan	JL		RT	03/06/08

REVISIONS

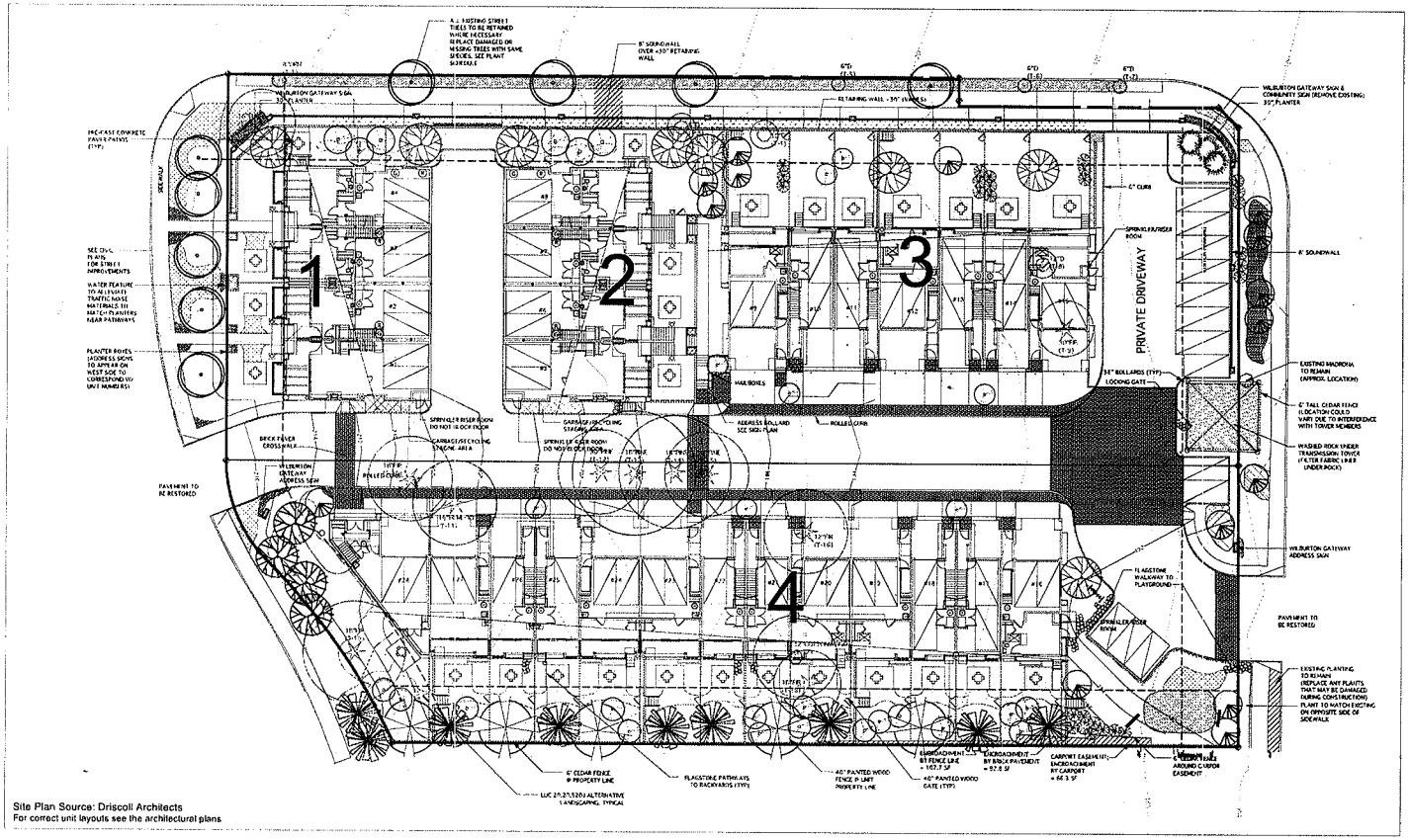
No.	Description	Drn	Chk	Apv'd	Date
1	Prelim. LS Plan (Lighting Plan removed)	LD	JL	RT	08/04/08
2	Prelim. LS Plans (Lighting Plan added back)	LD	JL	RT	11/20/08

RWTA JOB NO. 0704043B

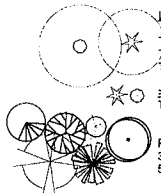
SHEET TITLE

TREE RETENTION/ REPLACEMENT PLAN

L-1.1



Site Plan Source: Driscoll Architects
For correct unit layouts see the architectural plans



Legend

Trees to be removed
T2 thru T4
T8 thru T18

≥8" Trees to remain
T1 & T19

Proposed Trees
30" dia required
59" dia proposed

Tree Retention (Alternative Tree Retention)						
Significant Trees >8" dia.	Species	Diameter ≥8"	Trees within Perimeter w/in Property	Trees within Site Interior		
				Weighing Factor	Weighted Diameter (inches)	Trees Saved (inches)
T-1	Pyrus 'Chanticleer'	8"	8" street tree			
T-2	Honey Locust	16"	16" (removed)			
T-3	Honey Locust	8"	8" (removed)			
T-4	Cottonwood	10"	10" (removed)			
T-5 N/A	Pyrus 'Chanticleer'	(6")	street tree			
T-6 N/A	Pyrus 'Chanticleer'	(6")	street tree			
T-7 N/A	Pyrus 'Chanticleer'	(6")	street tree			
T-8	Ash	12"		1.0	12	0
T-9	Fir	30"		1.0	30	0
T-10	Fir	18"		1.0	18	0
T-11	Hemlock	18"		1.0	18	0
T-12	Pine	30"		1.0	30	0
T-13	Pine	18"		1.0	18	0
T-14	Pine	18"		1.0	18	0
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T-18	Fir	18"		1.0	18	0
T-19	Fir	18"	18"			
TOTAL			60"		198	
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REVISIONS

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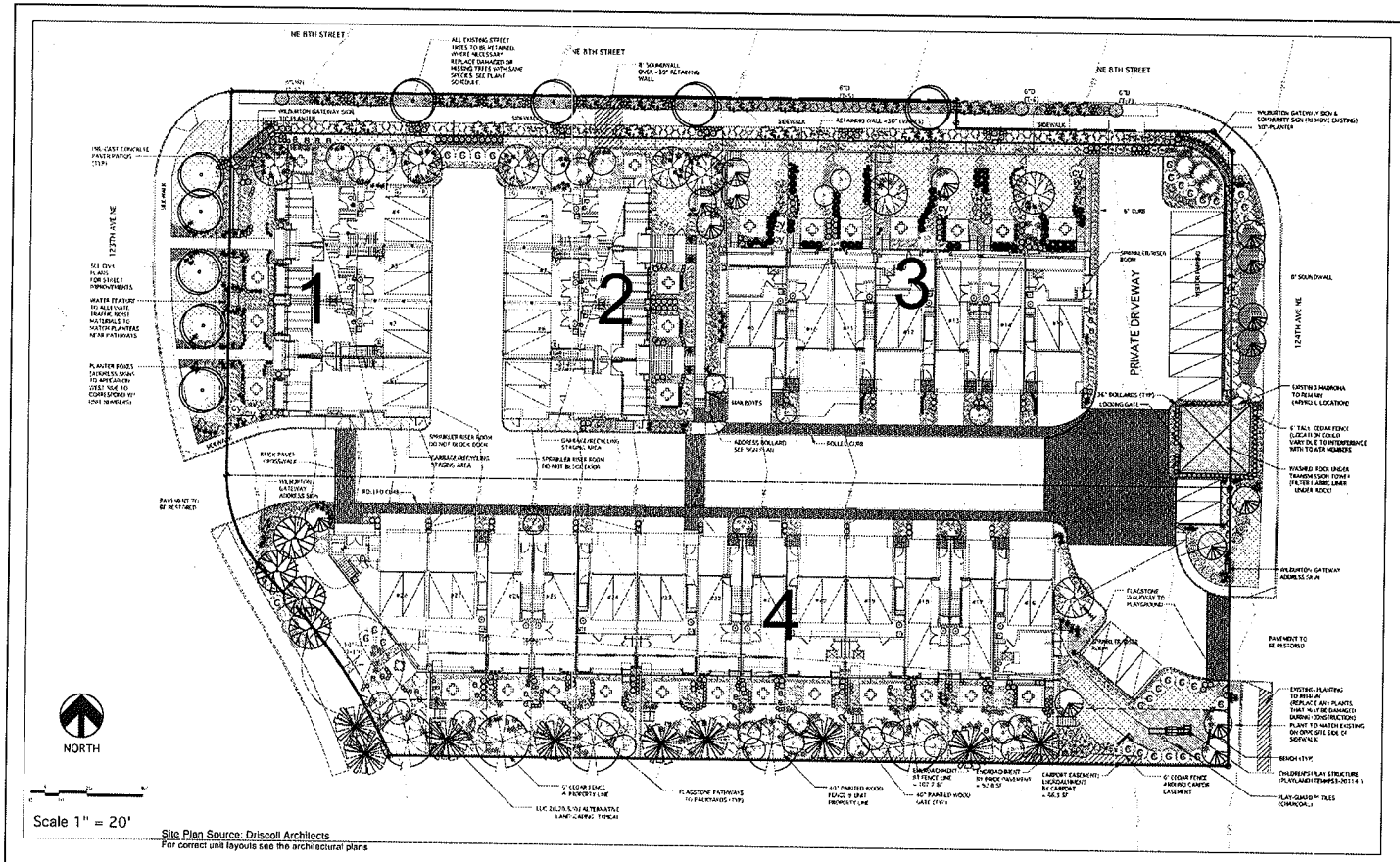
RWTA JOB NO. 0704043B

