DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
410 110TH Ave. NE
BELLEVUE, WA 98004

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

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

File No.	09-102901-LD
Project Name/Address:	Overlake Medical Office Building 1231 116th Ave. NE
Publish:	February 19, 2009
Minimum Comment Period:	March 5, 2009

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Site Plan
- ☒ Other: Vicinity Map, Aerial, Elevations, Landscape Plan

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: HEALTHCARE REALTY

Proponent:

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

Address: 710 SECOND AVE, SUITE 1400
SEATTLE, WA 98104
Phone: 206.245.2079

Proposal Title: OVERLAKE MEDICAL OFFICE BUILDING

Proposal Location: 1231 116TH AVE NE
(Street address and nearest cross street or intersection) Provide a legal description if available.

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: 7 STORY MOB WITH 7 LEVELS OF PARKING
2. Acreage of site: 1.44
3. Number of dwelling units/buildings to be demolished: 2
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: UNKNOWN
6. Square footage of buildings to be constructed: 457,371 SF
7. Quantity of earth movement (in cubic yards): 46,000 CY
8. Proposed land use: MEDICAL OFFICE BUILDING (B)
9. Design features, including building height, number of stories and proposed exterior materials: BUILDING TO BE
10. Other

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

03 / 2011

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.

EXISTING BUILDINGS TO BE DEMOLISHED WILL HAVE ABATEMENT STUDY PREPARED

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.

NONE

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.

CITY OF BELLEVUE PERMIT PROCESS

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

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

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

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

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

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? 50%

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

REFER TO GEOTECH REPORT

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

NONE NOTICED

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

NO FILL

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

POSSIBLY MINIMAL DURING CONSTRUCTION

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

APPROXIMATELY 90%

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

TEMPORARY EROSION CONTROL DURING CONSTRUCTION. REFER TO CIVIL PLANS.

2. AIR

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

EMISSIONS FROM GAS/DIESEL POWERED CONSTRUCTION EQUIPMENT FOR A TYPICAL CONSTRUCTION SITE. NO EXCESSIVE OR NON-STANDARD EMISSIONS PLANNED

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

NONE KNOWN

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

N/A

3. WATER

a. Surface

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

appropriate, state what stream or river it flows into.

NONE

(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.

N/A

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

N/A

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

NO

(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

(6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground

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

EXCAVATION WILL BE JUST ABOVE WATER TABLE. TEMPORARY DE-WATERING WILL BE NECESSARY

(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.

REFER TO CIVIL PLANS TO STORM WATER CONTROL

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

NO

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

REFER TO CIVIL PLANS

4. Plants

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

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

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

EXISTING LANDSCAPING AT EXISTING PARKING LOT TO BE ~~BE~~ REMOVED. CONSISTS OF DECIDUOUS TREES AND SHRUBS.
EXISTING STREET TREES (12) TO BE REMOVED

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

UNKNOWN

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

SEE LANDSCAPE PLAN. LANDSCAPING WILL BE PER CITY OF BELLEVUE STANDARDS AND SUPPLIED AT ALL IMPERVIOUS AREAS.

5. ANIMALS

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

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

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

UNKNOWN

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

UNKNOWN

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

PROPOSED LANDSCAPED AREAS ARE MORE THAN EXISTING

6. Energy and Natural Resources

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

HEATING / COOLING WILL BE ELECTRIC. PROJECT TO BE LEED CERTIFIED

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

PROJECT WILL BE TALLER THAN EXISTING STRUCTURES TO THE WEST

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

HIGH EFFICIENCY HVAC AND IMPROVED ENVELOPE DESIGN

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.

NONE BEYOND TYPICAL MEDICAL OFFICE SPACE HAZARDS

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

N/A

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

N/A

b. Noise

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

116TH AVE IS A BUSY ARTERIAL

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

TYPICAL CONSTRUCTION NOISE DURING DAYTIME OPERATIONS

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

STANDARD CONSTRUCTION PRACTICES

8. Land and Shoreline Use

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

EXISTING SITE IS MEDICAL OFFICE (NO CHANGE). HOSPITAL USE TO THE WEST, AND RETAIL/OFFICE TO THE EAST

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

NOT RECENTLY. PAST UNKNOWN

c. Describe any structures on the site.

(2) EXISTING WOOD FRAMED MEDICAL OFFICE BUILDINGS TO BE REMOVED

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

YES. BOTH EXISTING

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

MI-DAZ

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

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

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

UNKNOWN

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

300-350 WORKERS

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

40 WORKERS

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

NONE

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

COMPLIES WITH CAMPUS MASTER PLAN

9. Housing

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

NONE

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

NONE

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

N/A

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?

ELEVATION 314' (AVG GRADE = 173'). PRE-CAST CONCRETE AND GLASS

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

VISSIBILITY TO THE EAST WOULD BE OBSTRUCTED FOR THE MEDICAL OFFICE BUILDING TO THE WEST. NO SIGNIFICANT VIEW

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

AESTHICS ARE IMPROVED OVER EXISTING STRUCTURES AND IS COMPLIMENTARY TO THE CAMPUS AND NEIGHBORHOOD.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

MINIMAL REFLECTION FROM GLAZING ON WEST, SOUTH, AND EAST.

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

NO

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

NONE

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

SELECTION OF GLAZING TO MINIMIZE REFLECTIVITY

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

UNKNOWN

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:

N/A

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.

UNKNOWN

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

NONE KNOWN

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

N/A.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

116TH AVE TO THE EAST, AND NE 10TH TO THE SOUTH.
GARAGE ACCESS AT 116TH AVE (RIGHT IN / RIGHT OUT ONLY)

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

116TH AVE SERVED BY PUBLIC TRANPORTATION

c. How many parking spaces would be completed project have? How many would the project eliminate?

738 PROVIDED / APPROXIMATELY 80 STALLS 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).

WIDENING OF EAST CAMPUS DRIVE TO THE WEST AND NORTH TO FACILITATE EMERGENCY VEHICLES (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.

TRAFFIC ANALYSIS BEING PREPARED

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

TBD

15. Public Services

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

PROJECT WOULD RESULT IN A HIGHER DENSITY WITH MORE INDIVIDUALS AND VEHICLES WHICH COULD POTENTIALLY RESULT IN THE NEED FOR INCREASED PUBLIC SERVICES

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

INCORPORATION OF FIRE SAFETY MEASURES (CONSTRUCTION TYPE, ALARMS, SPRINKLER, SMOKE CONTROL) AND GOOD DESIGN MEASURES FOR PUBLIC SAFETY (LIGHTING, VISIBILITY)

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NONE ADDITIONAL. SOME EXISTING WATER AND GAS LINES TO BE REMOVED.
RELOCATION OF WATER SUPPLY TO OCCUR

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 01.08.09

Vicinity Map

COLLINS WOERMAN

710 SECOND AVENUE • SUITE 1400
SEATTLE, WA 98104-1710
T • 206 245 2100 F • 206 245 2101

PROJECT TITLE

OVERLAKE MEDICAL OFFICE BUILDING

HEALTHCARE REALTY

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
	01.08.09	DESIGN REVIEW SUBMITTAL

