



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

## DETERMINATION OF NON-SIGNIFICANCE

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**PROPONENT:** Todd Spencer, Collins Woerman

**LOCATION OF PROPOSAL:** 317 112<sup>th</sup> Ave. NE

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**DESCRIPTION OF PROPOSAL:** Overlake Medical Office Building: To construct a new 130 foot tall medical office building with 7 levels of office and 7 levels of parking. The building will be 182,467 gross square feet with 740 parking stalls. Approximately 4,400 square feet of retail will be provided at the street level. Project will include landscaping and associated utilities. Project also includes demolition of two existing medical office buildings (total 29,000 gross square feet). The site area is 1.44 acres.

**FILE NUMBER:** 09-102901-LD

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

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on \_\_\_\_\_.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **July 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

*Care Mitchell*  
 Environmental Coordinator

July 16, 2009  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
 State Department of Ecology, Shoreline Planner N.W. Region  
 Army Corps of Engineers  
 Attorney General  
 Muckleshoot Indian Tribe

27a  
4/18/02

### 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 1/2" 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** **29,000 SF to demolish (2 bldgs)**

6. Square footage of buildings to be constructed: **457,371 SF** **182,467 GSF office/retail**  
*includes parking* *excludes parking*

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 7 levels of office over 7 levels of parking, 130' tall, 740 parking stalls, 4400 SF of retail @ street level. Exterior materials are precast concrete, Italian travertine tile at base, stone tiling detail. Vision glass & glass frit.**

10. Other

RECEIVED  
JAN 12 2008  
PERMIT PROCESSING

Estimated date of completion or 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 - Geotech rept. dated 7/2/08 by GeoEngineers - See 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.

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

See Records Office.  
 - Overlake Hospital DEIS + FEIS 2004 + 2005  
 - TFP EIS updated 11/06 2006 - 2011  
 - Bel Red Corridor DEIS FEF + Addendum. 2007 + 2008.  
 - Drainage report submitted by Darren Simpson of DCI Engineers 409. See Utilities reviewer file.

A. ENVIRONMENTAL ELEMENTS

1. Earth

- with 15' drop behind existing buildings to East Camps Drive
- 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  
 Glacial Till  
 Sand, gravel + cobble below glacial till.



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

NONE NOTICED

Not noted in  
geotech rept.

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

Erosion control  
measures per  
BCC 23.76  
& conditions  
imposed by  
CG permit.

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.

per CG  
inspector  
MSR

## 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

Construction dust  
suppression measures  
per BCC 23.76

## 3. WATER

a. Surface

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

appropriate → 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

Down spouts will connect to the public conveyance system. No water quality or detention will be req'd since the sites proposed impervious surface falls under 5,000 SF threshold (as documented in a drainage report submitted by Dama Simpson of DCI Engineers 1/09).

- (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

During construction: Standard erosion control measures per BCC 23.76  
After construction: Connection to the public conveyance system. BCC 24.06

4. Plants

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

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

existing street trees (London Planes)

7 to be retained.

LUC 20.25 J.069.070  
Camp Plan Policy EN-49

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

EXISTING LANDSCAPING AT EXISTING PARKING LOT TO BE REMOVED. CONSISTS OF DECIDUOUS TREES AND SHRUBS.

New perimeter (landscaping, terrace plantings (trees, shrubs, etc.) or green roof.

EXISTING STREET TREES (7) TO BE RETAINED.

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

See #4 above.

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.

7 existing street trees to be retained - see #4 above.



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:

+ retention of existing street trees  
will provide wildlife habitat.

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)?

116<sup>TH</sup> AVE IS A BUSY ARTERIAL & NE 12<sup>TH</sup> ST.

- (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 for demolition + new construction.

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

STANDARD CONSTRUCTION PRACTICES

Truck traffic noise + construction noise per BCC 9.18

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 29,000 SF to be demolished

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

YES. BOTH EXISTING

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

M1-DAZ

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

MI

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

NA

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

UNKNOWN

NO

- 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?

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

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

VISIBILITY 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:

AESTHETICS 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 TRANSPORTATION

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

230 PROVIDED / APPROXIMATELY 80 STALLS ELIMINATED  
740

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

Street improvements:  
8' sidewalks, 4' planters  
stops, 6" curbs.  
wider driveway to north to 116th.

5 58 new  
PM peak hr  
trips

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

See transp.  
analysis in st.  
rept.

Traffic impact fees, Wider alleyways, street frontage improvements  
Transp. Mgmt Program, Commute Trip Reduction program

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



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

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Proposal Name: **Overlake Medical Office Building**

Proposal Address: 1231 116<sup>th</sup> Avenue NE

Proposal Description: Application for Design Review approval to construct a new 130 foot tall medical office building with 7 levels of office and 7 levels of parking. The building will be 182,467 gross square feet with 740 parking stalls. Approximately 4,400 square feet of retail will be provided at the street level. Project will include landscaping and associated utilities. Project also includes demolition of two existing medical office buildings (total 29,000 gross square feet). The site area is 1.44 acres.

File Number: **09-102901-LD**

Applicant: Todd Spencer, Collins Woerman

Decisions Included: Design Review

Planner: Carol Saari, Senior Planner *CSaari*

State Environmental Policy Act Threshold Determination: Determination of Non-Significance

*Carol V. Helland*  
\_\_\_\_\_  
Carol V. Helland, Environmental Coordinator  
Development Services Department

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

By: *Carol V. Helland*  
\_\_\_\_\_  
Carol V. Helland, Land Use Director

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Notice of Application: January 12, 2009  
Notice of Decision: July 16, 2009  
Appeal Deadline: July 30, 2009

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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**Attachments:**

- Project Plans
- Tree Protection Documents
- Certificate of Concurrency

**I. REQUEST/PROPOSAL DESCRIPTION**

Application for Design Review approval to construct a new 130 foot tall medical office building with 7 levels of office and 7 levels of parking (5 levels below street grade, 2 levels above street grade). The building will be 182,467 gross square feet with 740 parking stalls. There will be 7 levels of underground parking. Approximately 4,400 square feet of retail will be provided at the street level. Site improvements include utilities, upper level terrace and new sidewalk with planting strip. The project also includes demolition of two existing medical office buildings (total 29,000 gross square feet).



**Proposed Medical Office Building from 116<sup>th</sup> Avenue NE**  
**(excludes street trees/plantings and green roof)**

**Project Design Intent**

The proposed project incorporates a sophisticated design creating a strong presence to the perimeter of the Overlake campus and the 116<sup>th</sup> Avenue streetscape. The use of materials and colors are consistent with the campus, yet establish a unique identity to this project.

The design concept for the proposed building is to achieve an overall scale which is consistent with the hospital structures, but to also create a stepping of elements to provide architectural interest and avoid monotony. The northern two thirds of the building will be the high rise structure with a 10' stepback from 116<sup>th</sup> Avenue NE, while the southern portion will have a much lower

profile. The southern portion will include an interesting roof top and roof garden that will further reduce the apparent mass of the entire building. The stepping down of the building along 116<sup>th</sup> Avenue NE will help to reduce the overall scale of the building, particularly since the street elevation also drops (slopes) to the south.

The proposed building will provide a distinctive skyline at this end of the Overlake Hospital campus. A vertical glass curtain wall element creates a focal point at the southern façade extending into a roof-top feature enhanced by lighting features. This elevation will include interesting architectural detailing, the use of urban, high quality materials, and the design of a glazed stair tower that will create that focal point, particularly when illuminated at night.

Special attention has been given to an appropriately scaled street wall that would be responsive to the pedestrian environment and conducive to supporting a strong retail development with an urban character. The use of pedestrian scaled design details enhance the pedestrian experience. These include marquees along 116<sup>th</sup> Avenue NE, landscaping, paving patterns, and lighting.

The urban character at the streetscape will be supported by the use of imported Italian Travertine tile at the building base and large, storefront windows with vision glass and opaque glass (glass frit) for the parking levels above the street level. Materials are durable and high quality including a precast concrete skin, and a sandblasted precast base with stone tile detailing. These materials are compatible with other buildings within the Overlake Hospital campus and are superior in quality to exterior materials used on other office buildings outside of the Downtown. Through the use of high quality building materials and interesting architectural detailing, the proposal project will create a proud presence for the Overlake Hospital campus and Medical Institution District.

## II. SITE DESCRIPTION, ZONING AND LAND USE CONTEXT



**Aerial Vicinity Map**

### A. Site Description

The 1.44 acre project site fronts 116<sup>th</sup> Avenue NE. There are two existing medical office buildings (29,000 gross square feet) which will be demolished as a part of this project. There are no significant trees onsite, however there are existing mature City street trees (London Planes) within the City right-of-way. There are no critical areas onsite. The site drops about 15 feet from 116<sup>th</sup> Avenue NE (east) to East Campus Drive at the property line (west).

## **B. Context and Zoning**

The property is located within the Overlake Hospital campus, at the northeast corner of the campus just south of the existing parking garage and east of the existing Medical Tower. There are medical offices to the south, east and north. To the west/south is the Overlake Hospital campus. The NE 10<sup>th</sup> Street right-of-way is located approximately 460 feet to the south, along with the Group Health building and Overlake South Tower.

The City's vision for the 116<sup>th</sup> Avenue NE corridor here is that it become more heavily used for medical services. The project site was rezoned to Medical Institution District/Development Area 2 (MI DA2) in 2005.



**Overlake Hospital Master Plan Vision 2005**

## **III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS**

### **A. General Provisions of the Land Use Code**

#### **1. Uses**

Uses are regulated by Bellevue Land Use Code (LUC) Sections 20.20 (General Development Requirements) and 20.25J (Medical Institution District). The proposed medical office use is permitted in the Medical Institution District Area 2 zoning district (MI DA2) subject to Design Review approval.