SHEET TITLE

TREE RETENTION/ REPLACEMENT PLAN

L-1.1

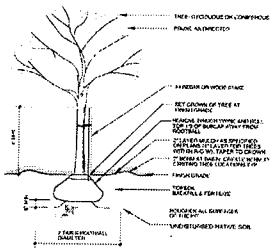


Site Plan Source: Driscoll Architects
For correct unit layouts see the architectural plans

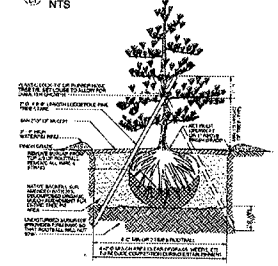
PLANTING NOTES:

1. Contractor shall be responsible for familiarizing himself with all other site improvements prior to starting landscape work.
2. Contractor shall call before they dig: 1-800-424-555 for field location of underground utilities. While excavating, use caution to avoid disturbing any existing underground utilities. If active utilities are encountered, contractor is to promptly advise General Contractor and Owner.
3. Contractor shall maintain and water plant material until owner's final acceptance is received in writing.
4. Contractor shall be responsible for providing the quantity of plants that are represented by symbols on the drawing.
5. Contractor shall be responsible for computing specific quantities of groundcover and plant material utilizing on-center spacing for plants as shown on plant schedule and minimum planting distances as specified below.
6. Ground cover shall be planted in equilateral triangular spacing pattern at the on- center distances shown. Where ground cover abuts curbing, walkways, signs or poles, minimum planting distance shall be 12" from center of plant to curbing, walks, etc. Minimum planting distances shall be 15" from center of all trees.
7. Submit one representative subsoil sample and one topsoil sample to a qualified testing laboratory. Test for ornamental planting requirements.
8. Add soil amendments as recommended by soil testing lab.
9. Planting shall be a mix of organic matter and soil (composted sawdust, manure, sandy loam and loam soils), or existing on site stockpiled soil.
10. 4" depth compost mulch in all planting beds.
11. All plant material shall be fertilized per manufacturs specifications.
12. All plant material shall conform to AAN standard for nursery stock, latest edition.
13. Acer palmatum 'Bloodgood' reaches a maximum height of 15'. Bloodgood shall be pruned to maintain 12' height.
14. All other plants within Seattle City Light Easement to be pruned to a maximum height of 12'.

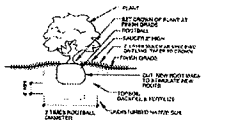
DETAILS



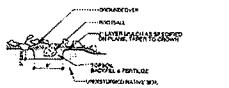
1 DECIDUOUS TREE DETAIL
NTS



2 CONIFEROUS TREE DETAIL
NTS



3 SHRUB DETAIL
NTS



4 GROUNDCOVER DETAIL
NTS

PLANT SCHEDULE

SYMBOL

TREES

EST. QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	Acer circinatum	Vine Maple	Multi-stem (6'7" x 3" cal. total for stems)	As shown	Pacific Northwest Native species
	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	3" Cal. min.	As shown	Red-purple foliage, Moderate-growing to 15' in width
	Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	3" Cal. min	As shown	Purplish-red foliage throughout summer, upright columnar form
	Cedrus deodora 'Descanso dwarf'	Dwarf Deodar Cedar	6' Ht. min	As shown	Small weeping cedar
	Chamaecyparis obtusa 'Filicoides'	Slender Hinoki False Cypress	6' Ht. min	As shown	columnar evergreen conifer, 4-5' wide, 8-12' tall
	Gleditsia triacanthos var. inermis 'Sunburst'	Sunburst Honey Locust	3" Cal. min	As shown	deciduous - canopy provides filtered light
	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2.5" Cal. min	As shown	to match existing trees on NE 8th Street
	Thuja plicata 'Hogan'	Hogan Cedar	10' Ht. min	As shown	Evergreen conifer, 15-25' wide, 35-50' tall
	Azalea 'Kinpai' OR	Kinpai Azalea	2 Gal.	3' o.c.	2-4' tall X 3-5' wide evergreen, white center blooms, scarlatti buds
	Buxus x 'Glencoe'	Chicago Green Boxwood	2 Gal.	3' o.c.	Evergreen shrub for hedge/borders 3-4' tall and wide
	Camellia japonica 'Nuccio's Bella Rosa'	Nuccio's Bella Rosa Camellia	5 Gal.	6' o.c.	8-8' tall & wide, red flower from late winter into early spring
	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1 Gal.	3' o.c.	3-4' tall & wide, crimson foliage, for hedging/ borders
	Carex elata 'Bowles Golden'	Bowles Golden Sedge	1 Gal.	4' o.c.	Yellow-green ornamental grass
	Chaenomeles 'Cameo'	Cameo Flowering Quince	1 Gal.	2' o.c.	2'-3' ht. deciduous apricot flower in early winter

SYMBOL

EST. QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	Cornus hybridus	White Rockmen	5 Gal.	4' o.c.	4-5' ht., white w/yellow flower in spring
	Escallonia exoniensis 'Frades'	Frades Escallonia	5 Gal.	4' o.c.	5-6' ht., white flower all year
	Euonymus fortunei 'Minus'	Golden Prince Euonymus	5 Gal.	3' o.c.	yellow-green foliage evergreen
	Euonymus fortunei (species)	Winter Creeper Euonymus	2 Gal	2' o.c.	to match existing on property to east
	Euonymus alatus 'Compactus'	Burning Bush	5 Gal.	4' o.c.	bright red foliage in fall
	Festuca ovina 'Glauca'	Blue Sheep Fescue	1 Gal.	12" o.c.	10" ht. blue grey foliage.
	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 Gal.	18" o.c.	18" tall high, purple red foliage, evergreen
	Hosta X 'Blue Diamond'	Blue Diamond Plantain Lily	1 Gal.	24" o.c.	18" ht. blue green foliage.
	Hosta X 'Fire and Ice'	Fire and Ice Plantain Lily	1 Gal	24" o.c.	14-16" ht., variegated foliage
	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	4' Ht. min	As shown	columnar evergreen conifer, 2' wide, 12-15' tall
	Nandina domestica 'Fionium'	Plum Passion Heavenly Bamboo	1 Gal.	3' o.c.	Evergreen shrub displays attractive foliage in all seasons.
	Phormium 'Sundowner'	Sundowner New Zealand Flax	2 Gal	4' o.c.	bronze-green leaves w/ coral red margins & streaks, evergreen
	Pieris japonica 'Little Heath'	Little Heath Pieris	2 Gal.	4' o.c.	Compact shrub w/ variegated leaves, new leaves are pink.
	Polystichum munitum	Sword Fern	1 Gal.	18" o.c.	Shade-loving, native
	Rhododendron 'Ginny Gee'	Ginny Gee Rhododendron	3 Gal.	3' o.c.	2' ht., pink flower mid-season.

SYMBOL

EST. QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	Rhododendron 'PJM'	PJM Rhododendron	3 Gal.	4' o.c.	4' ht., lavender- pink flower, early spring.
	Ribes sanguineum	Red-flowering Currant	5 Gal.	6' o.c.	Puget Sound Area Native Plant species
	Salix purpurea 'Nana'	Dwarf Arctic Blue-Leaf Willow	2 Gal.	4' o.c.	Blue-green foliage, 3' tall X 4' wide
	Clematis armandii AND/OR	Evergreen Clematis	1 Gal.	12" o.c.	20' reach, white flower early spring slow growing.
	Jasminum polyanthum	Evergreen Vine Jasmine	1 Gal.	24" o.c.	20' reach, fragrant light-pink flower in summer, fast growing.
	Arctostaphylos uva-ursi	Kinnikinnik	1 Gal.	12" o.c.	White, pink flower Feb. - April
	Lonicera pileata	Privet Honeysuckle	1 Gal.	18" o.c.	rigorous growth for slope stabilization
	Sarcococca hookeriana var. humilis	Himalayan Sarcococca	1 Gal.	24" o.c.	slow-growing evergreen fragrant white flowers
	Lawn	Sod - local supply			
	Annual/perennial color	Red geraniums, White and Red helleborus, White begonias, Yellow snapdragon, Red salvia, Yellow pansies			