01/08/09
DESIGN REVIEW

PROJECT NUMBER	HEAL01.08.024
DRAWN BY	SK
ISSUE DATE	01.08.09

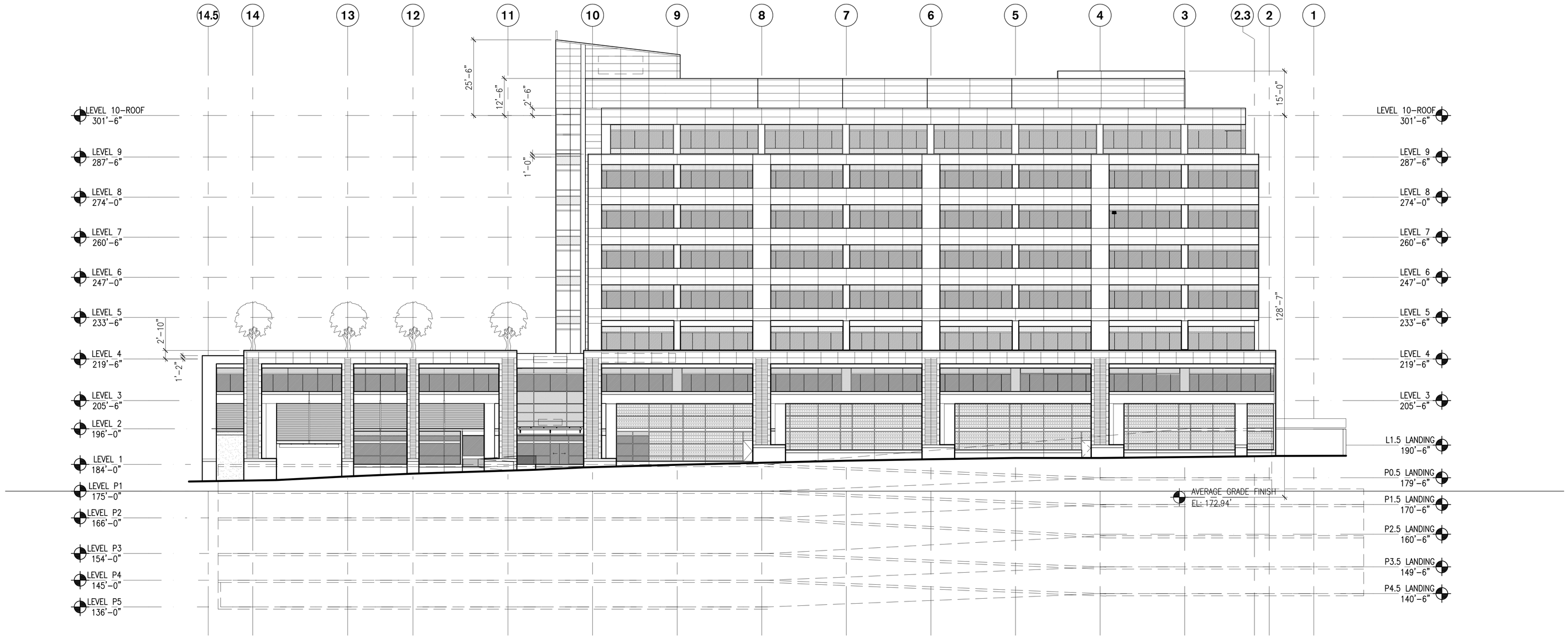
STAMP

3858 REGISTERED ARCHITECT
ARLAINE COLLINS
STATE OF WASHINGTON

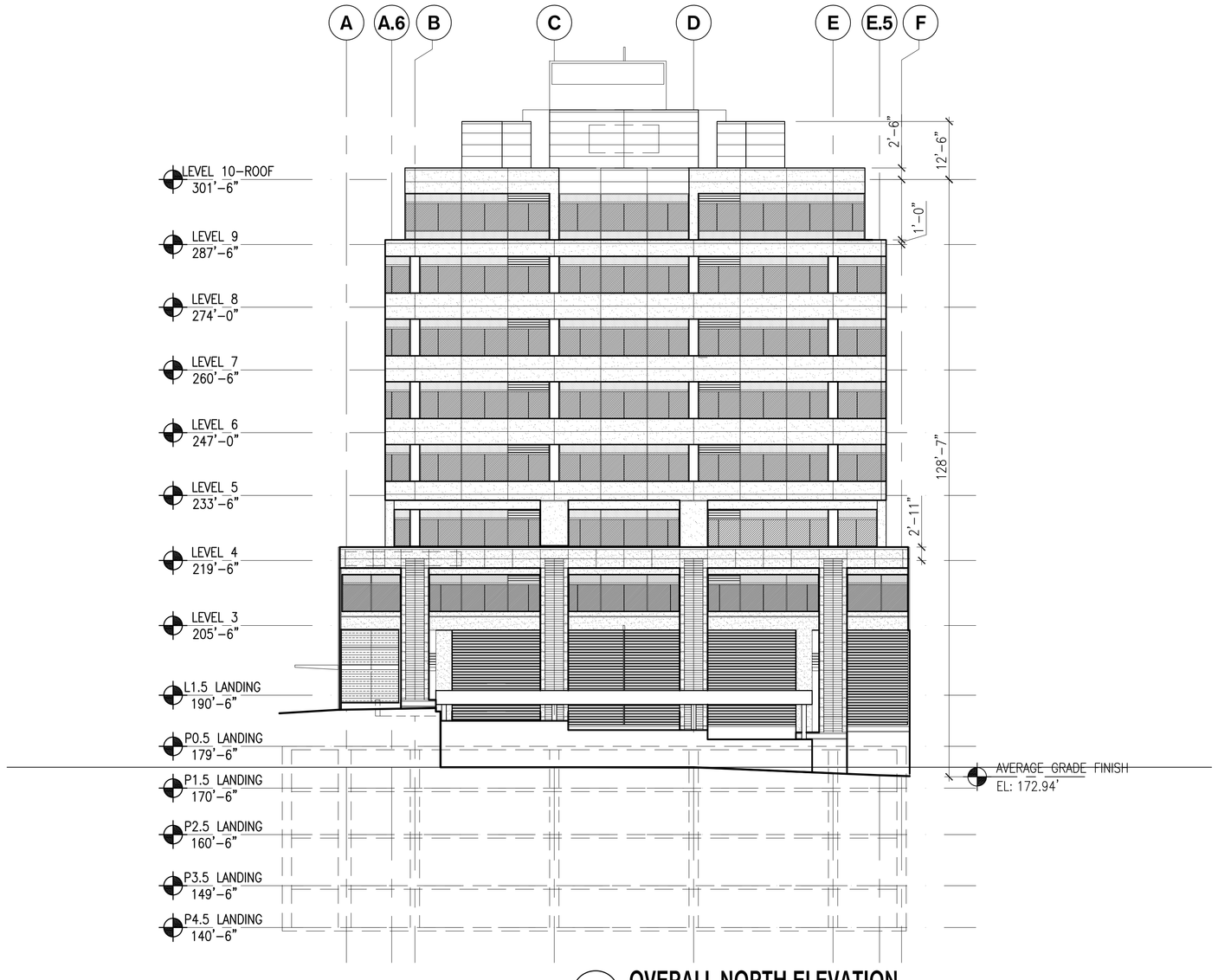
SHEET TITLE / NUMBER

AERIAL CONTEXT PLAN

A1.1



1 **OVERALL EAST ELEVATION**
1/16"=1'-0"



2 **OVERALL NORTH ELEVATION**
1/16"=1'-0"

LEGEND

- VISION GLASS
- SPANDREL GLASS
- PRECAST #1 (LIGHT SANDBLAST)
- PRECAST #2 (PAINTED)
- PERFORATED METAL PANEL
- FRITTED GLASS
- COMPOSITE METAL PANEL
- TRAVERTINE

COLLINS WOERMAN
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PROJECT TITLE

OVERLAKE MEDICAL OFFICE BUILDING

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ISSUE DATE	01.08.09

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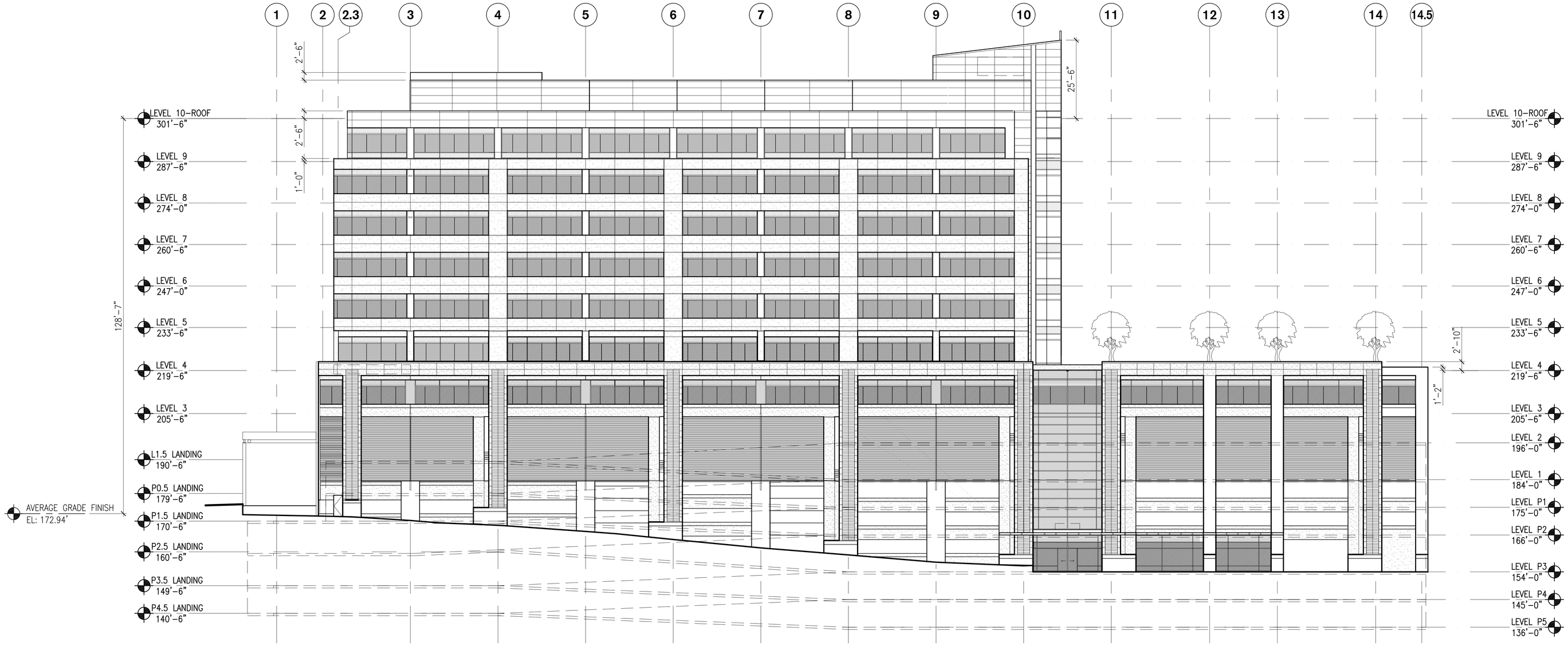
3858 REGISTERED ARCHITECT BLAINE COLLINS STATE OF WASHINGTON