**2. Dimensional Requirements**

All applicable dimensional requirements for Land Use Code 20.20 (General) and 20.25J (Medical Institution District) will be met. Refer to the following for specifics.

**Table 1  
 Land Use Code (LUC) Statistical Table**

<b>Zone: MI DA2</b>	<b>Permitted/Required</b>	<b>Proposed</b>	<b>Comments</b>
<b>Height</b>	140 feet (LUC 20.25J.030)	130 feet	Meets LUC.
<b>Lot Coverage</b>	75%	73.5%	Meets LUC.
<b>Setbacks</b>	0' setback on 116 <sup>th</sup> Avenue NE Side/Rear: NA	0' setback on 116 <sup>th</sup> Avenue NE	Meets LUC.
<b>Stepback</b>	10' stepback req'd at 40 feet above 116 <sup>th</sup> Avenue NE grade	10' stepback provided at 29' to 45' above 116 <sup>th</sup> Avenue NE grade (varies by 16 feet with slope)	Meets LUC.
<b>Streetscape and Landscaping</b>	8' sidewalk, 4' planting strip, 6" curb	8' sidewalk, 4' planting strip, 6" curb	Meets LUC. Since the building is located adjacent to 116 <sup>th</sup> Avenue NE (0' setback), there is no landscaping req't betwn the bldg and sidewalk provided design req'ts are met.

Zone: MI DA2	Permitted/Required	Proposed	Comments
<b>Loading</b>	One off-street area. (LUC 20.20.590.K.4)	Provided along the north side of the building.	Meets LUC.
<b>Recycling &amp; Solid Waste Collection Area</b>	An area measuring at least 365 SF, as calculated here: 2 SF/1,000 SF @ 182,467 = 365 SF minimum. (LUC 20.20.725)	Provided at the loading dock.	<u>A condition of approval is included in Section X of this report requiring coordination with Allied Waste.</u>
<b>Mechanical Equipment</b>	Locate on the roof or below grade and visually screen. (LUC 20.20.525)	Rooftop mechanical equipment located behind a 15' max height roof parapet above 140 feet.	Meets LUC.
<b>Maximum Overlake Hospital campus for non-hospital uses</b>	1 million square feet, campus-wide	214,673 existing square feet (not including two structures to be demolished for this project) plus 182,467 square feet with this proposal = 317,140 square feet	Meets LUC.
<b>Gateway</b>	Gateway benches (6) required at NE 10 <sup>th</sup> Street.	Applicant provided required benches (6).	<u>A condition of approval is included in Section X of this report.</u>
<b>Compact Stalls</b>	Maximum 25%	15%	Meets LUC.
<b>Number of parking stalls</b>	740 stalls minimum required	740 stalls provided.	Meets LUC.

**Performance Standards for Parking Structures (Land Use Code 20.25J.050.A.2)**

*a. Driveway openings from public rights-of-way are limited and the number of access lanes in each opening are minimized.*

This project will provide one driveway opening from the public right-of-way and improvements to an existing driveway along the north side of the building. This is the minimum number necessary to serve the project site from the right-of-way, 116<sup>th</sup> Avenue

NE. See plan sheet C1.1.

*b. The structure exhibits a horizontal, rather than sloping, building line, as viewed from 116th Avenue NE and NE 12th Street.*

The parking component of this project is within the building. Two floors of parking are located above the sidewalk level and are screened by special window glazing and architectural design of the façade. See plan sheet A5.2.

*c. The dimension of the parking structure abutting pedestrian areas is minimized. If parking structure abutting pedestrian areas is necessary for functional reasons, mitigation shall be provided through the addition of planting, modulation, materials variation, artwork or other features that would cover at least 50 percent of the parking structure facade area unless a smaller coverage area is approved through a Master Development Plan approval. See comments under subsection b above.*

*d. The parking structure complies with the requirements of the Design Review Guidelines of LUC 20.25J.080.*

The parking structure complies; parking is below the building or screened from views for the two levels above the sidewalk level.

*e. A wall or other screening of sufficient height to screen parked vehicles from views from adjoining rights-of-way and which exhibits a visually pleasing character is provided at all above-ground levels of the structure.*

See comments under subsection b above.

*f. Safe pedestrian connection between the parking structure and the principal use exists.*

Safe pedestrian connection is provided between the parking structure and the principal use since parking is located within the building with 7 levels of parking. See plan sheets A2.1-A2.4.

*g. Loading areas are provided for vanpools/carpools.*

These are provided along the west side of the building. See plan sheets A2.2, C1.1 and L1.1.

*h. Vehicle height clearances for structured parking must be at least seven and one-half feet for the entry level to accommodate vanpool parking.*

Garage entry height clearances have been verified to accommodate vans at 7.5 feet in height.

*i. For all uses, no more than 25 percent of the required parking spaces may be designed and constructed in accordance with the dimensions for compact stalls provided in LUC 20.20.590.K.12.*

The applicant has provided 15% of the parking stalls as compact stalls. The applicant shall portray such stalls on the building permit plan sets. See condition under Section X of this staff report.

**B. Special Provisions of the Land Use Code – Medical Institution District**

**Transportation Management Program (Land Use Code 20.25J.050.B):** *The requirements of a transportation management program (TMP) for medical clinics and other health care services that are over 50,000 square feet include:*

- *Posting of ridesharing, transit and other TMP information.*
- *Distribution of ridesharing and transit information.*
- *Provision of a Transportation Coordinator.*
- *Preferential parking for carpools and vanpools.*
- *Provision of a financial incentive to non-SOV commuting employees.*
- *Provision of a Guaranteed Ride Home program.*

See condition listed under Section X of this staff report.

**Commute Trip Reduction (Land Use Code 20.25J.050.C):** *The Commute Trip Reduction (CTR) program applies to “affected employers” which includes sites with at least 100 full time employees that arrive at work between 6:00 and 9:00 AM.*

A condition of approval is included in Section X of this report stating that the site will be required to comply with all reporting, surveying and other CTR related requirements.

**Streetscape (Land Use Code 20.25J.070):** *The proposal complies with LUC 20.25J.070.A Streetscape Design Requirements – Sidewalks. The minimum width of sidewalks located on 116<sup>th</sup> Avenue NE is eight feet plus four feet in which street plantings are to be installed plus six inches of curb.*

This project provides the necessary eight foot wide sidewalk plus four feet for street plantings plus six inches of curb. Seven (7) existing City street trees (London Planes) within the 116<sup>th</sup> Avenue NE right-of-way will be protected and retained. See plan sheets C1.1, C4.1 and L1.01.

See condition listed in Section X of this staff report.



**Existing Street Trees along 116<sup>th</sup> Avenue NE**

**Design Review Guidelines (Land Use Code 20.25J.080):**

**General Guidelines (Land Use Code 20.25J.080.A)**

Subject to Land Use Code 20.25J.015.A, the proposal meets the requirements of the Overlake Hospital Campus Master Development Plan approved 2005. This document is available in the Development Services Department Records Room, Bellevue City Hall, 450 110<sup>th</sup> Ave NE.

**Site Design Guidelines (Land Use Code 20.25J.080.B)**

Following are each if the Site Design Guidelines listed in Land Use Code 20.25J.080.B and a brief response:

1. *Develop site improvements and amenities consistent with the phasing approved in the Master Development Plan.*

No phasing is proposed at this time. See discussion under Section VIII.A.4 regarding phasing issues.

Amenities to be constructed as part of this project include a planted terrace with benches, trees and a green roof. See plan sheet L1.01.

2. *Provide visual and functional connections between uses within the District by incorporating areas of vegetation, outdoor spaces and pedestrian connections.*

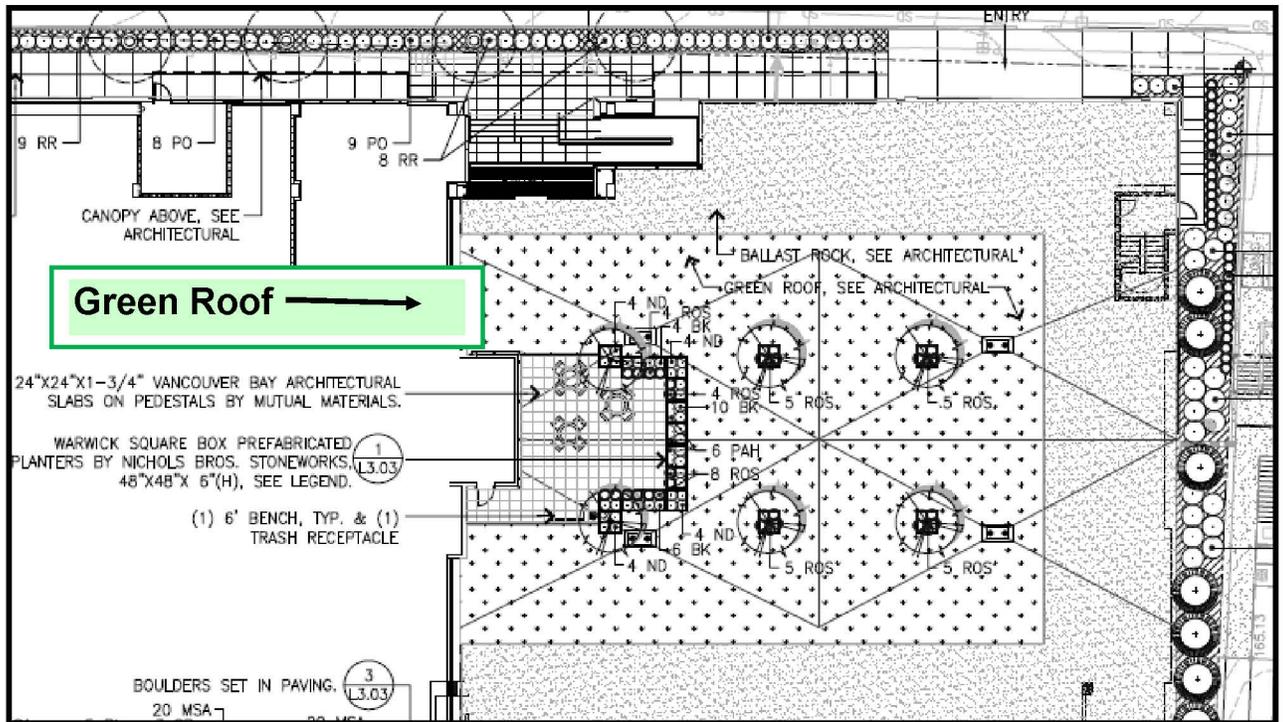
Pedestrian access from 116<sup>th</sup> Avenue NE to the building and beyond to the west occurs along the east façade of the building. At the lower west entrance, there are sidewalks and pedestrian crosswalks to connect to the rest of the hospital campus. Also along the west elevation is landscaping and an outdoor load/unload area for pedestrians.