GROUNDCOVER

VINES/

TREES TO REMAIN (LUC 20.20.500F.3 ALTERNATIVE TREE RETENTION OPTION 3 - SEE SHEET L-1.1 TREE RETENTION/REPLACEMENT PLAN)

FENCE W/ GATE

RETAINING WALLS

FLAGSTONE PATHWAYS

PRE-CAST CONCRETE PAVER PATIOS

BRICK PAVING @ CROSS WALKS & INTERIOR SIDEWALKS

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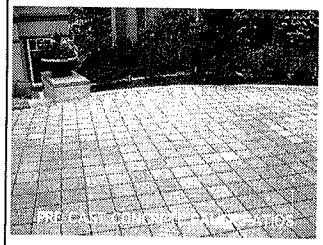
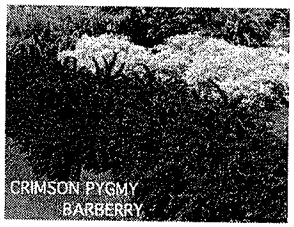
RWTA JOB NO. 0704043B

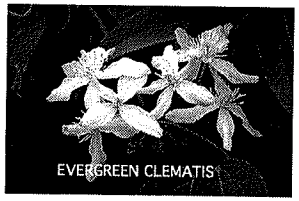
SHEET TITLE

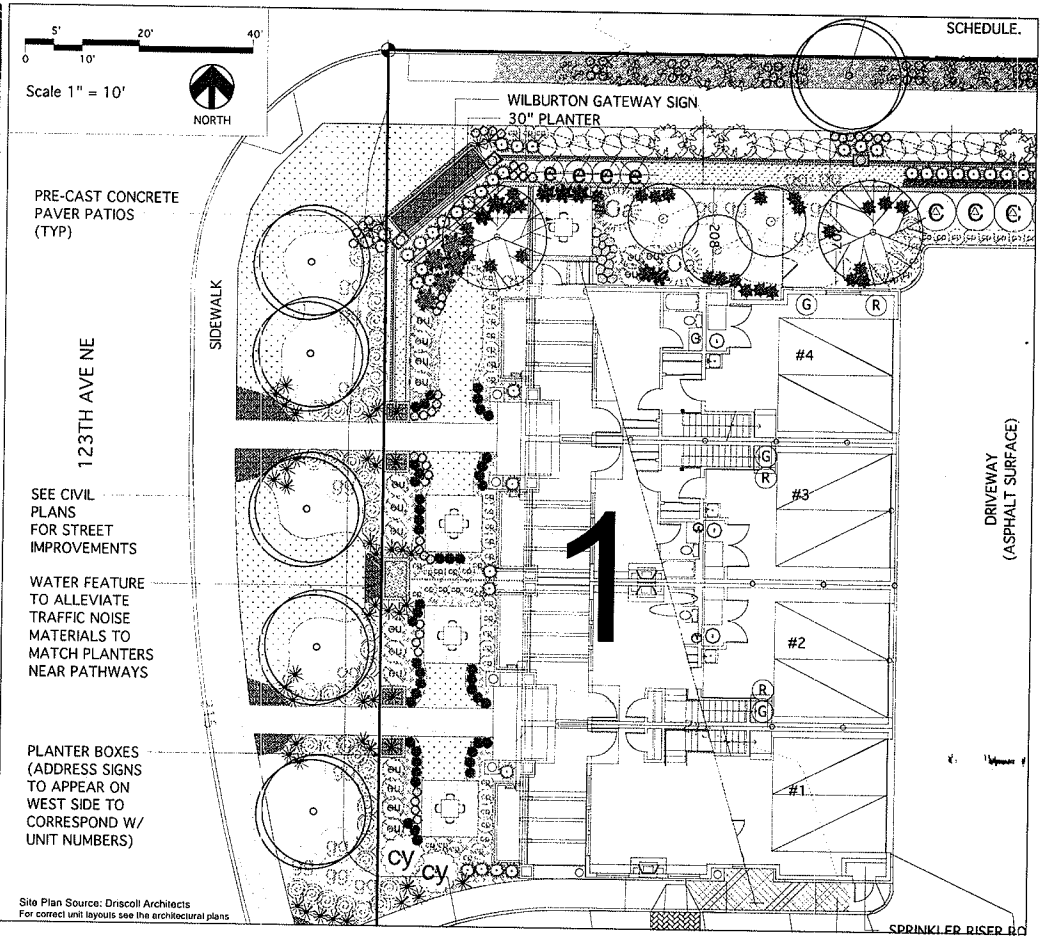
PRELIMINARY PLANTING PLAN

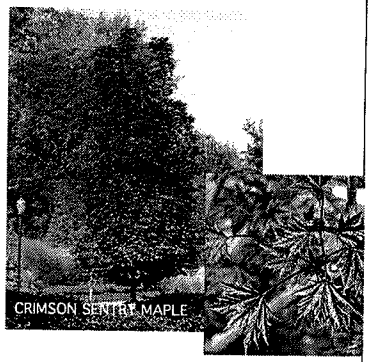
L-1

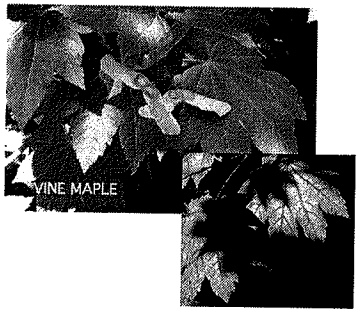


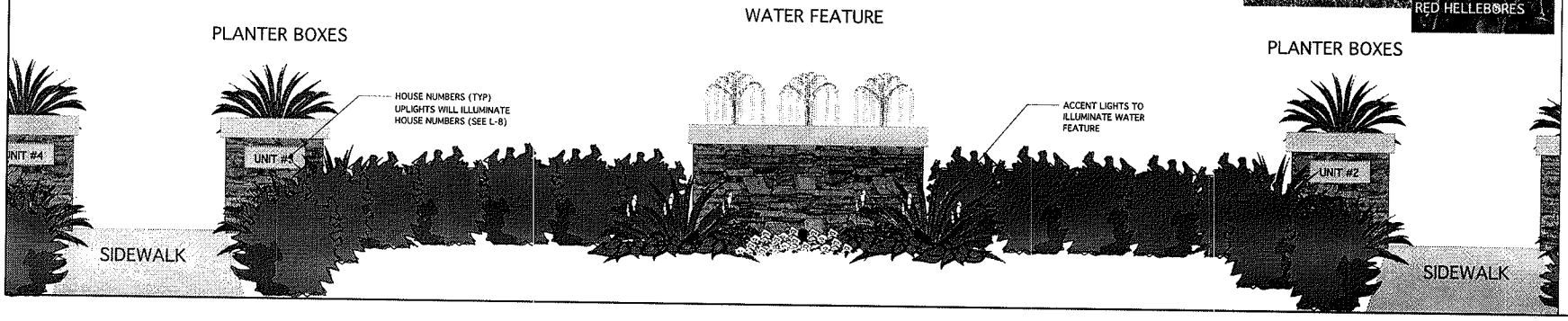












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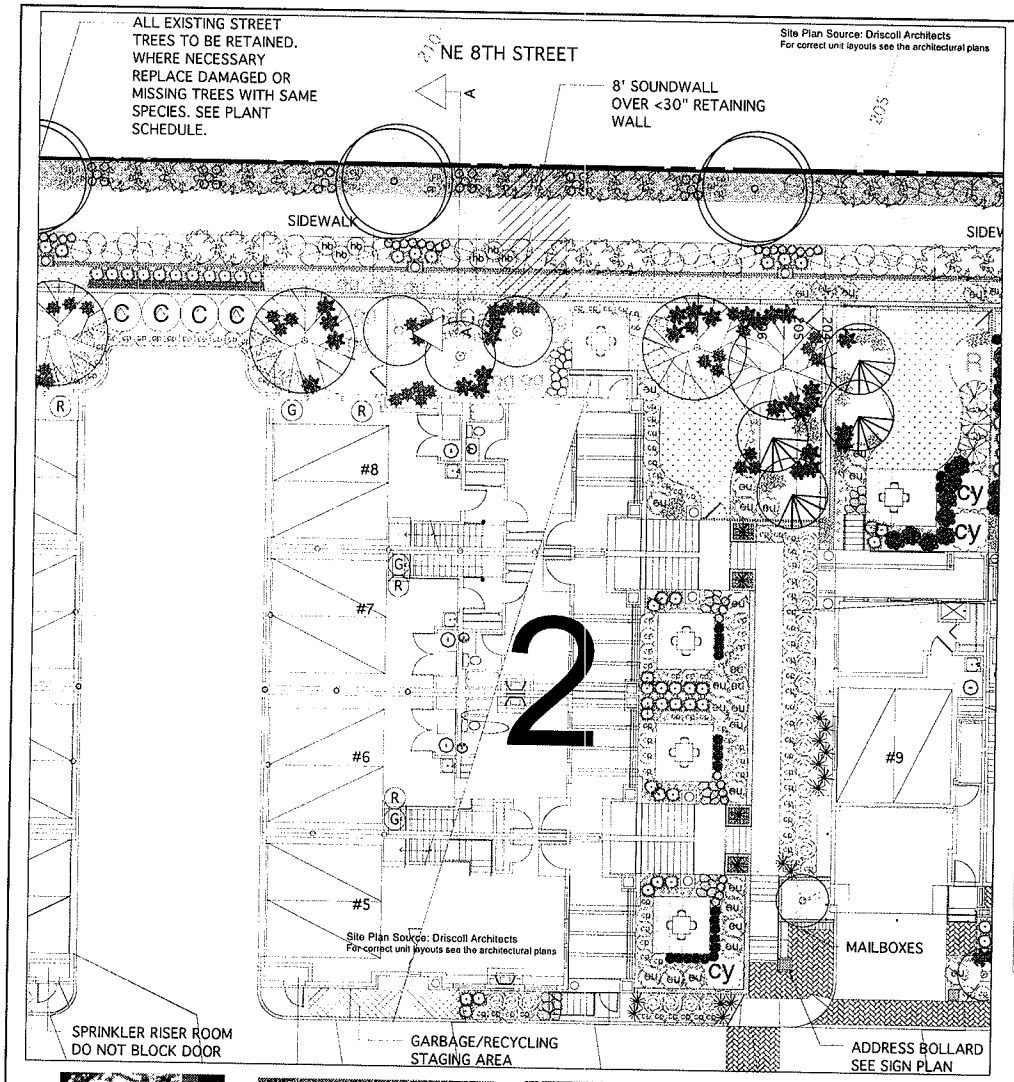
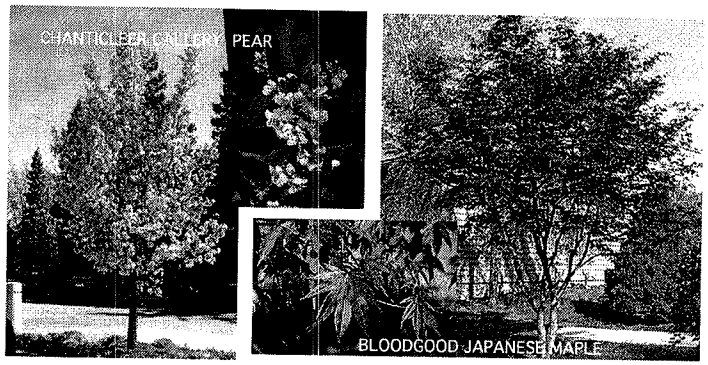
RWTA JOB NO. 0704043B

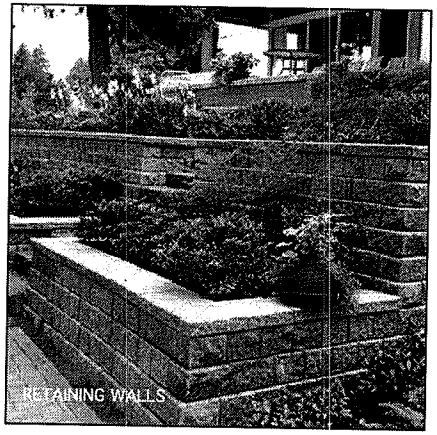
SHEET TITLE

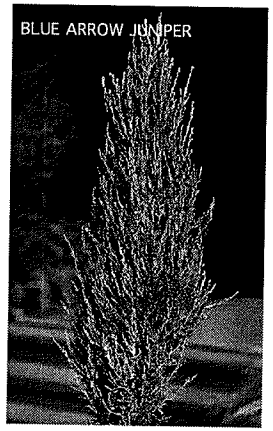
LANDSCAPE DETAILS - BLDG1/ NW ENTRANCE

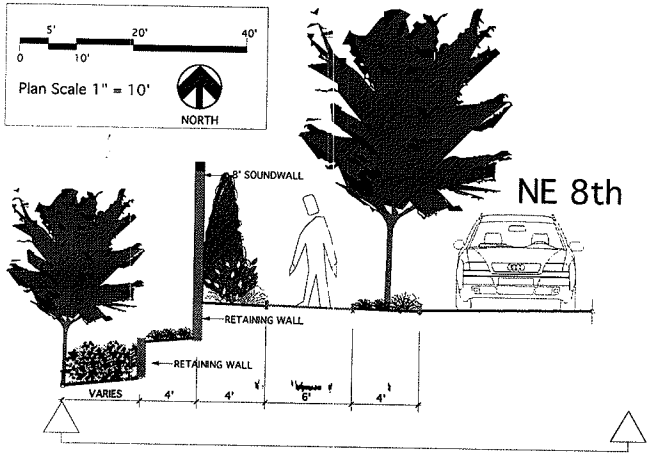