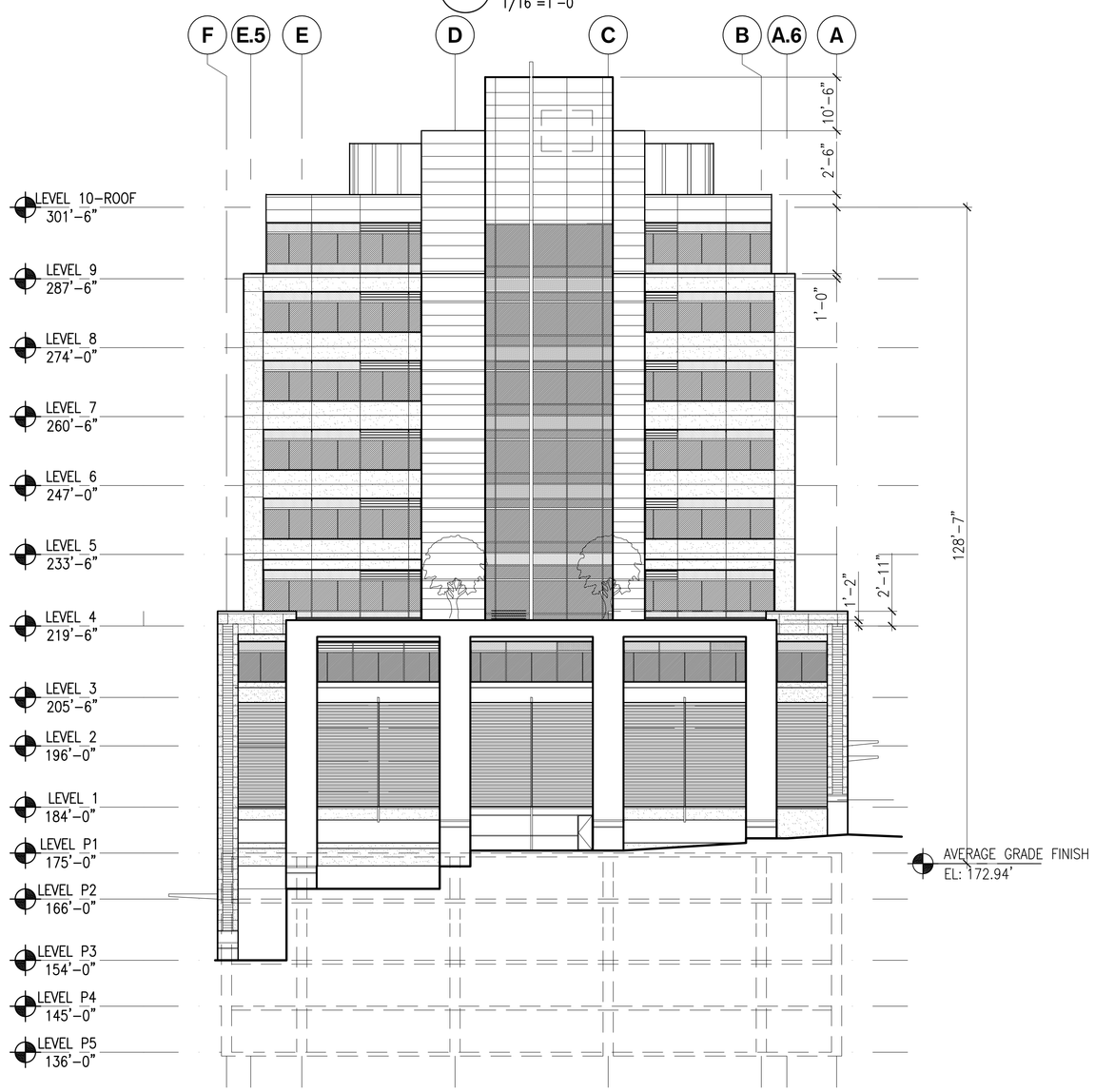
SHEET TITLE / NUMBER

OVERALL EXTERIOR ELEVATIONS

A4.1



1 **OVERALL WEST ELEVATION**
1/16"=1'-0"



2 **OVERALL SOUTH ELEVATION**
1/16"=1'-0"

LEGEND

- VISION GLASS
- SPANDREL GLASS
- PRECAST #1 (LIGHT SANDBLAST)
- PRECAST #2 (PAINTED)
- PERFORATED METAL PANEL
- FRITTED GLASS
- COMPOSITE METAL PANEL
- TRAVERTINE

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PROJECT TITLE

OVERLAKE MEDICAL OFFICE BUILDING

HEALTHCARE REALTY

CONSULTANT

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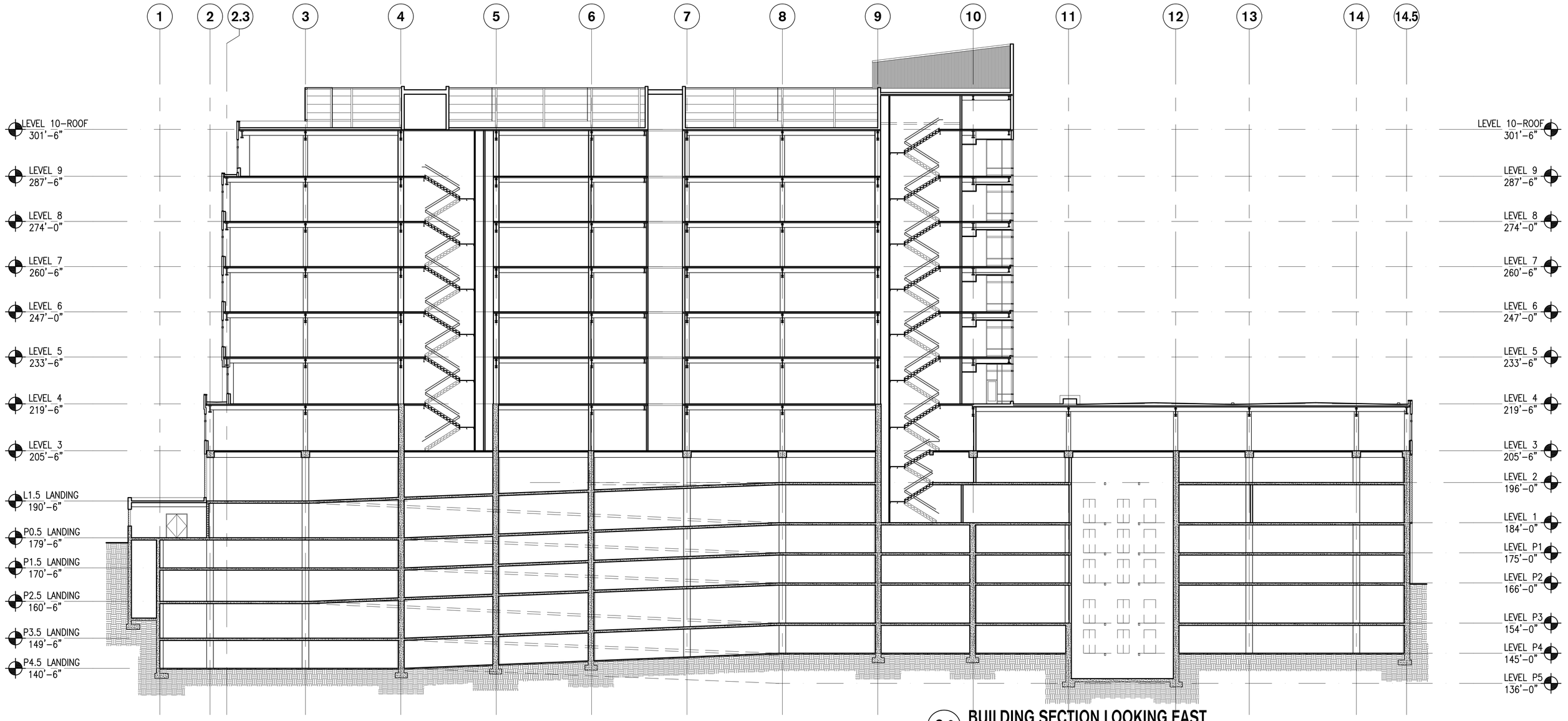
3858 REGISTERED ARCHITECT
BRIANE. COLLINS
STATE OF WASHINGTON