3. *Provide outdoor spaces to promote visually pleasing, safe and healing/calming environments for workers, patients and visitors. Solar access to and from the open space areas should be considered and maximized to the extent feasible.*

This project provides a terrace outdoor space on the south side of the building that promotes visually pleasing, safe and healing/calming environments for patients/staff. Solar access is available on this terrace located on the south side of the building.

4. *Enhance the buildings and site with landscaping which includes living plant material as well as special pavements, trellises, screen wall planters, water, rock features and site furniture.*

The proposal includes streetscape landscaping, including retention of existing City street trees, a new 4' wide planting strip, 8' wide sidewalk and 6" curb. Landscaping is also proposed on the upper terrace with trees, plantings and green roof. See plan sheet L1.01. Perimeter plantings are proposed to soften the hardscape. Proposed plantings provide a rich palate with a diverse variety of color and texture throughout the seasons.



Rooftop Terrace Plaza and Green Roof

5. Convey an image of public use and identify each major medical institution within the Medical Institution District as a prominent landmark in the community through the location and configuration of major structures, gateways and landscaping.

The proposal includes gateway improvements at NE 10<sup>th</sup> Street (6 benches). The proposal also includes an outdoor planted terrace with benches, plantings, trees and a green roof. Perimeter landscaping is provided to soften the hardscape. A sign master plan package will be required package to assure architectural compatibility of proposed signs with the building. See condition listed in Section X of the staff report.

6. Functionally relate the structures and site layout, including landscaping, gateways, internal circulation patterns, pedestrian connections, plazas and seating areas and provide physical connections to adjacent site development.

The proposed building is within the Overlake Hospital campus. It functionally relates to the hospital uses onsite by providing medical office space for physicians/other medical providers which may use the hospital. Pedestrian connections are provided from this site to the adjacent hospital. See plan sheet L1.01.

7. Locate vehicle entry points in safe, obvious and convenient locations to promote simple way-finding for new visitors.

One garage entry is along the east elevation off 116<sup>th</sup> Avenue NE. Along the west elevation, there are two garage entries: public entry and valet entry. These entries provide safe, obvious and convenient vehicle entry locations for new visitors. Signage will provide additional way-finding for new visitors.

8. *Provide obvious and inviting pedestrian routes. Design connections to form logical routes from origins to destinations. Use trees and landscaping to provide definition and enclosure for pedestrian connections.*

The project provides obvious and inviting pedestrian routes through the use of landscaping and scored concrete paving for the sidewalks. Pedestrian crosswalks are provided to connect to the rest of the hospital campus. Along the 116<sup>th</sup> Avenue NE elevation, the applicant will install new 8' wide sidewalks with a 4' planting strip and 6" curb. Marquees will provide protection to pedestrians at and near the building entrance. Street landscaping (existing City street trees to be retained and new landscaping) will provide pedestrian protection and a softening of the hardscape.

9. *Coordinate vehicular and pedestrian access which minimizes interaction and avoids creation of unsafe crossings. Maximize the separation of vehicular traffic from pedestrian areas by means of level changes, space and distance or landscaping.*

The vehicular and pedestrian crossings have been minimized by restricting the number of vehicular driveways along 116<sup>th</sup> Avenue NE and by approving only one garage entry along the west side of the building and one garage entry along the east side of the building.

(Note: The applicant will improve the driveway offsite to the north that serves the campus.)

All of the required parking will be provided within the building. Landscaping and sidewalks will provide a safe environment for pedestrian traffic.

10. *Locate vehicle drop-off areas in close proximity to building entries.*

Auto drop-off is outside the west entrance of the building.

11. *Gateways and Outdoor Spaces Interior to the Site.*

The applicant has provided six (6) benches at the gateway at NE 10<sup>th</sup> Street. See plan sheet A1.3 and condition listed in Section X of this staff report. An outdoor space is provided at the upper terrace with benches, plantings, trees and a green roof. See plan sheet L1.01.

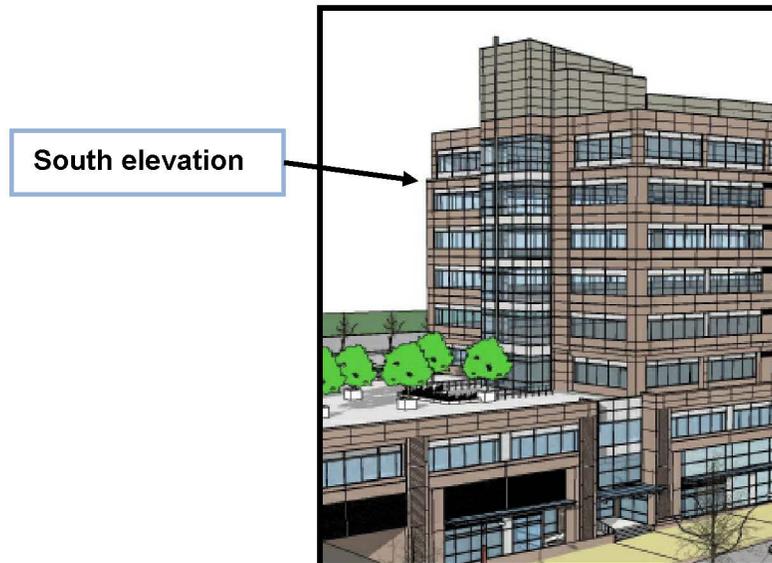
### **Building Design Guidelines (Land Use Code 20.25J.080.C)**

Following are each if the Building Design Guidelines listed in Land Use Code 20.25J.080.C and a brief response:

1. *Each structure must promote quality design and enhance the coordination of development within the Master Development Plan. Materials, finishes, and details should be superior in quality.*

The materials proposed are pre-cast concrete (light sandblast and painted), imported Italian Travertine tile at the base (beige with brown accent), vision glass, glass frit, aluminum window frames/doors and metal screens. These materials are compatible with other buildings within the Overlake Hospital campus and are superior in quality to other office buildings outside the downtown. By using high quality building materials on this well designed building, the project will present a proud presence for the Overlake Hospital campus and Medical Institution District.

2. *Design roof forms and building massing that create a visual identity for the institution through interesting and unique shapes. In the Medical Office Perimeter Development Area, buildings above 75 feet should provide a distinctive identity and sculptural effect on the campus skyline by shaping the upper floors through stepbacks and by utilizing distinctive and integrated rooftop appurtenances.*



The building will provide a visual identity for this area of the campus. It is 130 feet in height so it is subject to the requirements noted above. There is a strong vertical pattern along the south elevation which creates visual interest. This will be seen from the freeway, I-405. There are building stepbacks and a lower roof terrace which breaks up the building massing. Rooftop mechanical equipment will be located behind metal screens which have a pattern similar to the building for design compatibility. The proposal meets the requirements for visual identity through interesting and unique shapes.

3. *Ensure that vegetation, unique architectural forms and materials are the predominant image from the freeway by giving special attention to the structures facing freeway corridors.*

The upper levels of the building will be seen from the freeway. The building has a strong vertical element along the south elevation which will be seen from the freeway as a unique architectural form. Rooftop mechanical equipment will be screened from view from a parapet.

4. *Avoid blank facades on buildings facing I-405 and associated access ramps. Generally, a blank facade would consist of predominantly windowless areas. If such facades are necessary for functional reasons, they should be mitigated by the addition of planting, modulation, materials variation, artwork or other features.*

This project will be seen from I-405 so it needs to meet the requirements above. To meet the requirements, the building incorporates building stepbacks, a lower roof terrace, unique south elevation, modulating rooftop elements, an abundance of windows, several building

patterns and unique building materials (i.e. imported Italian Travertine tile). The building does not have any blank facades.

*5. Minimize the visual impacts of parking by integrating parking facilities into the site and with surrounding development.*

Parking is located within the building.

*6. Locate service areas for trash dumpsters, loading docks and mechanical equipment away from public rights-of-way where possible. Screen views of those elements if they cannot be located away from public frontages.*

Loading docks and trash dumpsters are located along the north side of the building, approximately 15 feet below 116<sup>th</sup> Avenue NE. This area is screened by trees, shrubs and groundcover. See plan sheet L1.01.

*7. Incorporate weather protection and pedestrian amenities for transit facilities.*

The project will provide marquees at and near the building entrance for pedestrian protection.