L-2



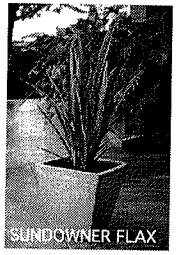


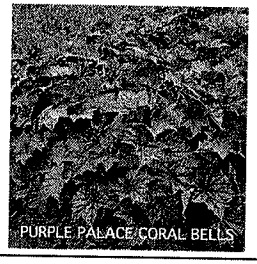


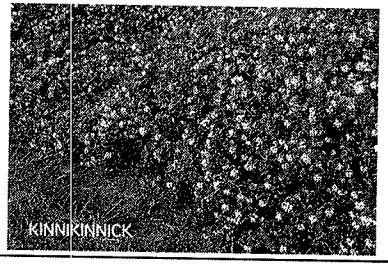




SECTION A-A (NTS)







Wilburton Gateway Townhomes

Landscape Design

Jurisdiction: City of Bellevue, WA

R.W. Thorpe & Associates, Inc.

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Bellevue, Washington 98004
425•452•8202^425•452•8926 (Fax)

Location: 12311 NE 8th Street
Bellevue, WA

Parcel: 3325059080,
3325059081,
1776500065,
1776500070,
&1776500075

SEAL

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JENNIFER LEE
CERTIFICATE NO. 934

FOR DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION

ISSUED

No.	Description	Drn	Ck'd	Apv'd	Date
1	Prelim. LS Plan	LD	JL	RT	03/06/08
2	Lighting Plan	LD	JL	RT	03/06/08
3	Sign Plan	JL		RT	03/06/08

REVISIONS

No.	Description	Drn	Ck'd	Apv'd	Date
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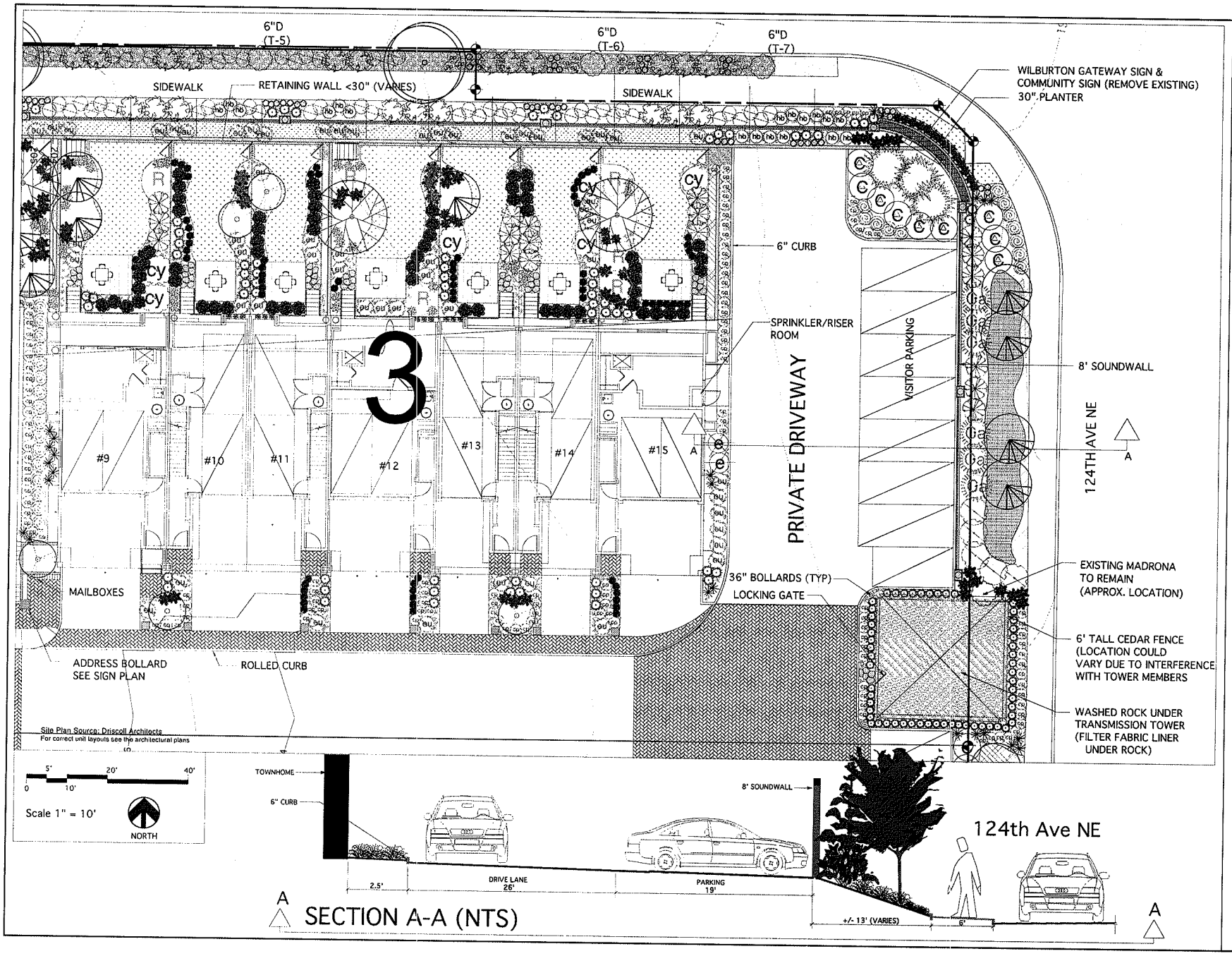
2	Prelim. LS Plans Lighting Plan Sign Plan	LD	JL	RT	11/13/08