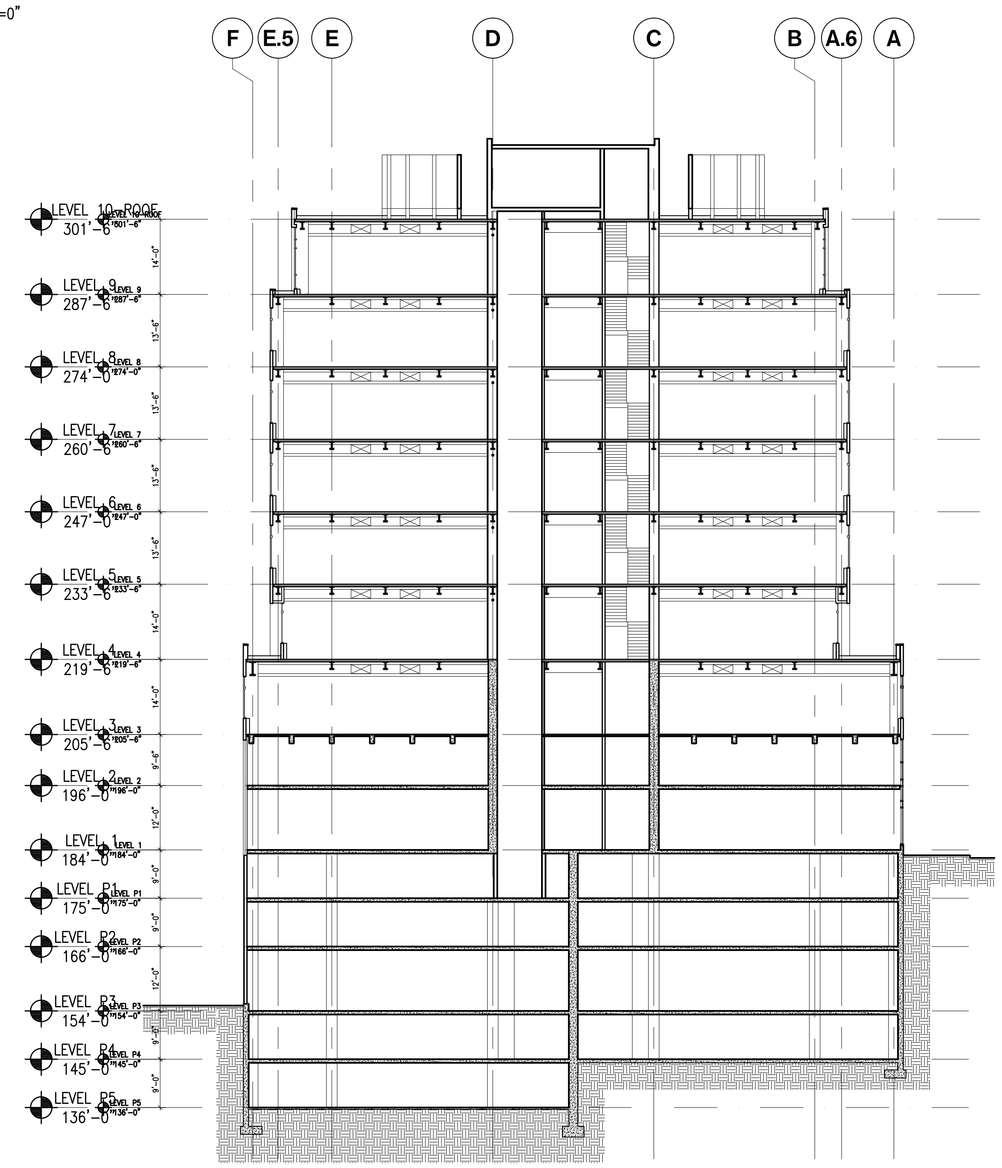
SHEET TITLE / NUMBER

OVERALL EXTERIOR ELEVATIONS

A4.2



C.2 BUILDING SECTION LOOKING EAST
1/16" = 1'=0"



9.7 BUILDING SECTION LOOKING NORTH
1/16" = 1'=0"

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PROJECT TITLE

OVERLAKE MEDICAL OFFICE BUILDING

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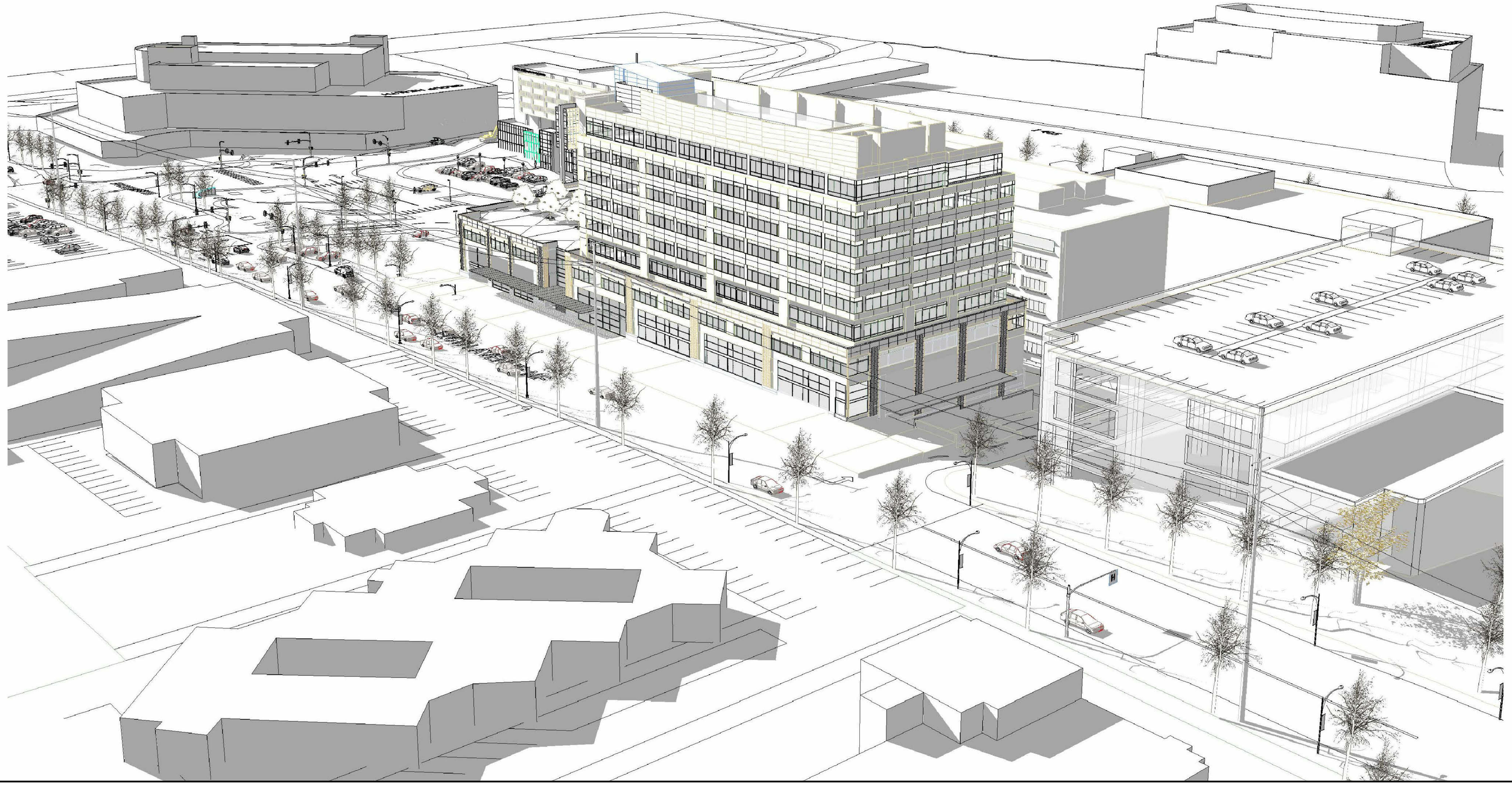
3858 REGISTERED ARCHITECT
BRIANE. COLLINS
STATE OF WASHINGTON