#### **Street Frontage Design Guidelines (Land Use Code 20.25J.080.D)**

Following are each of the Street Frontage Design Guidelines listed in Land Use Code 20.25J.080.D and a brief response:

*1. Avoid blank facades on buildings located on the perimeter of the Medical Institution District or on buildings that are highly visible from public rights-of-way. Generally, a blank facade would consist of a windowless area that is larger than 1,000 square feet. If such facades are necessary for functional reasons, mitigation shall be provided through addition of planting, modulation, materials variation, artwork or other features that would cover at least 50 percent of the blank facade area unless a smaller coverage area is permitted through a Master Development Plan approval.*

The east building elevation is adjacent to 116<sup>th</sup> Avenue NE. City staff worked with the applicant to find a design solution to avoid a blank façade along this elevation. At the south end are retail stores with glazing. This will provide interest to the pedestrian. Marquees at and near the building entrance will further pedestrian amenities.

At the north end, parking stalls are located on two levels inside the building above the sidewalk grade of 116<sup>th</sup> Avenue NE (hidden from view from outside). The applicant focused on this portion of the elevation and provided to the city several different exterior colors, materials and window pattern options. The final solution was opaque glass (glass frit) in a strong window pattern, repeated on the level above. (This provides a stronger sense of base to the building than if the pattern were only one level in height.)

The applicant has met this criteria and does not have a blank building façade adjacent to views from 116<sup>th</sup> Avenue NE.

2. *Provide ground floor building elements that are accessible and comfortable to pedestrians through use of human-scale design elements, such as recessed entries, entrance canopies, planters, benches, variations in paving materials and lighting features.*

The facility incorporates clear and safe public access from 116<sup>th</sup> Avenue NE since the building is located at the sidewalk. However, there is a recessed building entry with marquee along 116<sup>th</sup> Avenue NE which provides protection for pedestrians and creates a welcoming entrance. On the west elevation, there is a widened sidewalk for patient load/unload. And, there is a crosswalk so there is a connection to the rest of the campus. The upper terrace has a sitting area with benches and plantings to provide an area of respite.

3. *Provide weather protection through use of sheltered walkways or sidewalks, canopies, multiple building entrances, lobbies and entries of sufficient size and accessibility.*

The 116<sup>th</sup> Avenue NE building entry is identifiable by a marquee for weather protection and recessed entry. Signage and an address sign will also be provided for clear identification of this entry.

4. *Design entries to be clearly identifiable from the public rights-of-way adjacent to the Medical Institution District.*

A weather-protected marquee is proposed at and near the building entrance along 116<sup>th</sup> Avenue NE.

#### **IV. PUBLIC NOTICE AND COMMENT**

Application Date:	January 12, 2009
Notice of Application:	February 19, 2009
Public Notice Sign:	February 19, 2009
Minimum Comment Period:	March 5, 2009

Notice of Application was published in the City of Bellevue's Weekly Permit Bulletin and the Seattle Times on February 19, 2009. It was mailed to property owners within 500 feet of the project site and a two-sided Public Information Sign was installed on the project site on the same day. Although the minimum required public comment period ended on March 5, 2009, comments were accepted up to the date of this decision. However, none were received.

#### **V. TECHNICAL REVIEW**

##### **A. Utilities**

The Overlake Hospital Medical Office Building site will be required to connect to water, sewer and storm facilities available to the site in onsite easements and or public right of way. Water main will be required to be relocated to accommodate the new building footprint. A Domestic water meter will be required for the building. Sewer capacity will be adequate for the proposed development. The building down spouts will be required to connect to the public conveyance system. No water quality or detention will be required for the site since the sites proposed impervious surface falls under the 5,000 square foot

threshold, as documented in a drainage report submitted by Darren Simpson of DCI Engineers dated January 2009. See Section X of this report for Utilities related Conditions of Approval.

## **B. Fire**

The site development plans for this application generally conform to Fire Code requirements. However, there are a number of conditions that must be met prior to issuance of building permits. See Section X of this report for Fire related Conditions of Approval.

## **C. Transportation**

### **Site Access**

Access to the proposed project's garage will be provided via a 26-foot wide driveway off of 116<sup>th</sup> Avenue NE and from various existing Overlake Hospital Campus driveways on 116<sup>th</sup> Avenue NE, and on East Campus Drive. In addition, an additional garage driveway and loading driveway will be provided on East Campus Drive off of a private road.

### **Street Frontage Improvements**

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (Bellevue City Code 14.60), and the provisions of the Transportation Department Design Manual.

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans for their installation. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (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. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Buildings shall be designed so that doors do not swing out into the pedestrian path. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13.

3. The curb, gutter, and sidewalk on 116<sup>th</sup> Avenue NE shall be completely removed (with the exception of street trees to be saved) and reconstructed with 8' sidewalk, 4' planting strip and 6" curb. A street profile must be submitted with construction plans.
4. The design and appearance of the sidewalk and landscaping on 116<sup>th</sup> Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The 8' wide sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, with four foot wide planting strip and 6" curb, 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.

5. Tree wells and other landscaping within the sidewalk on 116<sup>th</sup> Avenue NE shall be irrigated with a private metered water source. Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.
6. The proposed driveway on 116<sup>th</sup> Avenue NE shall have an approach width, as defined in standard drawing DEV-6, of 26 feet. The driveway apron design shall be consistent with standard drawing DEV-6. The existing north driveway modification shall be constructed per civil plans design and details submitted on June 10, 2009.
7. No new building structure or garage shall be constructed under a street right of way or existing public sidewalk/utility easement. In some conditions (to be finalized during engineering and building plan review), new structure may be allowed under a new sidewalk/utility easement. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.
8. 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 if there is no other feasible alternative.
9. Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable (with an agreement regarding removal and replacement); and must have at least 3 feet horizontal clearance from

any streetlight or traffic signal pole.

10. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-6. Fixed objects are defined as anything with breakaway characteristics stronger than a typical 4 by 4 wooden post.
11. 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.

### **Easements**

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. There are some utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

### **Holiday Construction & Traffic Restrictions**

From November 15<sup>th</sup> to January 5<sup>th</sup>, 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.

### **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.

### **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 116<sup>th</sup> Avenue NE has been classified as “Overlay Required” with the City’s trench restoration program; therefore, a grind and overlay will also be required. The grind and overlay would likely be for a length of at least 100 feet for the full width of any affected lane. Details of any trench restoration must be shown on the engineering plans.

#### **Transportation Management Program**

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by Bellevue City Code 14.60.070.

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

## **VI. STATE ENVIRONMENTAL POLICY ACT**

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- Overlake Hospital Master Plan/ NE 10<sup>th</sup> Street Extension DEIS and FEIS issued 11/04/04 and 02/24/05, respectively.
- The *2009-2020 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) updated March, 2009.
- The *Bel-Red Corridor Project Draft Environmental Impact Statement* (DEIS) issued January 25, 2007.
- The *Bel-Red Corridor Project Final Environmental Impact Statement* (FEIS) issued July 19, 2007.
- The *Bel-Red Corridor Project Final Environmental Impact Statement Addendum*, dated July 17, 2008.

These documents are available in the Development Services Records Room, Bellevue City Hall, 450 110<sup>th</sup> Ave NE.

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.

## **EARTH**

The current site is mostly flat with a drop in grade of approximately 15 feet from east to west behind the existing buildings (to be demolished). The proposed grading would be to allow for footings and foundations for the new building and underground parking.

Erosion could be avoided during clearing and construction using methods from the City of Bellevue temporary Erosion Control Plan. City of Bellevue Best Management Practices will be followed during clearing, grading and construction (as per the issued clearing and grading permit). Upon completion of the project, no erosion is anticipated to occur from site.

## **AIR**

Emissions from dust and automobile could occur during construction. Appropriate measures to control dust during construction activities as required by the City's standards and codes will be followed. Automobile emissions would occur after project completion. These auto emissions would be similar to the levels from nearby facilities and would not require mitigation.

## **WATER**

There are no critical areas onsite. No groundwater would be withdrawn and irrigation water would infiltrate into the ground water in planted areas.

The building down spouts will be required to connect to the public conveyance system. No water quality or detention will be required for the site since the sites proposed impervious surface falls under the 5,000 square foot threshold (as documented in a drainage report submitted by Darren Simpson of DCI Engineers dated January 2009).

## **AESTHETICS**

As discussed in section III above, the proposal as modified through the Design Review process is consistent with the Medical Institution District design guidelines.

## **NOISE**

Noise will be generated from the construction phase of the development. The City of Bellevue Noise Control, Bellevue City Code 9.18.040 regulates hours of construction-related noise and the conditions under which they may be expanded. Since this project is located within the Overlake Hospital campus, hospital patients located within 300 feet of the site may be impacted by construction noise. Due to the close proximity of hospital patients, a condition of approval is included in Section X of this report regarding construction hours permitted.

## **TRANSPORTATION**

### **Long Term Impacts and Mitigation**

The long-term impacts of development projected to occur in the City by 2020 have been

addressed in Overlake Hospital Master Plan/ NE 10<sup>th</sup> Street Extension DEIS and FEIS issued 11/04/04 and 02/24/05, respectively. The impacts of growth which are projected to occur within the City by 2020 were evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's Transportation Facilities Plan are in place. The Overlake Hospital Master Development Plan - Phase III forecasted 200,000 GSF medical office between 2007 and 2010 and 200,000 GSF medical office building on 116<sup>th</sup> Avenue NE between 2014 and 2020. Therefore, the volume of proposed development is within the assumptions of the Overlake Hospital Master Plan EIS.