RWTA JOB NO. 0704043B

SHEET TITLE

LANDSCAPE DETAILS - BLDG 2

L-3



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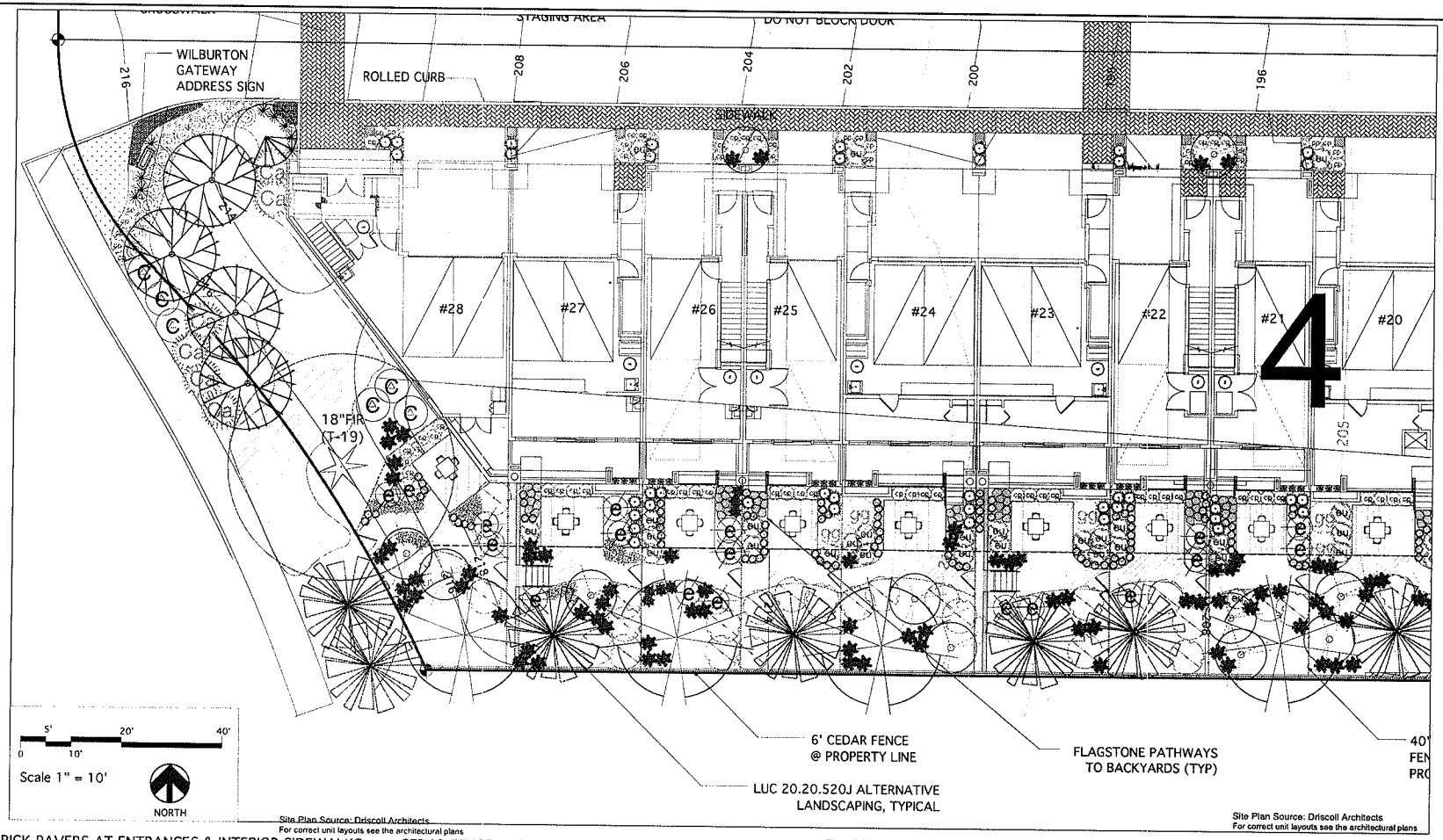
RWTA JOB NO. 0704043B

SHEET TITLE

LANDSCAPE DETAILS - BLDG 3 NE CORNER

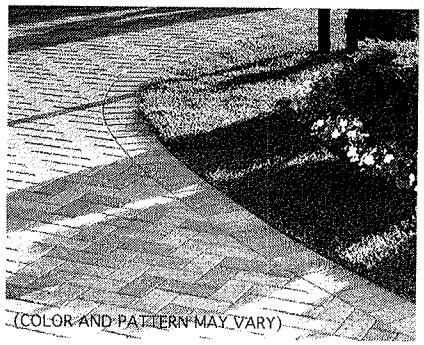
L-4



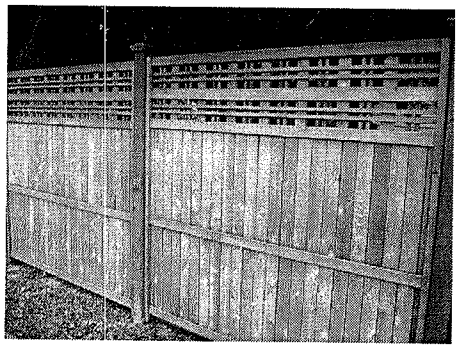
Site Plan Source: Driscoll Architects
For correct unit layouts see the architectural plans

Site Plan Source: Driscoll Architects
For correct unit layouts see the architectural plans

BRICK PAVERS AT ENTRANCES & INTERIOR SIDEWALKS:

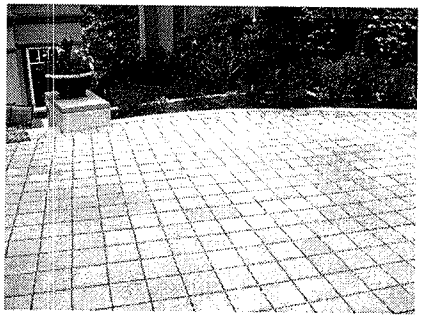


CEDAR FENCE ALONG SOUTH PROPERTY LINE:



FLAGSTONE WALKWAY TO BACKYARD PATIOS:

PRE-CAST CONCRETE PAVER PATIOS IN BACK YARD OF UNITS:



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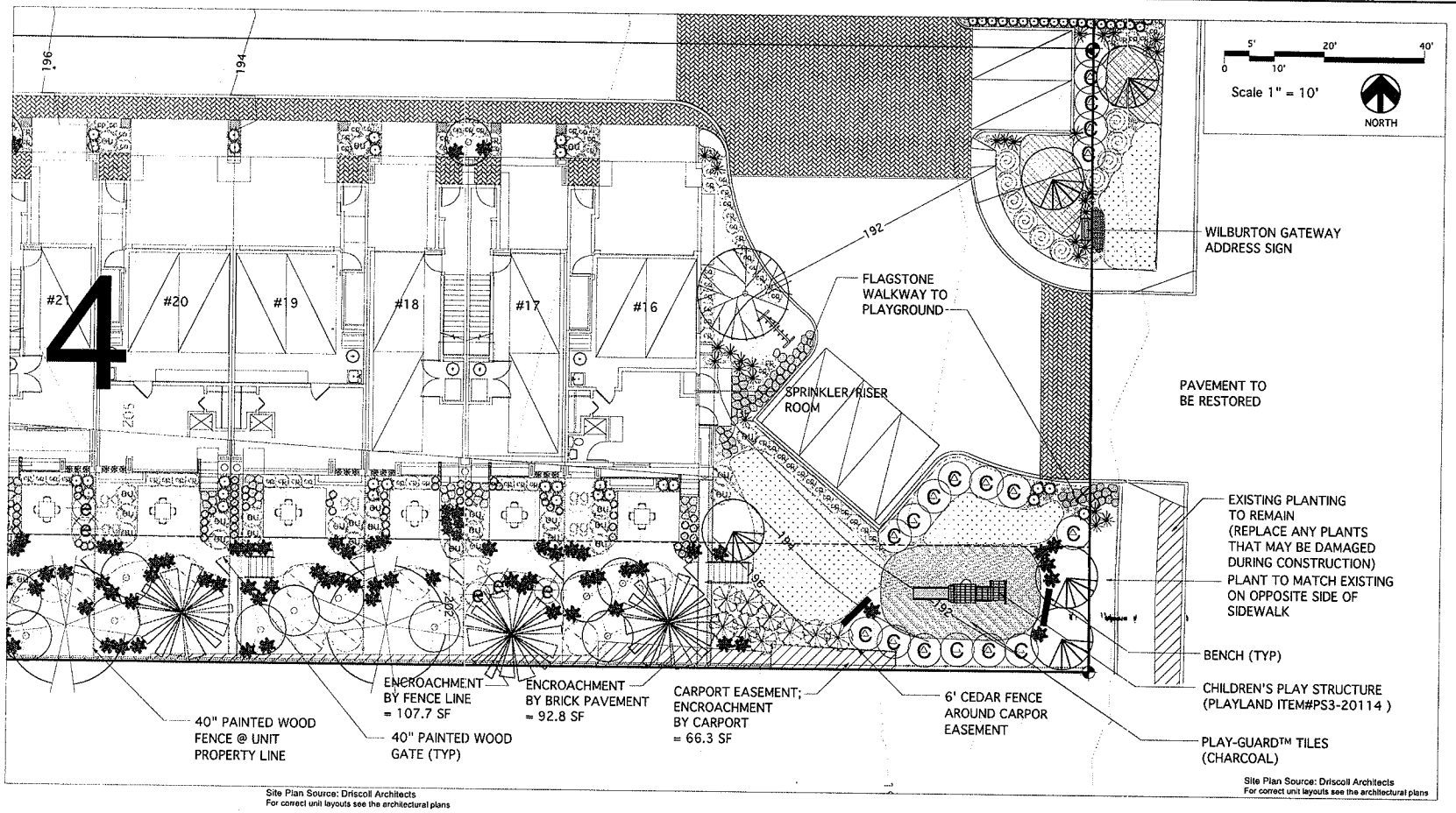
RWTA JOB NO. 0704043B

SHEET TITLE

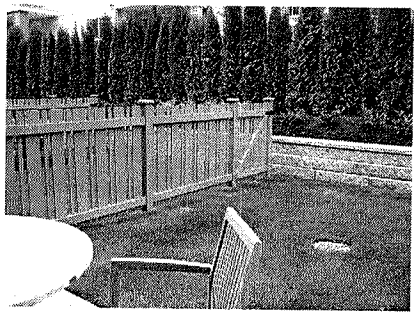
LANDSCAPE DETAILS - BLDG 4 SW CORNER

L-5

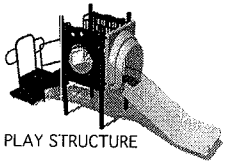


Site Plan Source: Driscoll Architects
For correct unit layouts see the architectural plans

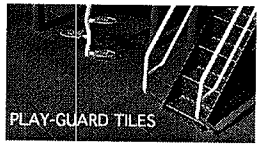
40" PAINTED WOOD FENCE BETWEEN UNIT YARDS



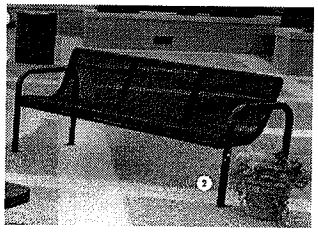
CHILDREN'S AMENITIES



PLAY STRUCTURE



BENCHES
(POWDER-COATED BLACK)



HOGAN CEDAR

SUNBURST HONEY LOCUST

Wilburton Gateway Townhomes

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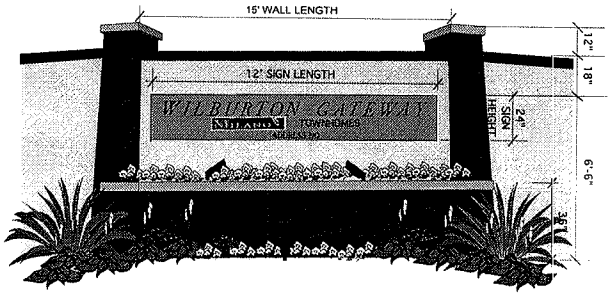
RWTA JOB NO. 0704043B

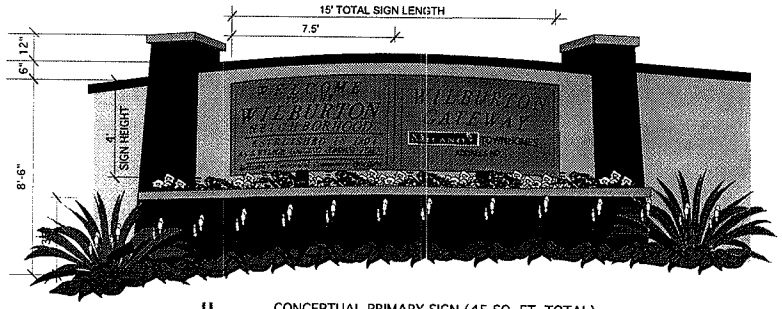
SHEET TITLE

LANDSCAPE DETAILS - BLDG 4 SE CORNER

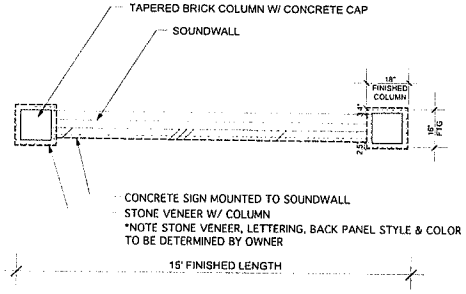
L-6



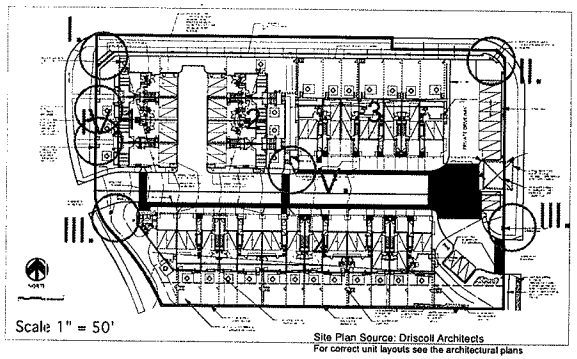
I. CONCEPTUAL SECONDARY SIGN (24 SQ. FT.)
ATTACHED TO SOUNDWALL- ELEVATION (NTS)
AT NE 8TH ST. & 123RD AVE. NE
(NTS)



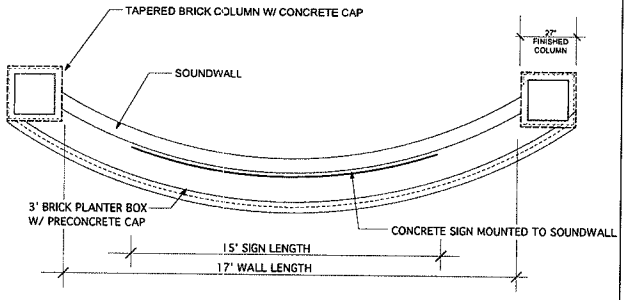
II. CONCEPTUAL PRIMARY SIGN (45 SQ. FT. TOTAL)
ATTACHED TO SOUNDWALL - ELEVATION (NTS)
AT NE 8TH ST. & 124TH AVE. NE
(PROPOSED TO REPLACE EXISTING SIGN)
(SIGN AREA LESS NEIGHBORHOOD SIGN = 22.5 SQ. FT.)