SHEET TITLE / NUMBER

BUILDING SECTIONS

A4.3



BIRD'S EYE PERSPECTIVE
NTS

COLLINS WOERMAN

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OVERLAKE MEDICAL OFFICE BUILDING

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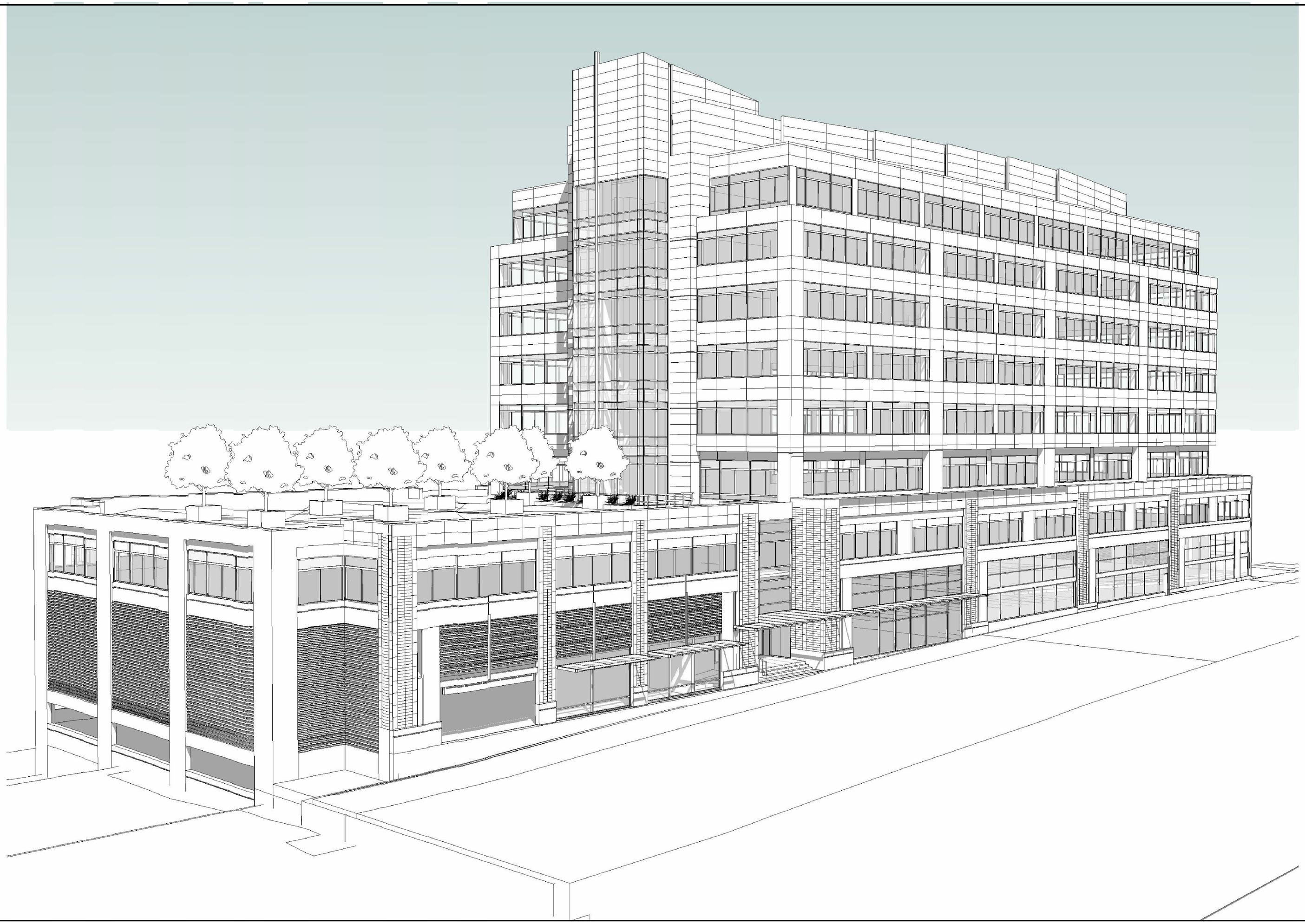
BRIANE COLLINS
STATE OF WASHINGTON

SHEET TITLE / NUMBER

BIRD'S EYE PERSPECTIVE

A5.1



PERSPECTIVE FROM SOUTHEAST
NTS

COLLINS WOERMAN

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SEATTLE, WA 98104-1710
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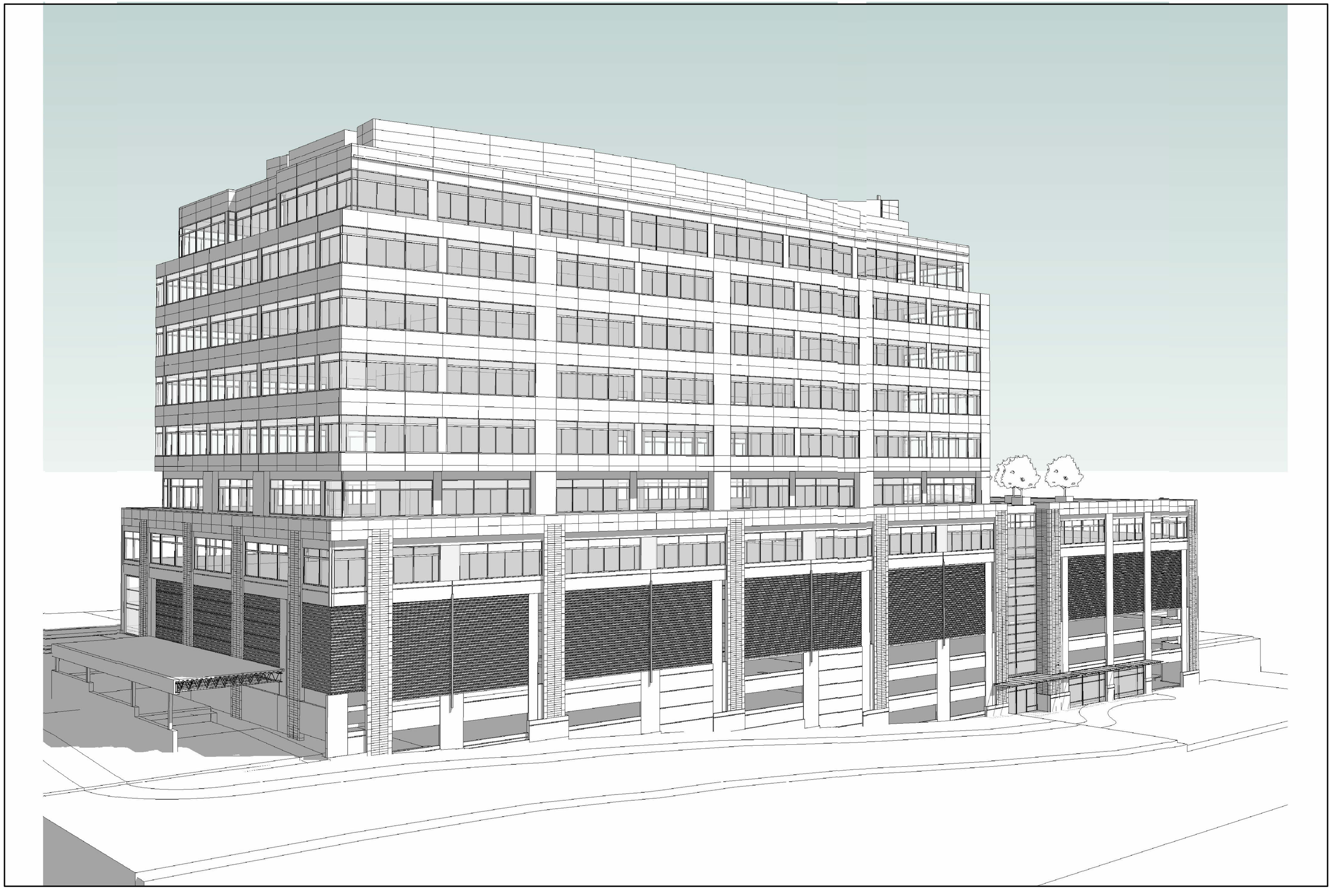
3858 REGISTERED ARCHITECT
BLAINE COLLINS
STATE OF WASHINGTON