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

#### **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 (Bellevue City Code 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 development will generate approximately 558 new p.m. peak hour trips. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, 17 system intersections received 20 or more p.m. peak hour trips. Neither the maximum area-average levels of service nor the congestion allowances would be exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency test results are included in the Transportation Department file for this development. The report is available for review in the project file.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated May 23, 2001. A concurrency determination is issued on the date of issuance of the land use decision. This project complies with the Traffic Standards Code and is receiving a Certificate of Concurrency. See attached certificate.

The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (Bellevue City Code 14.10.010.D). At the time of a complete building permit application, the Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to Bellevue City Code 23.05.090H. At issuance of building permit, the Certificate of Concurrency will be extended

and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in Bellevue City Code 23.05.100.

### **Short Term Operational Impacts and Mitigation**

City staff directed the applicant's traffic consultant Transportation Engineering NorthWest, LLC (TENW) to analyze the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed in the Traffic Impact Analysis dated March 5, 2009, included LOS analysis at nearby intersections, LOS and vehicle queues at site driveways, site vehicular and pedestrian circulation, transit availability, and accident history analysis for the past three years. Adverse operational impacts due to the proposed development are not anticipated. The TENW analysis is available for review in the project file.

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

The following changes to the proposal were due to City staff review:

- Locate the building at the sidewalk edge of 116<sup>th</sup> Avenue NE: At the Preapplication meeting, the applicant portrayed a 20' setback for the building from the edge of the sidewalk. To create a more urban character for the MI district, staff requested the applicant to set the building at the edge of the sidewalk.
- Garage entry along 116<sup>th</sup> Avenue NE: The applicant widened the garage entry along 116<sup>th</sup> Avenue NE to meet Transportation standards.
- Truck load/unload area: This area was located along the north side of the building to reduce potential negative aesthetic impacts. Landscaping was provided to help screen this area.
- Rooftop mechanical equipment screening: The applicant provided a new design solution to architecturally integrate the screen with the design of the building.
- Building rooftop design: Several options were reviewed. As requested, the applicant designed a rooftop design that provides a unique focal point with setbacks and compatible design/colors to the building.
- Rooftop terrace planting, seating area, and green roof treatment: The terrace/green roof treatment was provided after staff requested seating/plantings to take advantage of this south facing space. The applicant provided a green roof to further the greenscape of this area.
- Building streetscape colors/materials along 116<sup>th</sup> Avenue NE: Several design options were reviewed to create a streetscape that would be pedestrian friendly. Two levels of garage are hidden behind glass frit. This glass has scoring which matches scoring on the storefronts on the building to the south.
- Pedestrian load/unload area at the lower west building door entrance: Staff reviewed this area for pedestrian safety. The applicant enlarged the area and revised the garage entry to meet Transportation standards.

## **VIII. DECISION CRITERIA**

***A. The Director may approve, or approve with modifications, an application for Design Review pursuant to LUC 20.30F.145 if:***

**1. The proposal is consistent with the Comprehensive Plan.**

The project is consistent with the *Bel-Red/Northup (BR) Subarea Plan*. Following is a listing of relevant Comprehensive Plan policies:

***POLICY S-BR-1.*** Allow uses which provide goods and services for local residents and businesses to locate in commercial areas of the Subarea.

The facility will provide medical office uses (with association with Overlake Hospital and Group Health) which will serve local residents as well as those within the Puget Sound region.

***POLICY S-BR-7.*** Encourage a variety of economic activities by providing appropriate land use designations.

The facility is located in the Medical Institution District Area 2 (MI DA2) which will provide a medical office use for doctors and other medical specialists, with opportunity for association with the onsite hospital services. This use will contribute to the variety of economic activities available within the Subarea, City of Bellevue and Puget Sound region.

***POLICY S-BR-42.*** Provide for Major medical institution development within the area bounded by NE 8<sup>th</sup> and NE 16<sup>th</sup> Streets, and I-405 and the Burlington Northern Railroad right of way.

The facility is located within the Overlake Hospital campus, which includes the major medical institutions of Overlake Hospital and Group Health. The proposal will provide medical offices for physicians and other medical specialists who can use the hospital facilities. This medical office building will help create the mix of hospital/medical uses envisioned in the Overlake Hospital Master Plan and Subarea Plan. Proposed development will meet the Land Use Code requirements for the MI DA2 zoning district, including a high quality of design with visual identity, a visually pleasing design and safe pedestrian environment.

***POLICY ED-13.*** Encourage and promote employment opportunities for all residents, including youth.

The project is expected to have 300-350 employees, varying with time of day and schedules. The proposal encourages and promotes employment opportunities, which could include jobs for youth.

**2. The proposal complies with the applicable requirements of this Code.**

The proposal complies with all applicable requirements of the Land Use Code. Refer to Section III of this report for specific information on Land Use Code consistency. The applicant shall be required to submit landscape assurance devices prior to temporary certificate of occupancy of the building. Conditions of approval are included in Section X of this report.

**3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.**

As discussed in section III.B of this report, the proposal complies with all applicable Design Guidelines contained in Land Use Code 20.25J Medical Institution District.

**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 described in Section III.B of this report, the project has been designed to respond to the character, appearance, quality of development and physical characteristics of the Medical Institution zone and adjacent properties. If the project is delayed for any reason the following conditions are imposed:

Prior to issuance of the TCO, the applicant shall provide the following:

- (a) A Phasing Plan: The phasing plan shall indicate different phases of construction of the project and project timeline.
- (b) Delayed Construction Plan: The delayed construction plan shall be a plan to indicate how the site will be secured if construction is delayed for any reason. At a minimum the plan shall include street frontage improvements, including all plantings, to be installed prior to abandonment of the site. In addition, the plan shall include black netting material (i.e. black polyethylene woven knit) or another approved material for any vertical protective covering of the exterior of the building.

Conditions of approval are included in Section X of this report.

**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, SEPA and City Code and Standard compliance reviews, the Development Services Director does hereby APPROVE WITH CONDITIONS the subject proposal.

**X. CONDITIONS OF APPROVAL:**

The following conditions are imposed under the authority referenced:

**A. GENERAL CONDITIONS**

**1. CONSTRUCTION HOURS**

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to Bellevue City Code 9.18.020.C when

necessary to accommodate construction which cannot be undertaken during exempt hours. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on hospital patients during the proposed timeline for construction. In order to minimize detriment on the hospital campus patients/staff/visitors, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

Authority: Bellevue City Code 9.18.020.C, .040  
Reviewer: Carol Saari, Land Use Division

## **2. UTILITY CODES & ENGINEERING STANDARDS**

### **a. Water**

The site development of Overlake Hospital Medical Office Building will be required to comply will all current utility codes and standards. A Developer Extension Agreement for water review and inspection will be required to construct water improvements for the site. The Developer Extension Agreement has been applied for by the developer at the time of this writing. The improvements must be constructed and accepted by the City of Bellevue prior to any sign off of TCO.

AUTHORITY: Bellevue City Code Title 24.02  
Reviewer: Mark Dewey, Utilities Department

### **b. Sewer**

The site development of Overlake Hospital Medical Office Building will be required to comply will all current utility codes and standards. A commercial over the counter side sewer permit will be required for review and inspection of the side sewer connection for the new office building.

AUTHORITY: Bellevue City Code Title 24.04  
Reviewer: Mark Dewey, Utilities Department

### **c. Storm**

The site development of Overlake Hospital Medical Office Building will be required to comply will all current utility codes and standards. A commercial over the counter storm permit will be required for review and inspection of the storm drainage connection for the new office building.

AUTHORITY: Bellevue City Code Title 24.06  
Reviewer: Mark Dewey, Utilities Department

## **3. COMMUTE TRIP REDUCTION**

The medical office building will be required to comply with all reporting, surveying and other Commute Trip Reduction (CTR program) related requirements.

AUTHORITY: Land Use Code 20.25J.050.C

Reviewer: Carol Saari, Land Use Division

**4. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS**

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

AUTHORITY: Bellevue City Code 14.30.060

Reviewer: Jon Regalia, Transportation Department Right of Way

**B. PRIOR TO CLEARING & GRADING PERMIT: The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:**

**1. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES**

The applicant shall comply with all applicable Bellevue City Codes (BCC) and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Savina Uzunow	425-452-7860
Bellevue Development Standards	"	
Transportation Code - BCC 14.60	Abdy Farid	425-452-7698
Trans. Improvement Program - BCC.22.16	"	
Right-of-Way Use Permit - BCC 14.30	Jon Regalia	425-425-4599
Bellevue Utilities Code - BCC Title 24	Mark Dewey	425-452-6179
Construction Codes - BCC Title 23	Behrooz Khorrani	425-452-6143
Land Use Code - BCC Title 20	Carol Saari	425-452-2731
Sign Code - BCC Title 22B	"	
Noise Control - BCC 9.18	"	
International Fire Code	Travis Ripley	425/452-6042

**2. PROTECTION OF EXISTING CITY STREET TREES**

The plans submitted for clearing and grading permit approval shall include protection of seven (7) existing City street trees (London Planes) along 116<sup>th</sup> Avenue NE within the right-of-way. Tree protection details shall be included on the plans. The applicant shall work with assigned city staff during all phases of tree protection. An arborist hired by the applicant shall be onsite as requested by assigned city staff. See attached plans/details.

AUTHORITY: Land Use Code 20.25J.060, .070, Comprehensive Plan Policy EN-49

Reviewer: Carol Saari, Land Use

**3. 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, including any seasonal restrictions.

- 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 any clearing and grading, building, or demolition permit.

AUTHORITY: Bellevue City Code 11.70 & 14.30  
Reviewer: Jon Regalia, Transportation Right of Way

#### **4. CIVIL ENGINEERING PLANS – TRANSPORTATION**

Civil engineering plans produced, signed, and stamped by a qualified professional 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 included in said plans and 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.)
- 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.)
- f) Location of fixed objects in the sidewalk or near driveway approaches.
- g) Trench restoration within any right of way or access easement.