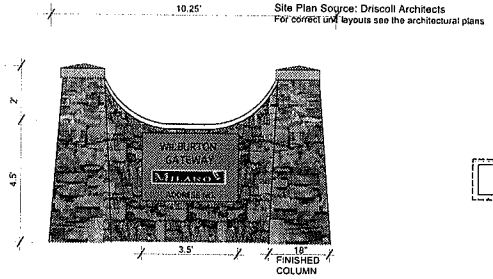
I. CONCEPTUAL MONUMENT & PRIMARY SIGN
ATTACHED TO FENCE - PLAN (NTS)
AT NE 8TH ST. & 123RD AVE. NE



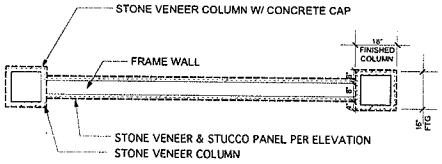
LOCATION MAP



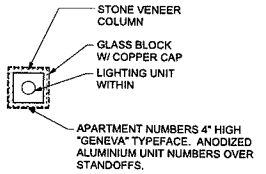
II. CONCEPTUAL ADDRESS SIGN ALTERNATIVES - PLAN (NTS)
AT NE 8TH & 124TH AVE. NE



III. CONCEPTUAL ADDRESS SIGN - ELEVATION (NTS)
AT 124th AVE NE & 123RD AVE. NE ENTRANCES



III. CONCEPTUAL ADDRESS SIGN - PLAN (NTS)
AT 124th AVE NE & 123RD AVE. NE



IV. & V. CONCEPTUAL UNIT ADDRESS SIGN (NTS)
FOR UNITS C #1 THRU #8

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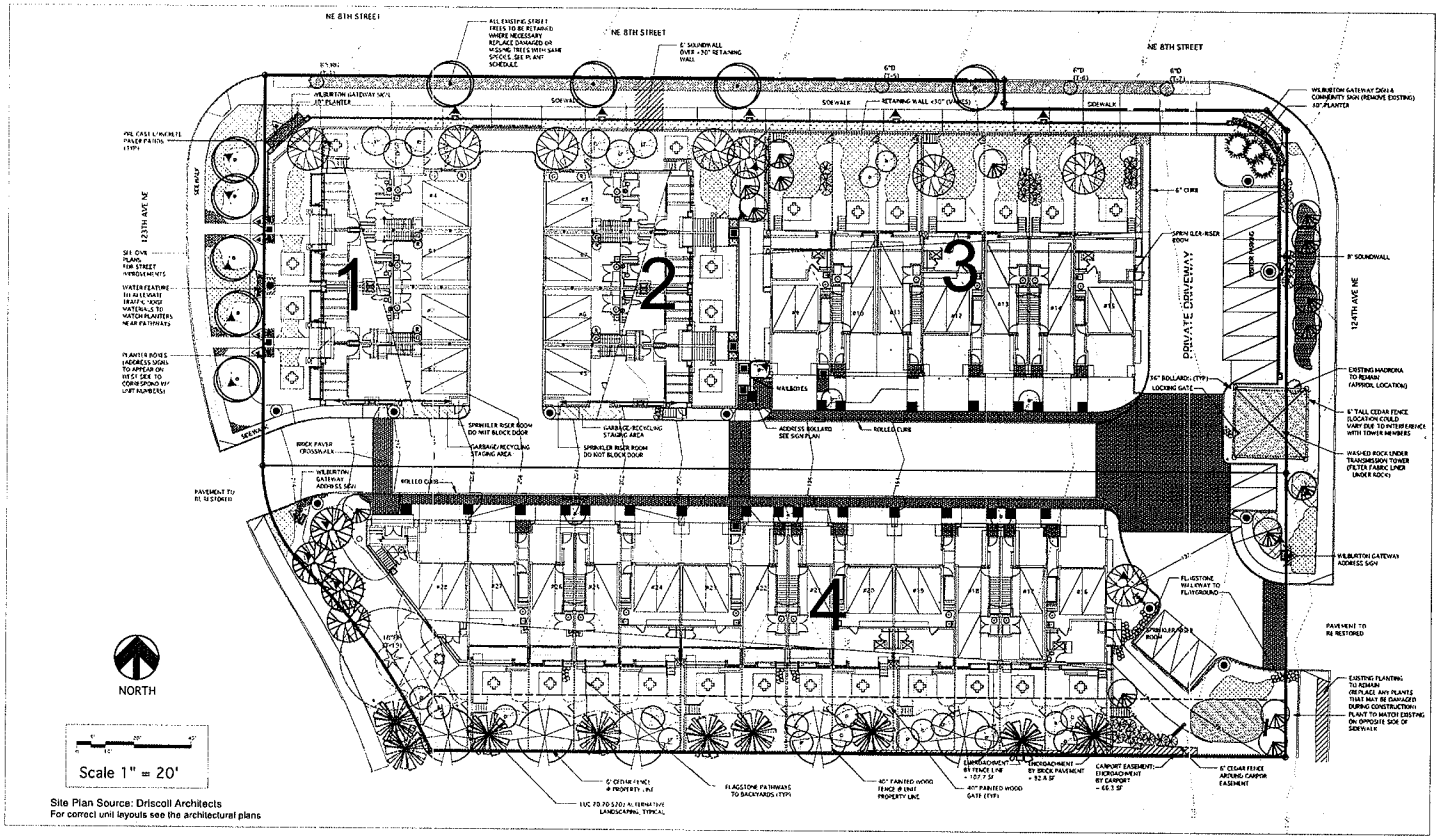
RWTA JOB NO. 0704043B

SHEET TITLE

CONCEPTUAL MASTER SIGN PLAN

L-7



Site Plan Source: Driscoll Architects
For correct unit layouts see the architectural plans

LEGEND

SYMBOL	GENERAL DESCRIPTION		PHOTO
■	= 18" SQUARE BASE, 36" HEIGHT WALKWAY LIGHTING (VENEER TO MATCH SIGN COLUMNS)		
▣	= RECESSED STAIR LIGHT (2' MOUNTING HEIGHT)	HADCO MINI ROUND STEPLYTES RRB1I-H FINISH BLACK (OR SIMILAR)	
◉	= POLE LIGHT	TMS LIGHTING V180 CO COPPER PENDANT (PL2 DSM)	
◉	= WALL MOUNTED LIGHT	TMS LIGHTING V180 CO COPPER PENDANT (NAUTICAL WALL MOUNT)	

SYMBOL	GENERAL DESCRIPTION		PHOTO
◄	= ACCENT UPLIGHT (PER PLAN)	HADCO BULLYTE BL1 OR SIMILAR (FINISH BLACK)	
◄	= SIGN FLOOD LIGHT (PER PLAN)	HADCO FLOODLYTE WAML14 OR SIMILAR (FINISH BLACK)	
●	= UNDERWATER LIGHTING	HADCO UNDERWATER UWL1 OR SIMILAR (FINISH BLACK)	

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RWTA JOB NO. 0704043B

SHEET TITLE

LANDSCAPE LIGHTING PLAN

L-8

Sally Nichols
8/15/08

ENVIRONMENTAL CHECKLIST

Comment:

BACKGROUND INFORMATION

Property Owner: ✓
Milano Townhomes LLC

Proponent: ✓
Owner

Contact Person: ✓
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Hossein Khorram

RECEIVED
MAR 10 2008
PERMIT PROCESSING

Address: ✓
12224 NE 8th Street
Bellevue, WA, 98005

Phone: ✓
(425)455-0375

Proposal Title: ✓
Wilburton Gateway

Proposal Location:
(Street address and nearest cross street or intersection) Provide a legal description if available. ✓
Site Fronted on NE 8th Street, Between 123rd Ave. NE & ~~[illegible]~~ 124 Ave. NE and 124 Ave N.E.
See vicinity map attached.

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

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

1. General description: ✓
   Townhome development in 4 buildings.
2. Acreage of site: ✓
   1.88 Acres

28 unit townhome with 4 separate buildings on an 81,917 sq.ft. site, within a Single Family Transition Area design district.

SN
8/15

3. Number of dwelling units/buildings to be demolished: ✓
2

4. Number of dwelling units/buildings to be constructed: ✓
28 in 4 separate bldgs

5. Square footage of buildings to be demolished: ✓
1 story wood with basement 983 SF
1 story brick and wood 2,009 SF (2 older SF homes)

6. Square footage of buildings to be constructed: ✓
29,155 GSF combined buildings footprint. See site plan for more information.

7. Quantity of earth movement (in cubic yards): see clrg permit
Unknown.

8. Proposed land use: ✓
Multi Family R-15

9. Design features, including building height, number of stories and proposed exterior materials: ✓
Three story wood framed tutor style townhomes. Exterior materials include Cultured stone and Fiber cement siding.

10. Other:

Estimated date of completion of the proposal or timing of phasing: ✓
TBD, No Phasing planned

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ✓
No

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. ✓
Geotechnical Report to be prepared. Geotech Study prepared by Earth Consulting Inc date July 28, 2008. in project file.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known. ✓
No

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

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Site plan entitlement, clearing and grading permit, building permit. ✓

will also need ~~[illegible]~~ Binding Site Plan to consolidate parcels.

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

☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
Ordinance 4483 Rezone to R-15

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

☐ Clearing & Grading Permit
Plan of existing and proposed grading (will be req'd)
Development plans

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

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site: ☐ flat ☐ rolling ☐ hilly ☐ steep slopes ✓
☐ Mountains ☐ other.
Gentle sloping

b. What is the steepest slope on the site (approximate percent slope)? ✓
10% existing, 15% proposed

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

See Geotech report in project file
SM - Loose ~~sands~~ silty sand
SW/USCS - compacted sand & gravel } surficial (2')
SP/USCS - med. sand
Beneath = glacial till

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

e. Describe the purpose, type, and approximate quantities of any filling or grading

proposed. Indicate source of fill.
Grading for purpose of minimizing building height. Minimal Fill, from grading on site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No

Erosion due to rain, etc. Erosion control per C&E inspector BCC 23.76

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
65%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
Per City regulations; Geotech Recommendations

2. AIR

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

Air emissions from construct. vehicles/equip

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Per City code.