SHEET TITLE / NUMBER

PERSPECTIVE FROM SOUTHEAST

A5.2



PERSPECTIVE FROM NORTHWEST
NTS

COLLINS WOERMAN

710 SECOND AVENUE • SUITE 1400
SEATTLE, WA 98104-1710
T • 206 245 2100 F • 206 245 2101

PROJECT TITLE

OVERLAKE MEDICAL OFFICE BUILDING

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DESIGN REVIEW

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3858 REGISTERED ARCHITECT
ARLANE COLLINS
STATE OF WASHINGTON

SHEET TITLE / NUMBER

PERSPECTIVE FROM NORTHWEST

A5.3

Overlake
Medical Office Building

DESIGN REVIEW -01/08/2009

PROJECT TEAM:

OWNER: HEALTCARE REALTY TRUST
3310 WEST END AVENUE, SUITE 700
NASHVILLE TENNESSEE, 37203
STEVE STANDIFER 615-269-8236

ARCHITECT: COLLINSWOERMAN ARCHITECTS
710 SECOND AVENUE, SUITE 1400
SEATTLE, WA 98104-1710
JASON MCCLEARY 206-245-2100

GENERAL CONTRACTOR: ANDERSEN CONSTRUCTION CO. Inc.
6712 NORTH CUTTER CIRCLE
PORTLAND OREGON, 97217
KURT RADTKE 503-283-6712

STRUCTURAL: ABKJ
800 5TH AVE, SUITE 2500
SEATTLE WASHINGTON, 98104
DIHONG SHAO 206-838-3284

MECHANICAL: COFFMAN ENGINEERS
1601 FIFTH AVENUE, SUITE 900
SEATTLE WASHINGTON, 98101
DON IVERSON 206-521-0757

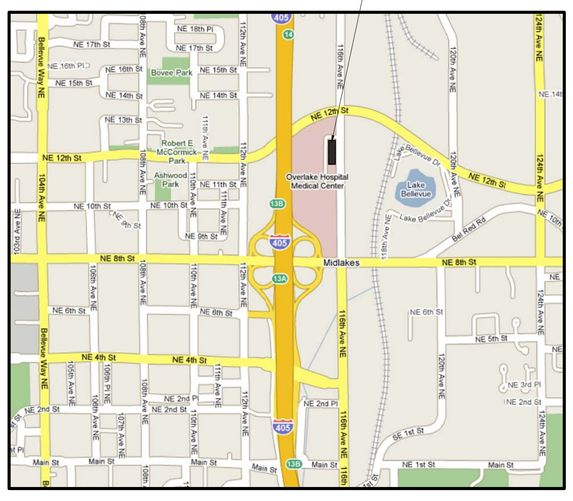
ELECTRICAL: COFFMAN ENGINEERS
1601 FIFTH AVENUE, SUITE 900
SEATTLE WASHINGTON, 98101
DON IVERSON 206-521-0757

CIVIL: DCI ENGINEERS
10900 NE 4TH STREET, SUITE 1200
BELLEVUE WASHINGTON, 98004
DARREN SIMPSON 425-487-2238

LEED: ARCHECOLOGY
1808 BELLEVUE AVENUE, SUITE 202
SEATTLE WASHINGTON 98122
MICHELLE ROSENBERGER 206-860-2904

VICINITY MAP

PROJECT LOCATION



DESIGN REVIEW - 01/08/09

COLLINS WOERMAN
710 SECOND AVENUE • SUITE 1400
SEATTLE, WA 98104-1710
T • 206 245 2100 F • 206 245 2101

POR E1/2 OF THE SE 1/4, SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. FROM THE EAST QUARTER CORNER TO THE SOUTHEAST CORNER BEING THE CENTERLINE OF 116TH AVE NE.
– S 00° 54' 18" W –

VERTICAL DATUM

N.A.V.D. 1988.

BENCHMARK:
3" C.O.B BRASS CAP IN CONC AT NE CORNER TRAFFIC SIGNAL POLE AT SW CORNER INTERSECTION NE 12TH ST AND 116TH AVE NE CITY OF BELLEVUE
#119
ELEV 189.38

2" CHISELED SQUARE IN SOUTHWEST CORNER OF THE CONCRETE BASE OF THE RAILROAD CROSSING BARRIER ON THE NORTH SIDE OF THE 8TH STREET EAST OF 116TH AVE. NE. CITY OF BELLEVUE NO. 23
ELEV=147.045

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 10 FEET IN WIDTH OF TRACT "I", PLAT OF OVERLAKE HOPITAL MEDICAL CENTER BINDING SITE PLAN II, RECORDED IN VOLUME 228 OF PLATS, PAGES 77–84, INCLUSIVE, IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°05'42" WEST ALONG THE SOUTH LINE OF THE NORTH 10 FEET IN WIDTH OF SAID TRACT "I", A DISTANCE OF 152.57 FEET TO INTERSECT THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE WEST 4 FEET IN WIDTH OF THE NORTH 114.63 FEET OF TRACT "J" OF SAID PLAT;
THENCE SOUTH 00°54'18" WEST ALONG SAID PROLONGATION, AND THE EAST LINE OF THE WEST 4 FEET IN WIDTH OF THE NORTH 114.63 FEET OF TRACT "J", AND THE SOUTHERLY PROLONGATION OF SAID EAST LINE, A DISTANCE OF 583.87 FEET TO A POINT OF A CURVE; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89°04'58" AN ARC DISTANCE OF 31.10 FEET;
THENCE SOUTH 88°10'40" EAST A DISTANCE OF 136.98 FEET TO THE EAST LINE OF TRACT "D" AND THE WESTERLY MARGIN OF 116TH AVENUE NE;
THENCE SOUTH 00°54'18" WEST ALONG SAID EAST LINE, A DISTANCE OF 46.51 FEET;
THENCE NORTH 88°10'40" WEST A DISTANCE OF 203.66 FEET;
THENCE NORTH 00°54'18" EAST A DISTANCE OF 348.41 FEET TO THE SOUTH LINE OF TRACT "H" OF SAID PLAT;
THENCE SOUTH 89°05'42" EAST ALONG THE SOUTH LINE AND EASTERLY PROLONGATION THEREOF, A DISTANCE OF 13.00 FEET;
THENCE NORTH 00°54'18" EAST A DISTANCE OF 338.90 FEET;
THENCE SOUTH 89°05'42" EAST A DISTANCE OF 186.14 FEET TO INTERSECT THE ARC OF A CURVE IN THE EAST LINE OF TRACT "E" AND THE WESTERLY MARGIN OF 116TH AVE. NE, FROM WHICH THE CENTER BEARS SOUTH 89°12'10" EAST;
THENCE SOUTHERLY ALONG SAID EAST LINE AND ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2028.50 FEET, THROUGH A CENTRAL ANGLE OF 01°04'24", AN ARC DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING;

OWNER / DEVELOPER

HEALTHCARE REALITY TRUST
3310 WEST END AVE SUITE 700
NASHVILLE, TN 37203
PHONE: (615) 269–8236
CONTACT: STEVE STANDIFER

ARCHITECTS

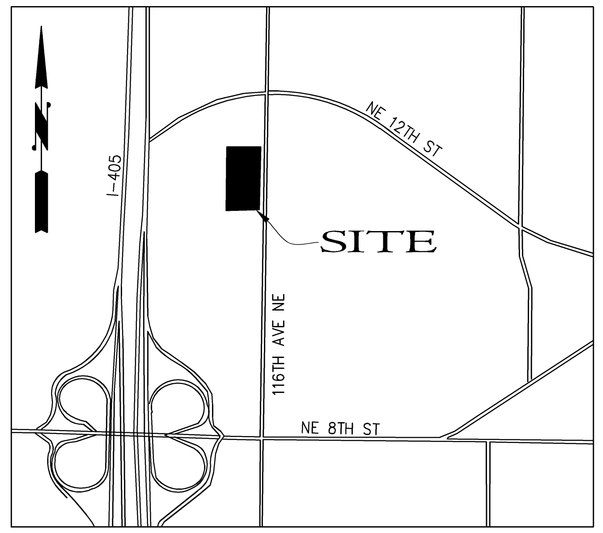
COLLINS–WOERMAN ARCHITECTURE
710 2ND AVENUE, SUITE 1400
SEATTLE, WASHINGTON 98104
PHONE: (206) 245–2100
FAX: (206) 245–2101
CONTACT: TODD SPENCER