**Specific requirements are detailed below.**

- (h) The private road connecting 116<sup>th</sup> Avenue NE to the East Campus Drive will be designed and constructed per civil plans design and details submitted on June 10, 2009. This will include channelization, marking and signage and addition of 6-foot wide concrete sidewalk on the south side of the road.
- (i) Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

(j) Miscellaneous:

♦ Driveway aprons for the proposed 26 feet wide commercial driveway on 116<sup>th</sup> Avenue NE must be constructed in accordance with Design Manual Standard Drawing DEV-6.

♦ 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 Bellevue City Code 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.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual  
Reviewer: Abdy Farid, Transportation

**C. PRIOR TO BUILDING PERMIT: The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building permit application:**

**1. FIRE DEPARTMENT REQUIREMENTS**

**General**

- a. No site plan view of the canopy over East Campus Drive is provided. The canopy must have a vertical clearance of 13'6" if it extends over the roadway. IFC 503.3.4
- b. Hydrants must have 3' clear space. This includes shrubs and plants. One of the hydrants on East Campus Drive is shown in the planter area. IFC 508.5.4 and 508.5.5
- c. Elevator pit on level 2 is depicted on grid line C, however on level 3 and up the shaft is on grid line D. Correct this mistake.
- d. Sheet A2.5 shows levels 5-9 however level 9 has its own plan on A2.6. Correct these inconsistencies.
- e. Confirm that the locations of the wall FDC's are on blank walls and no injuries to fire fighters would occur from broken glass or other hazards.

**Sprinkler**

- f. The sprinkler and standpipe system is addressed in Chapter 7 of the Bellevue Fire Department Development Standards (BFDDS). Bellevue has adopted the 2007 edition of NFPA-13, but does not grant a reduction in remote area for quick response sprinklers. Wet systems in commercial spaces must be designed as a minimum to a criteria for Light Hazard (0.10 gpm/sq. ft. over the remote 1,500 sq. ft. of floor area).
- g. Two separate water supplies are required for the sprinkler/standpipe system in accordance with COB Amended IFC 903.3.5.2. One must be a permanent City water

main connection and the second must be a dedicated reservoir. The reservoir must be sized in accordance with IFC 903.3.5.2 and must comply with NFPA-22 (Water Tanks) and be equipped with an automatic fill assembly that will refill the tank within 4 hours.

- h. Two independently driven fire pumps shall be provided and sized for the sprinkler demand and standpipe operations. One pump shall be provided for the city water supply and one shall be provided for the on site reservoir. NFPA 20
- i. Covered loading docks shall have a sprinkler density of 0.40 gpm over 3,250 square (dry system) foot area. BFDDS 7.06.15

#### **Standpipe**

- j. The design of the standpipes shall meet three design points: 1) Provide 750 gpm at a minimum residual pressure of 100 psi. 2) Provide 300gpm at 175psi at the outlet of the hydraulically most remote hose connection. 3) Sprinkler system demand with required hose streams. COB Amended 905.3.8 and Chapter 7 of BFDDS.
- k. Location of Class I standpipe hose connections must be in accordance with COB Amended IFC 905.4.

#### **Fire Alarm**

- l. Fire Alarm systems shall be provided in accordance with IFC 907, Chapter 8 of the BFDDS, and NFPA 72 – 2007 edition. In particular:
  - (1) Smoke detectors shall be installed to comply with IFC 907. They shall be connected to the Fire Alarm system.
  - (2) Sprinkler zoning by floor is required.
  - (3) Wiring for the fire alarm systems shall meet the requirements of NFPA 72 with regards to Survivability, and IBC 909.20.6 as relates to shaft pressurization control wiring, and BFDDS chapter 11.
  - (4) An approved two-way, fire department communication system designed and installed in accordance with NFPA 72 shall be provided for fire department use as required by IFC 907.2.12.3 and 1007.6.3.

#### **Smoke Control**

- m. A separate permit is required for a smoke control system. Submittal requirements are detailed in Chapter 11 of the BFDDS and Number Sheet 42. Drawings must include all zones, all required equipment, definitions of fans and dampers, positive indication supervisory switches, wiring in raceways, a listed smoke control panel (SCP), and a smoke control functional matrix. Note that the BFDDS include many details and standard features applicable to the Smoke Control Panel and procedures applicable to the Special Inspector.
- n. Provide 2hr protection of control and power wiring for stair and elevator pressurization systems per COB Amended 909.20.6.1. Wiring for the fire alarm systems shall meet the requirements of NFPA 72 on Survivability, and IBC 909.20.6 as relates to shaft pressurization.

#### **Generator**

- o. The installation of generators, fuel tanks and fuel piping shall require a review and approval by both the fire and mechanical departments. This system shall be submitted under a "BL" permit.
- p. The requirements of IFC 3404 must be met. Please review this section carefully with the design of the generator and fuel locations.

**Building Radio Coverage**

- q. Provide a complete building radio coverage system in accordance with IFC 511.

**Knox Box**

- r. Provide a Knox box at an approved location in accordance with IFC 506.1.

**Emergency Planning**

- s. A high-rise emergency operations plan shall be prepared as specified in the Bellevue Fire Department High-Rise Emergency Handbook see Bellevue amendment IFC 404.3.2.

Reviewer: Travis Ripley, Fire Department

**2. SOLID WASTE, RECYCLING & GARBAGE UPKEEP**

The applicant shall provide a written document showing that Allied Waste has been contacted to establish adequate sizing of recycling and solid waste collection areas for this project 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: Land Use Code 20.20.725

Reviewer: Carol Saari, Land Use Division

**3. COMPACT STALLS**

The applicant shall portray compact stalls on the building permit plan set. No more than 25% of the parking stalls shall be compact stalls.

AUTHORITY: Land Use Code 20.25J.050

Reviewer: Carol Saari, Land Use Division

**4. TRANSPORTATION IMPACT FEE**

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

AUTHORITY: Bellevue City Code 22.16

Reviewer: Abdy Farid, Transportation Department

**5. BUILDING AND SITE PLANS – TRANSPORTATION**

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: Bellevue City Code 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241  
Reviewer: Abdy Farid, Transportation Department

**6. EXISTING EASEMENTS**

There are utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: Bellevue City Code 14.60.100  
Reviewer: Jon Regalia, Transportation Department Right of Way

**7. EASEMENTS FOR STREET LIGHT BOXES AND VAULTS**

The applicant shall provide easements to the City for location of street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

AUTHORITY: Bellevue City Code 14.60.100  
Reviewer: Abdy Farid, Transportation Department

**8. PEDESTRIAN EASEMENTS**

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: Bellevue City Code 14.60.100  
Reviewer: Abdy Farid, Transportation Department

**9. TRANSPORTATION MANAGEMENT PROGRAM**

The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and Land Use Code 20.25J.050.B

AUTHORITY: Bellevue City Code 14.60.070; Land Use Code 20.25J.050.B.  
Reviewers: Abdy Farid, Transportation Department  
Carol Saari, Land Use Division

**10. PHASING PLAN / DELAYED CONSTRUCTION PLAN**

Prior to issuance of the building permit, the applicant shall provide the following:

- (c) A Phasing Plan: The phasing plan shall indicate different phases of construction of the project and project timeline.
- (d) Delayed Construction Plan: The delayed construction plan shall be a plan to indicate how the site will be secured if construction is delayed for any reason. At a minimum the plan shall include street frontage improvements, including all plantings, to be installed prior to abandonment of the site. In addition, the plan shall include black netting material (i.e. black polyethylene woven knit) or another approved material for any vertical protective covering of the exterior of the building.

AUTHORITY: Land Use Code 20.30F.145.D  
Reviewer: Carol Saari, Land Use

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

**1. LANDSCAPE INSTALLATION ASSURANCE DEVICE**

All site 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.

AUTHORITY: Land Use Code 20.40.490

Reviewer: Carol Saari, Land Use

**2. LANDSCAPE MAINTENANCE ASSURANCE DEVICE**

The applicant shall file with the Development Services Department a landscape maintenance assurance device for a one-year period; provide an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

AUTHORITY: Land Use Code 20.40.490

Reviewer: Carol Saari, Land Use

**3. GATEWAY**

The applicant shall provide six (6) benches for the gateway at NE 10<sup>th</sup> Street, per the attached plan sheet A1.3.

AUTHORITY: Land Use Code 20.25J.070

Reviewer: Carol Saari, Land Use

**4. SIGN MASTER PLAN PACKAGE**

The applicant shall provide a sign mater plan package to document architecturally compatibility with the building.

AUTHORITY: Bellevue City Code 22B.10

Reviewer: Carol Saari, Land Use

**5. STREET FRONTAGE IMPROVEMENTS**

All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, 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. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction.

AUTHORITY: Bellevue City Code 14.60.090, 110, 120, 150, 181, 200, 210, 240, 241;

Transportation Department Design Manual Sections 9, 12, 14, 19, 20; and Transportation

Department Design Manual Standard Drawings DEV-2, DEV-3, DEV-6, DEV-10, TE-4, TE-5, TE-7, TE-10, TE-11, TE-12 and TE-21.

Reviewer: Abdy Farid, Transportation Department

**6. PAVEMENT RESTORATION**

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

Near this project 116<sup>th</sup> Avenue NE has been classified as “Overlay Required” with the City’s trench restoration program; therefore, a grind and overlay will also be required. The grind and overlay would likely be for a length of at least 100 feet for the full width of any affected lane. Details of any trench restoration must be shown on the engineering plans.