Construction dust supression measures per BCC 23.76 C&E Code

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into.
No

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

No

(3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material
None

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

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

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

b. Ground

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.
No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None

c. Water Runoff (including storm water)

(1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
TESC per City code will be provided as part of permitting process.

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

describe.
None

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

4. PLANTS

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

X deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

X grass

☐pasture

☐crop or grain

☐wet soil plants: water lily, eelgrass, milfoil, other

☐other types of vegetation

b. What kind and amount of vegetation will be removed or altered? Trees: Exist 198 dia inches 26 dia. retained. Requires Alternate Tree Retention Option LUC 20.20.900
All

c. List threatened or endangered species known to be on or near the site.
None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Site landscaped per City code. Preservation of existing vegetation. Landscape plan to address.

Landscape plan address ATRO.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or

are known to be on or near the site:

☒Birds: hawk, heron, eagle, songbirds, other: Animals of lowland forest

☐Mammals: deer, bear, elk, beaver, other:

☐Fish: bass, salmon, trout, herring, shellfish, other:
Unknown

b. List any threatened or endangered species known to be on or near the site. ✓
None

c. Is the site part of a migration route? If so, explain. ✓ Pacific Flyway - entire Puget Sound Region
No

d. Proposed measures to preserve or enhance wildlife, if any: ✓
None

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. ✓
Electric, Natural Gas & Solar Collectors to heat water.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. ✓ Bldg ht. 30' from ave exist. grade - bldg site to north or any bldgs. that might require solar.
No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: ✓
Solar Collectors to heat water. on roof

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. ✓
No

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

None

(2) Proposed measures to reduce or control environmental health hazards if any:
None

b. Noise

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

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

(3) Proposed measures to reduce or control noise impacts, if any:
Per City ordinance

Bcc 9.18 Noise Ordinance Limits to construction hours

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?
Site is single family and vacant. Adjacent properties are single family. R-3.5

b. Has the site been used for agriculture? If so, describe.
No

c. Describe any structures on the site.
Two single family homes exist.

d. Will any structures be demolished? If so, what?
Yes, two single family homes.

e. What is the current zoning classification of the site?
R15

f. What is the current comprehensive plan designation of the site?
None/Residential

MF-M multifamily med. Ord. 5730/5734

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

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No

i. Approximately how many people would reside or work in the completed project?
Total 28/3 to 4 bedroom townhomes. = 28x4 = 112

j. Approximately how many people would the completed project displace?
Two single family residences. 2x4 = 8 max.

k. Proposed measures to avoid or reduce displacement impacts, if any:
Displacement impact is minimal.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Per City of Bellevue approval conditions and Bellevue Community Development Guide Requirements.

9. HOUSING

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

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

c. Proposed measures to reduce or control housing impacts, if any:
None

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Per Zoning Code – 30' to midpoint of sloped Roof. Exterior materials
from existing grade

LUC 20.25.B.040

include Cultured Stone, & Fiber cement siding.

b. What views in the immediate vicinity would be altered or obstructed? ✓
None

c. Proposed measures to reduce or control aesthetic impacts, if any: Landscaping
None

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Window reflection. Night, temporary.

Ped. scale lighting

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

c. What existing off-site sources of light or glare may affect your proposal? ✓ WC 20.25B.050
None

d. Proposed measures to reduce or control light and glare impacts, if any: ✓
None

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity? ✓
None

Wilburton Park
Bell. Bot. Garden
(walking distance)

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

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: ✓
None

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. ✓
No

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b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. ✓
Wilburton Gateway Neighborhood sign ~~to be replaced~~. to remain.

c. Proposed measures to reduce or control impacts, if any: ✓
None

14. TRANSPORTATION

a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any. ✓
NE 8th Street, 123rd Ave. NE, & 124th Ave NE. See site plan for Access points.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? ✓
Yes. A transit stop heading westbound is located directly across NE 8th Street from the site. A transit heading eastbound is located approx. 100 feet east of the NE 8th and 124th Ave. intersection on NE 8th street.

c. How many parking spaces would the completed project have? How many would the project eliminate? ✓
Completed project has 70 parking spaces. No parking eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No. Frontage improvements. ✓

new streetscape on NE 8th & 123rd Ave NE (sidewalk remains on NE 8th) new interior private road

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. ✓
No

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

see trans. comments in study reports

g. Proposed measures to reduce or control transportation impacts, if any: ✓
None

15. PUBLIC SERVICES

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

(see next page)

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Yes, but typical for a residential project of this nature.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
The underlined utilities above exist on site for use by the two existing single family residence.

sewer avail. houses on septic

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
Electric, natural gas, water refuse, sewage ~~etc.~~, refuse,

SIGNATURE

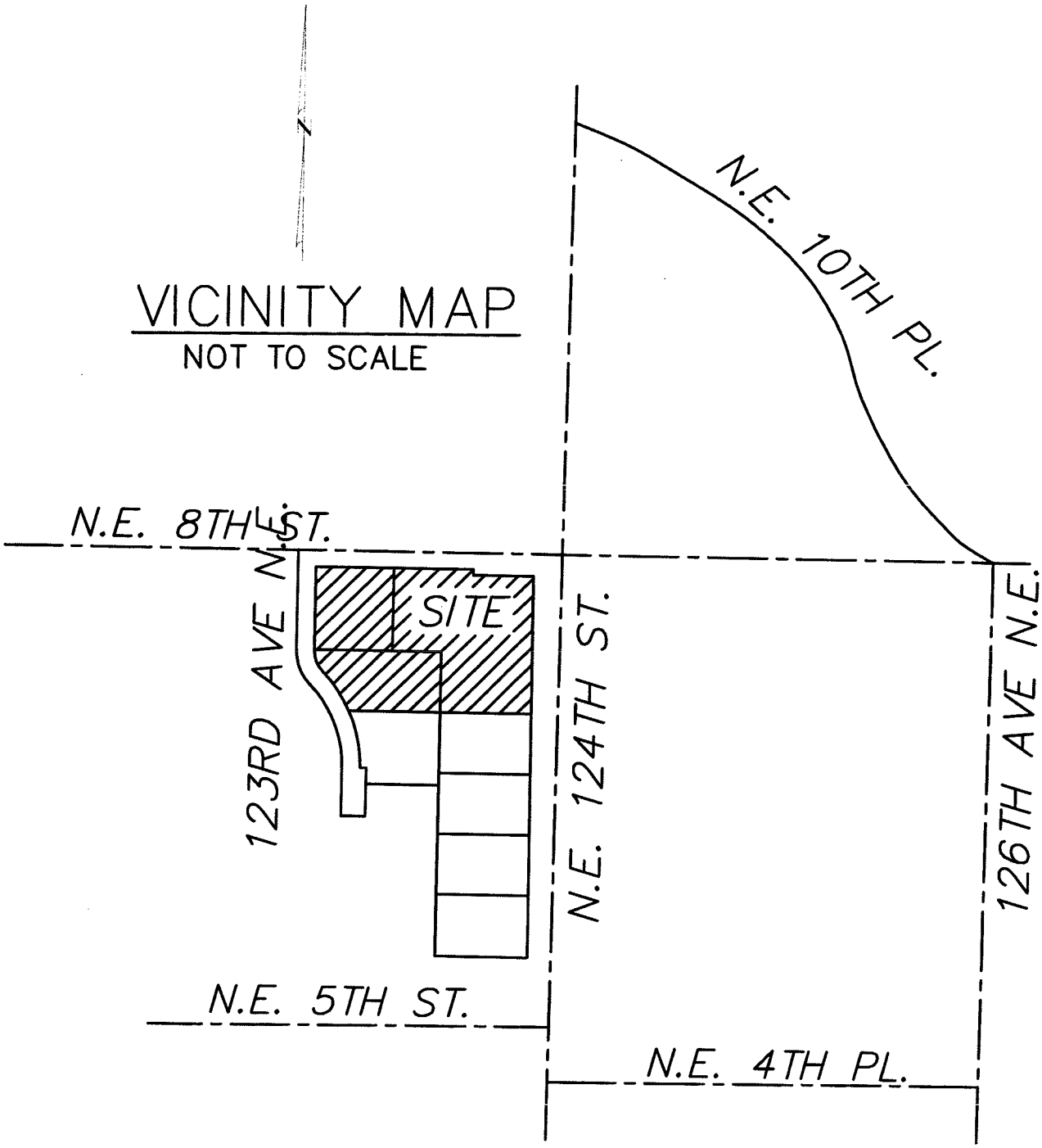
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:

Date Submitted:

VICINITY MAP

NOT TO SCALE



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WILBURTON GATEWAY
BELLVUE, WA

PROJ: 0718
DATE: 03/05/08
DRAWN:
FILE: 0718