CIVIL ENGINEER

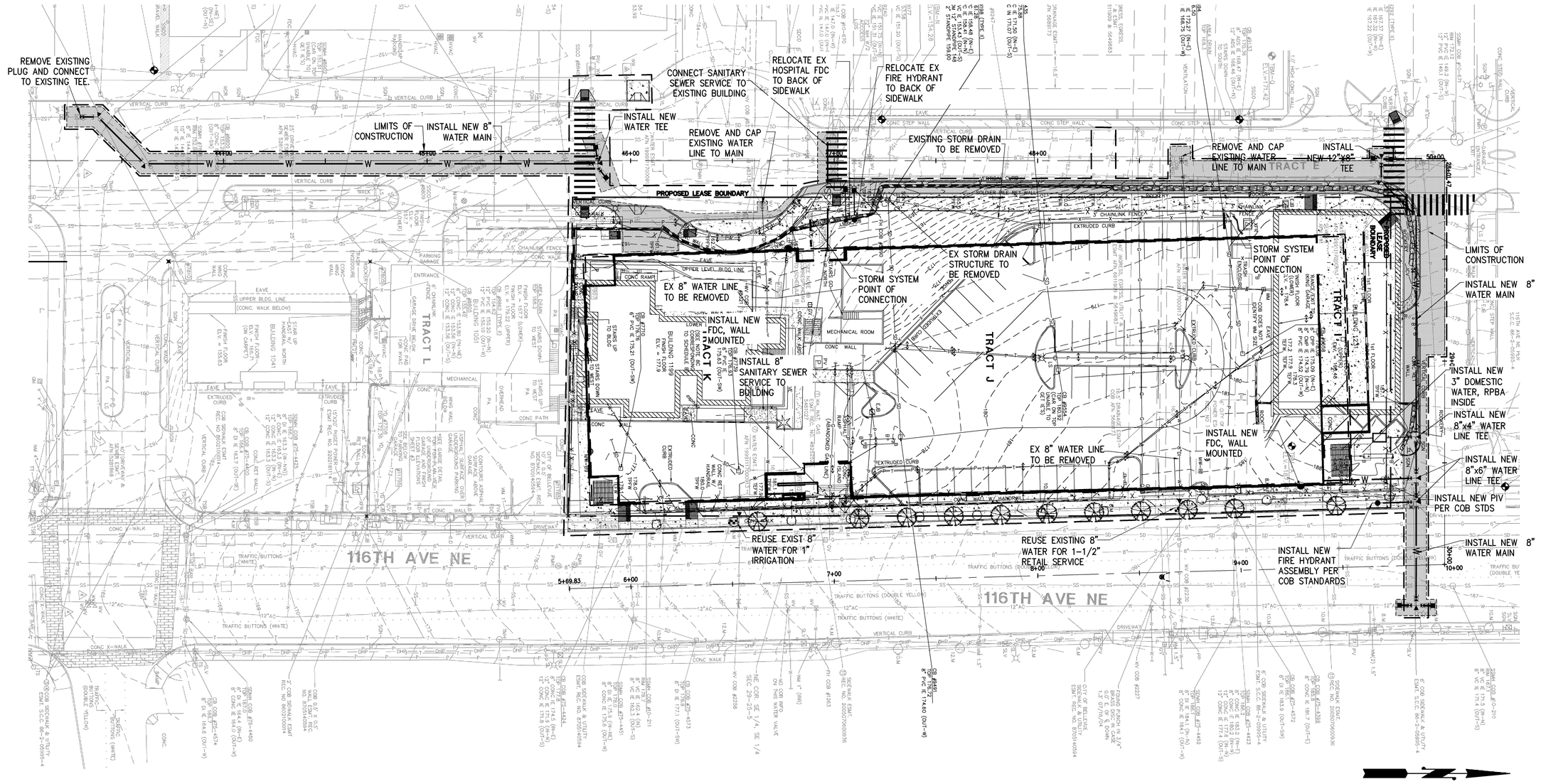
DCI ENGINEERS
10900 NE 4TH STREET, SUITE 1200
BELLEVUE, WA 98004
PHONE: (425) 827–2238
FAX: (425) 827–8986
CONTACT: DARREN SIMPSON, P.E.

SURVEYOR

TRIAD ASSOCIATES
12112 115TH AVE NE
KIRKLAND, WA. 98034
PHIONE: (425) 821–8448
FAX: (425) 821–3481
CONTACT: LONNIE CARLSON



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

CONTRACTOR NOTE

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

STATISTICAL INFORMATION

1		LAND USE ZONE	ZONING: MI–DA2	
2		SITE AREA		62,834 SF (1.44 ACRES)
			REQUIRED/ALLOWED	PROPOSED
3		SITE DATA SUMMARY:		
	A	NUMBER OF DWELLING UNITS/ACRE	N/A	N/A
	B	TOTAL NUMBER OF DWELLING UNITS	N/A	N/A
	C	AREA OF EACH PROPOSED STRUCTURE		
		NET	N/A	164,011 SF
		NET LEASABLE	N/A	N/A
		GROSS	N/A	457,371 SF
	D	FLOOR AREA RATIO	N/A	N/A
	E	AREA OF PROPOSED BUILDING BY USE		xxx
		NET MOB/RETAIL	N/A	164,011 SF
		GROSS MOB/RETAIL	N/A	182,467 SF
		NET GARAGE	N/A	0 SF
		GROSS GARAGE	N/A	274,904 SF
4		PERCENTAGE OF LOT COVERAGE	75%	73%
5		SITE DISTURBANCE AREA IN SQUARE FEET	N/A	79,395 SF
6		CUT/FILL (CUBIC YARDS)	N/A	46,000 CY
7		BUILDING HEIGHT: MEASURED FROM AVG. EXISTING GRADE IN SHORELINE & TRANSITION AREAS; MEASURED FROM AVG. FINISHED GRADE FOR ALL OTHER AREAS	140'	128.5'
8		PARKING: TOTAL # OF SPACES FOR THE PROJECT	738	738
	A	# OF SPACES BY EACH PROPOSED USE		
		MOB/RETAIL	738	738
	B	PERCENTAGE OF COMPACT	25%	25% (184)
	C	PERCENTAGE OF HANICAPPED STALLS (INCLUDES 2 VANS)	2%	2% (16)
9		AREA OF PROPOSED LANDSCAPING		
	A	ADJACENT TO RIGHT–OF–WAY	1,413 SF	1,413 SF
	B	ADJACENT TO INTERIOR PROPERTY LINES	0	6,012 SF
	C	WITHIN THE PARKING AREA	0	0
	D	SIGNIFICANT TREES TO BE RETAINED	0	0

NOTE: FOR ANY MISSING STATISTICAL INFORMATION SEE ARCHITECTURAL PLANS

AREAS:

TOTAL SITE AREA (SF) = 62,834 SF

ON–SITE AREAS

DISTURBED (SF) = 62,834 SF
IMPERVIOUS (SF) = 62,027 SF

OFF SITE AREAS (PUBLIC R.O.W.)

DISTURBED (SF) = 16,394 SF
IMPERVIOUS (SF) = 15,836 SF

CALL 48 HOURS BEFORE YOU DIG 1–800–424–5555

PROJECT TITLE
OVERLAKE MEDICAL OFFICE BUILDING

OVERLAKE Hospital Medical Center
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BELLEVUE, WASHINGTON 98004
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ISSUED:

MARK	DATE	DESCRIPTION

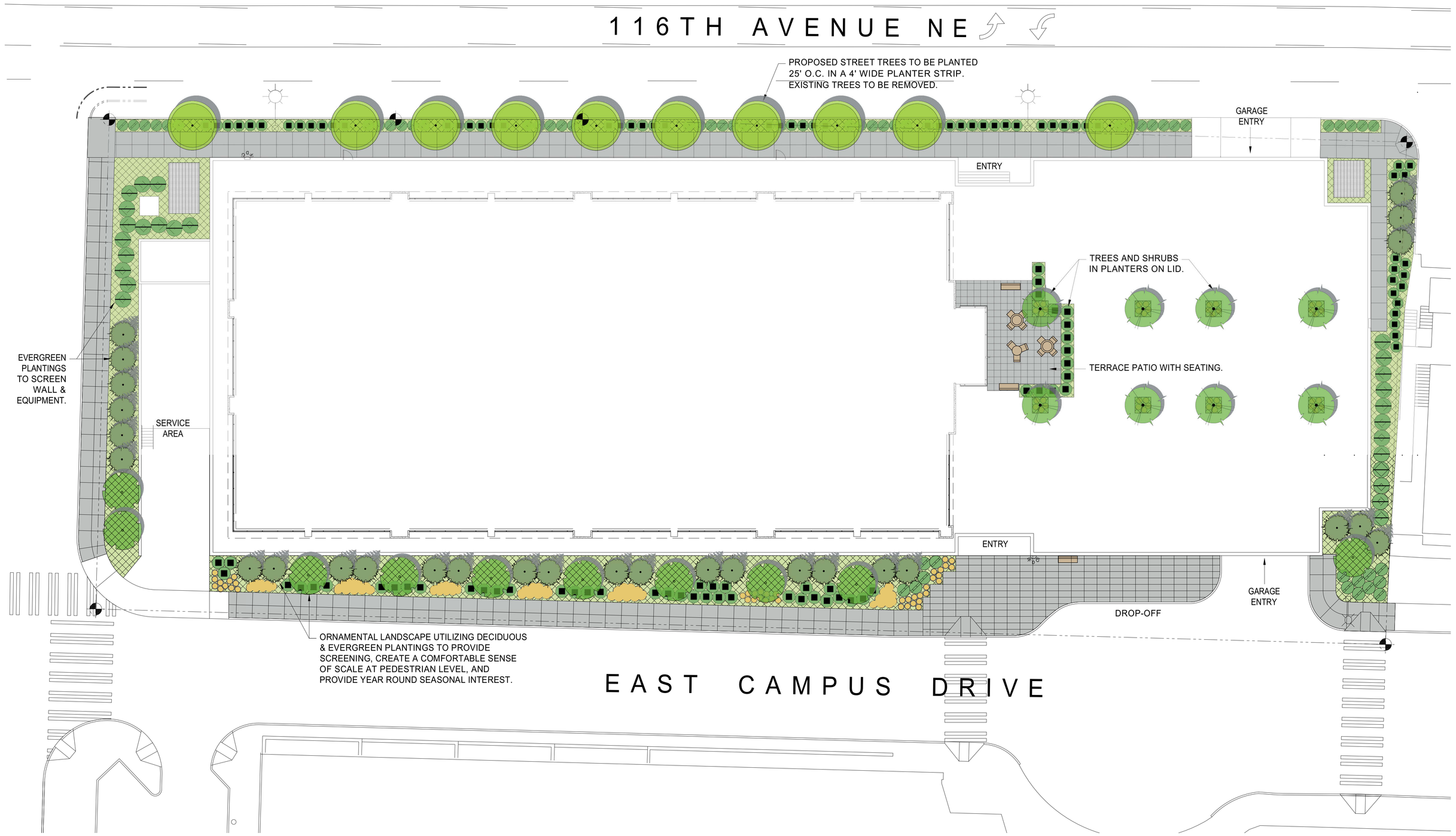
12/19/08
DESIGN DEVELOPMENT SET

PROJECT NUMBER	08–12–015
DRAWN BY	NKK
ISSUE DATE	12.19.08

STAMP
DARREN A. SIMPSON
STATE OF WASHINGTON
27856
REGISTERED PROFESSIONAL ENGINEER
1/8/09

SHEET TITLE / NUMBER
SITE PLAN B

C1.1



RECOMMENDED BENCH

ENTRY LANDSCAPE

TREES & SHRUBS IN PLANTERS (TYP.)

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
	NEW STREET TREE		
	PER CITY OF BELLEVUE: COLUMNAR SPECIES RCOMMENDED	3" CAL.	B & B, MATCHED FORM
	SMALL ACCENT TREES		
	*STYRAX JAPONICA / JAPANESE SNOWBELL	10' HT.	B & B, MULTI-STEM
	*ACER PALMATUM / JAPANESE MAPLE	10' HT.	B & B, MULTI-STEM
	DECIDUOUS ACCENT TREES		
	*CERCIDIPHYLLUM JAPONICA / KATSURA	2" CAL.	B & B, MATCHED FORM
	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	2" CAL.	B & B, MATCHED FORM
	NARROW EVERGREEN ACCENT TREES		
	CHAMAECYPARIS OBTUSA / HINOKI CYPRESS	6' HT.	B & B, MATCHED FORM
	*JUNIPERUS C. 'TORULOSA' / HOLLYWOOD JUNIPER	6' HT.	B & B, MATCHED FORM
	EVERGREEN SCREEN		
	*JUNIPERUS S. 'SKYROCKET' / SKYROCKET JUNIPER	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	THUJA O. 'EMERALD GREEN' / PYRAMIDALIS	5' HT.	B & B, MATCHED FORM
	* TAXUS MEDIA 'HICKSII' / HICKS YEW	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	VIBURNUM T. 'SPRING BOUQUET' / SPRING BOUQUET VIBURNUM	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	EVERGREEN FOUNDATION		
	* BUXUS MICROPHYLLA 'KOREANA' / KOREAN BOXWOOD	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* PRUNUS LUSITANICA 'SCHIPKA' / SCHIPKA LAUREL	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	* VIBURNUM DAVIDII / DAVID VIBURNUM	21"-24" SPR.	FULL FOLIAGE, 48" O.C.
	* TAXUS B. 'REPANDENS' / SPREADING YEW	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* PINUS MUGO MUGO / MUGO PINE	18"-21" SPR.	FULL FOLIAGE, 36" O.C.
	* CISTUS PURPUREA / ORCHID ROCK ROSE	18"-21" SPR.	FULL FOLIAGE, 48" O.C.
	* PRUNUS L. 'ZABELIANA' / ZABEL LAUREL	24"-30" SPR.	FULL FOLIAGE, CONTAINER
	* NANDINA 'GULF STREAM' / NANDINA	21"-24" HT.	FULL FOLIAGE, 24" O.C.

	DECIDUOUS ACCENT		
	* CORNUS S. 'KELSEYII' / KELSEY DOGWOOD	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* BERBERIS GENTRY / ROYAL BURGUNDY BARBERRY	12"-18" SPR.	FULL FOLIAGE, 24" O.C.
	* PHORMIUM TENAX 'BURGUNDY' / FLAX	24"-30" SPR.	FULL FOLIAGE, 48" O.C.
	SALIX PURPUREA / PURPLE OSIER WILLOW	21"-24" SPR.	FULL FOLIAGE, 48" O.C.
	* SPIRAEA B. 'ANTHONY WATERER' / SPIREA	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* VIBURNUM P.T.'MARIESII' / DOUBLEFILE VIBURNUM	30-36" SPR.	FULL FOLIAGE, 48" O.C.
	PERENNIALS		
	* BERGENIA C. 'BRESSINGHAM'S WHITE / WHITE BERGENIA	1 GAL.	24" O.C.
	* HEUCHERA M. 'PALACE PURPLE' / CORAL BELLS	1 GAL.	18" O.C.
	* ROSMARINUS O. 'PROSTRATA' / CREEPING ROSEMARY	1 GAL.	36" O.C.
	* SEDUM T. 'AUTUMN JOY' / SEDUM	1 GAL.	36" O.C.
	* HEMEROCALLIS 'STELLA D'ORO' / DAYLILY	1 GAL.	24" O.C.
	* LAVANDULA LATIFOLIA / SPIKE LAVENDER	1 GAL.	24" O.C.
	ORNAMENTAL GRASSES		
	* PENNISETUM A. 'HAMELIN' / FOUNTAIN GRASS	1 GAL.	24" O.C.
	* HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	36" O.C.
	* MISCANTHUS 'ADAGIO' / MISCANTHUS	1 GAL.	24" O.C.
	* CALAMAGROSTIS A. 'KARL FOERSTER' / GRASS	1 GAL.	36" O.C.
	GROUND COVERS		
	* ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL.	24" O.C.
	* FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	24" O.C.

* DENOTES DROUGHT TOLERANT AND/OR NATIVE/ADAPTIVE PLANT MATERIALS

0 8' 16' 32' 64'

SCALE: 1/16" = 1' - 0"

COLLINS WOERMAN
710 SECOND AVENUE • SUITE 1400
SEATTLE, WA 98104-1710
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PROJECT TITLE
OVERLAKE MEDICAL OFFICE BUILDING

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HEALTHCARE REALTY

CONSULTANT

Brumbaugh & Associates
Landscape Architecture
600 North 85th Street , Suite 102
Seattle, WA 98103-3826
Telephone 206 782 3650
Facsimile 206 782 3675

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	HEAL01.08.024
DRAWN BY	CLV
ISSUE DATE	12/10/08

STAMP

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT MARK H. BRUMBAUGH CERTIFICATE NO. 458

SHEET TITLE / NUMBER
LANDSCAPE PLAN

L1.01