AUTHORITY: Bellevue City Code 14.60. 250; Design Manual Design Standard #21

Reviewer: Jon Regalia, Transportation Department Right of Way

## **7. IMPLEMENT THE TRANSPORTATION MANAGEMENT PROGRAM**

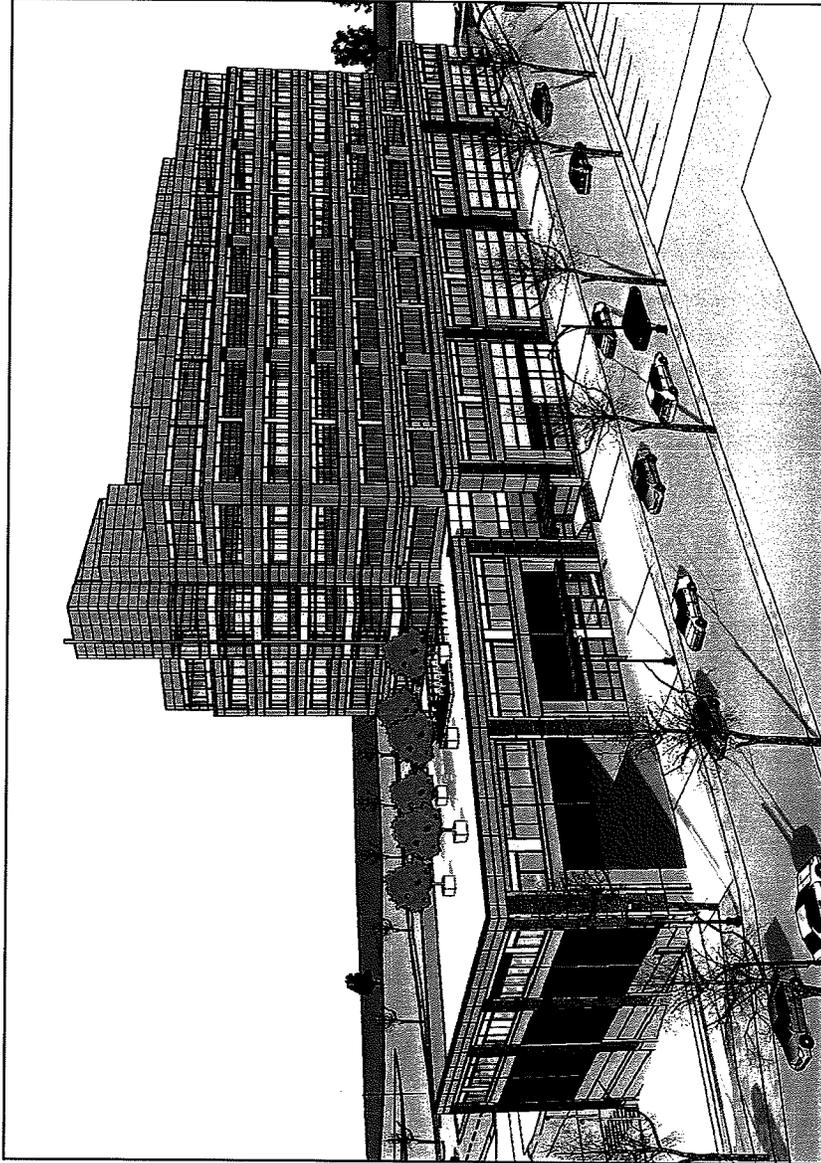
The Transportation Management Program required by Bellevue City Code Sections 14.60.070 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

AUTHORITY: Bellevue City Code 14.60.070; Land Use Code 20.25J.050.B

Reviewer: Abdy Farid, Transportation Department  
Carol Saari, Land Use Division

# Overlake Medical Office Building

DESIGN REVIEW RESUBMITTAL - 05/15/2009



**PROJECT TEAM:**

**OWNER:** HEALTHCARE REALTY  
3310 WEST END AVENUE, SUITE 700  
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STEVE STAMPER 206-465-4036

**ARCHITECT:** COLLINSKEMAN ARCHITECTS 1400  
STREET AND AVENUE, SUITE 1400  
SEATTLE, WASHINGTON 98108  
CONTACT: JASON MOSEBARY 206-414-2100

**STRUCTURAL:** ABM PERI, INC. SUITE 2000  
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DRIVING SAND 206-888-3394

**MECHANICAL:** DCI ENGINEERS  
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DARRIN SIMPSON 425-857-7238

**MECHANICAL:** COSTMAN ENGINEERS  
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DOW TOWNSEND 206-461-0757

**ELECTRICAL:** COSTMAN ENGINEERS  
1801 15TH AVENUE, SUITE 900  
DOW TOWNSEND 206-461-0757

**LANDSCAPE:** BRUNBAUGH & ASSOCIATES  
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KIRSTEN LUNDQUIST 206-297-4430

**LEED:** ARCHICAD/LOT  
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SEATTLE, WASHINGTON 98101  
MICHELLE ROSENBERGER 206-866-2984

**SMOKE CONTROL:** SCHUBER ENGINEERING  
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JOHN TOWNSEND 310-782-0600

**GEOTECH:** GEOTECHNICAL  
8410 15TH AVENUE NE  
SEATTLE, WASHINGTON 98148  
SHAWN STAMPER 425-861-6000

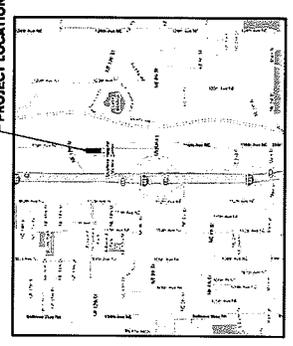
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SEATTLE, WASHINGTON 98101  
JEFF SCHRAMM 206-366-8266

**GENERAL CONTRACTOR:** ANDERSON CONSTRUCTION CO. Inc.  
8712 NORTH CENTER CIRCLE  
PORTLAND OREGON 97217  
MARK ANDERSON 503-783-6712

**MERCHANDISE CONTRACTOR:** 4600 SOUTH LAKE PLAZA  
SEATTLE WASHINGTON 98108  
CHRIS WHITAKER 206-248-9100

**ELECTRICAL CONTRACTOR:** DODD MURPHY MOORE N.  
12000 UNIVERSITY AVENUE N.  
SEATTLE WASHINGTON 98133  
JEFF JOHANSEN 206-368-3229

**VICINITY MAP**



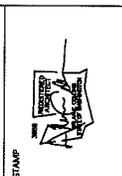


PROJECT TITLE  
CONSULTANT

MARK	DATE	DESCRIPTION
01.08.09		DESIGN REVIEW SUBMITTAL
05.15.09		DESIGN REVIEW RESUBMITTAL

**05.15.09**  
**DESIGN REVIEW**  
**RESUBMITTAL**

PROJECT NUMBER: HEADL 06124  
DRAWN BY: JLC  
ISSUE DATE: 05.15.09



SHEET TITLE / NUMBER  
**PROJECT DATA & INDEX**  
**G1.1**

**DRAWING INDEX:**

SHEET NO.	SHEET NAME
G1.1	PROJECT DATA & INDEX
A1.1	APRAL CONCEPT PLAN
1 OF 3	SURVEY
2 OF 3	SURVEY
3 OF 3	SURVEY
C1.1	SITE PLAN B
C2.1	DRIVING PLAN
CA.1	117TH AVE NE ROAD PLAN
CA.2	PRIVATE ROAD PLAN
CA.3	LANDSCAPE PLAN & DETAILS
L1.01	LANDSCAPE SCHEDULE & DETAILS
L1.02	DETAILS
L1.03	AVENUE GRADE SITE PLAN
A1.2	LEVEL 06 & 04 FLOOR PLAN
A2.2	LEVEL P3 & P2 FLOOR PLAN
A2.3	LEVEL P1 & L1 FLOOR PLAN
A2.4	LEVEL L2 & L3 FLOOR PLAN
A2.5	LEVEL L4 FLOOR PLAN & DETAILS
A2.6	LEVEL L5 FLOOR PLAN & ROOF PLAN
A4.1	HORRY & EAST ELEVATION
A4.2	SOUTH & WEST ELEVATION
A4.3	BUILDING SECTIONS
A5.1	BIRD'S EYE PERSPECTIVE FROM SOUTHWEST
A5.2	PERSPECTIVE FROM SOUTHWEST
A5.3	PERSPECTIVE FROM SOUTHWEST

**PROJECT SUMMARY**

FLOOR LEVEL	USABLE FLOOR AREA (SF)
LEVEL 06	20,470
LEVEL 04	20,470
LEVEL 03	20,470
LEVEL 02	20,470
LEVEL 01	20,470
LEVEL P3	1,000
LEVEL P2	1,000
LEVEL P1	1,000
LEVEL L2	1,000
LEVEL L3	1,000
LEVEL L4	1,000
LEVEL L5	1,000
TOTAL USABLE AREA	154,450

PARKING REQUIRED  
4.5 STALLS PER 1000 SF OF USABLE AREA  
154,450/1000 SF x 4.5 = 740 PARKING STALLS MINIMUM

PER BELLEVUE LAND USE CODE 20.25.050  
FOR ALL USES, NO MORE THAN 25 PERCENT OF THE REQUIRED NUMBER OF STALLS MAY BE CONSTRUCTED WITH THE DIMENSIONS FOR COMPACT STALLS

TOTAL STALLS PROVIDED	MINIMUM STALLS REQUIRED
740	15

LEVEL	STALLS PROVIDED	COMPACT STALLS	TOTAL
LEVEL 06	100	20	120
LEVEL 04	54	20	74
LEVEL P3	119	15	134
LEVEL P2	69	15	84
LEVEL P1	31	2	33
LEVEL L2	2	2	4
LEVEL L3	2	2	4
LEVEL L4	2	2	4
LEVEL L5	2	2	4
TOTAL PARKING	612	110	740

**STATISTICAL INFORMATION**

1. LAND USE ZONE	2. SITE AREA IN SQUARE FEET AND ACRES	3. REQUIRED/ALLOWED	PROPOSED
M1 - D02	62,834 SF (1.44 ACRES)	N/A	N/A
1. LAND USE ZONE		N/A	N/A
2. SITE AREA IN SQUARE FEET AND ACRES		N/A	N/A
3. REQUIRED/ALLOWED		N/A	N/A
4. PERCENTAGE OF LOT COVERAGE	75%	75%	75.5%
5. SITE DISTURBANCE AREA IN SQUARE FEET	N/A	N/A	46,000 CIRCULAR
6. CUT/FILL (CUBIC YARDS)	N/A	N/A	128.8'
7. BUILDING VOLUMES MEASURED FROM FINISHED EXISTING GRADE IN SQUARE FEET TIMES AVERAGE FINISHED GRADE FOR ALL OTHER AREAS	140'		
8. PARKING TOTAL # OF SPACES FOR THE PROJECT	740		
A. # OF SPACES BY EACH PROPOSED USE (MWB/METAL)	740		
B. THE PERCENTAGE OF COMPACT STALLS	25%		
C. THE PERCENTAGE OF HANDICAPPED STALLS	2%		
9. AREA PROPOSED LANDSCAPING	1,413 SF		
A. ADJACENT TO BUILDING	0		
B. ADJACENT TO INTERIOR PROPERTY LINES	0		
C. WITHIN THE PARKING AREA	0		
D. SIGNIFICANT TREES TO BE RETAINED	0		

PROJECT TITLE  
**OVERLAKE MEDICAL  
OFFICE BUILDING**  
127 17TH AVENUE NE  
BELLEVUE, WA



CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
		01/08/09	DESIGN REVIEW
			SUBMITTAL
			DESIGN REVIEW
			RESUBMITTAL

05.15.09  
**DESIGN REVIEW  
RESUBMITTAL**

PROJECT NUMBER	HELECT 08 074
DRAWN BY	SK
ISSUE DATE	05 15 09
STAMP	



SHEET TITLE / NUMBER  
**AERIAL  
CONTEXT PLAN**

**A1.1**













**PROJECT TITLE**  
OVERLAKE MEDICAL  
OFFICE BUILDING  
1231 116TH AVENUE NE  
BELLEVUE, WA

**CONSULTANT**  
HEALTHCARE  
REALTY

**ENGINEERS**  
BELLERUE WASHINGTON ROAD  
1231 116TH AVENUE NE  
BELLEVUE, WA 98004  
TEL: 206.461.2000 FAX: 206.461.2001

**ISSUED:**

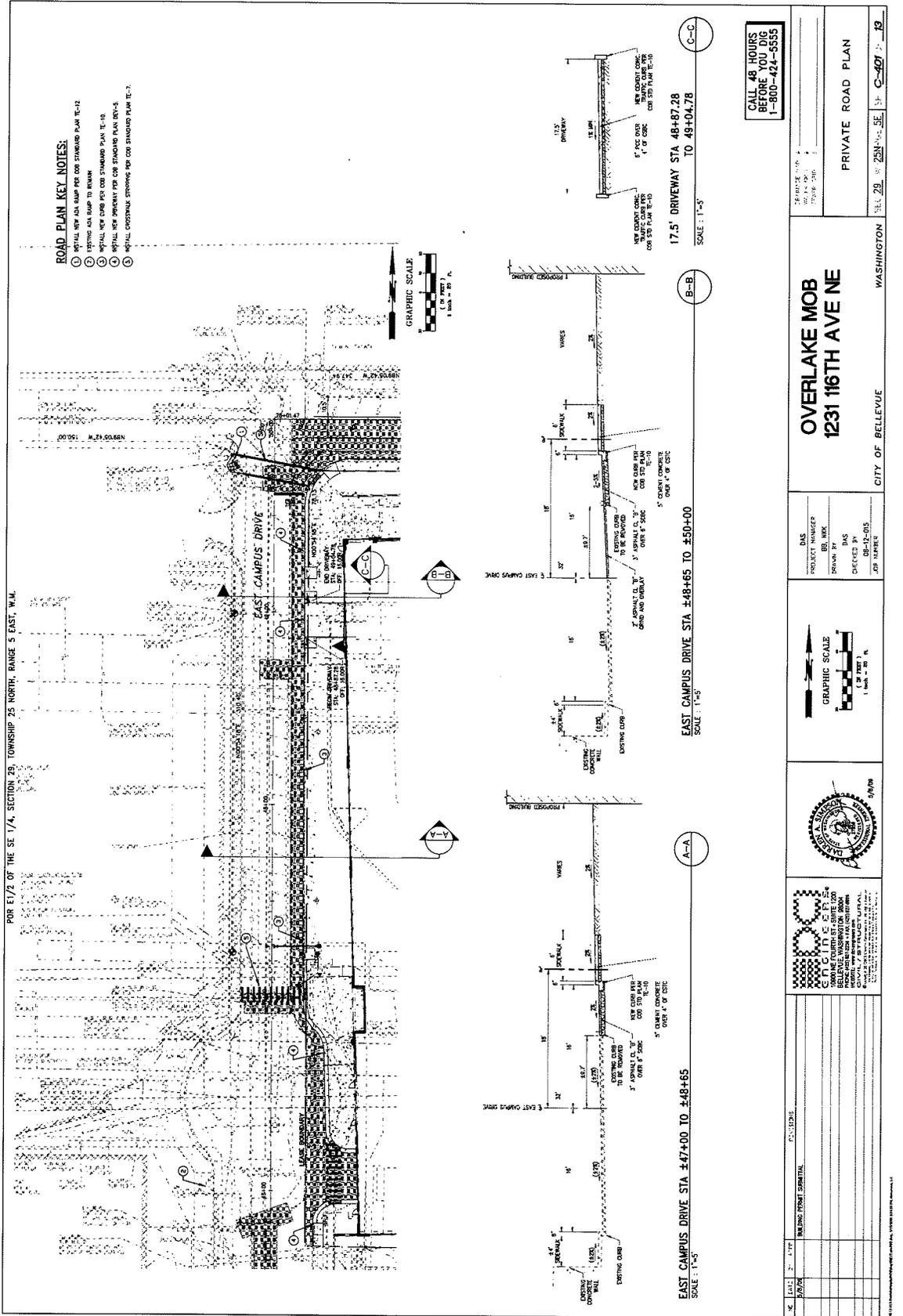
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**05.15.09**  
**DESIGN REVIEW**  
**RESUBMITTAL**

**PROJECT NUMBER** HEADL 08 004  
**DRAWN BY**  
**ISSUE DATE** 05.08.09  
**STAMP**

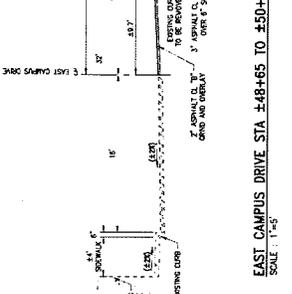
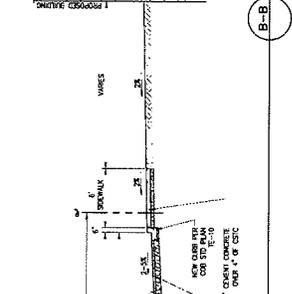
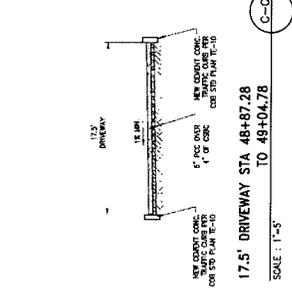


**SHEET TITLE / NUMBER**  
PRIVATE  
ROAD PLAN  
**C4.2**



**ROAD PLAN KEY NOTES:**

- RETAIN WALL AND CURB FOR COB STANDARD PLAN T-12
- RETAIN WALL AND CURB TO REMAIN
- RETAIN WALL AND CURB FOR COB STANDARD PLAN T-10
- RETAIN WALL AND CURB FOR COB STANCHION PLAN RW-5
- RETAIN WALL AND CURB FOR COB STANDARD PLAN T-7

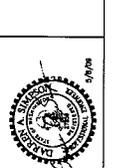
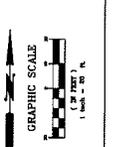


**CALL 48 HOURS BEFORE YOU DIG**  
1-800-424-5555

**OVERLAKE MOB**  
**1231 116TH AVE NE**  
WASHINGTON  
SHEET 29 OF 29  
JOB NUMBER: C-401

**PRIVATE ROAD PLAN**

**DAS PROJECT MANAGER**  
**BB, MKX DRAWN BY**  
**08-12-05 CHECKED BY**  
**JIP NUMBER**



**ENGINEERS**  
BELLERUE WASHINGTON ROAD  
1231 116TH AVENUE NE  
BELLEVUE, WA 98004  
TEL: 206.461.2000 FAX: 206.461.2001

NO.	DATE	BY	DESCRIPTION

**PROJECT TITLE**  
OVERLAKE MEDICAL  
OFFICE BUILDING  
1231 116TH AVENUE NE  
BELLEVUE, WA



**CONSULTANT**  
**DOE ENGINEERS**  
ENGINEERS  
116TH AVENUE NE, SECTION 29, RANGE 5 EAST, W.M.  
BELLEVUE, WA 98008  
TEL: 206.461.1000 FAX: 206.461.1001

ISSUED:	MARK	DATE	DESCRIPTION
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	06	16/09	DESIGN REVIEW RESUBMITTAL

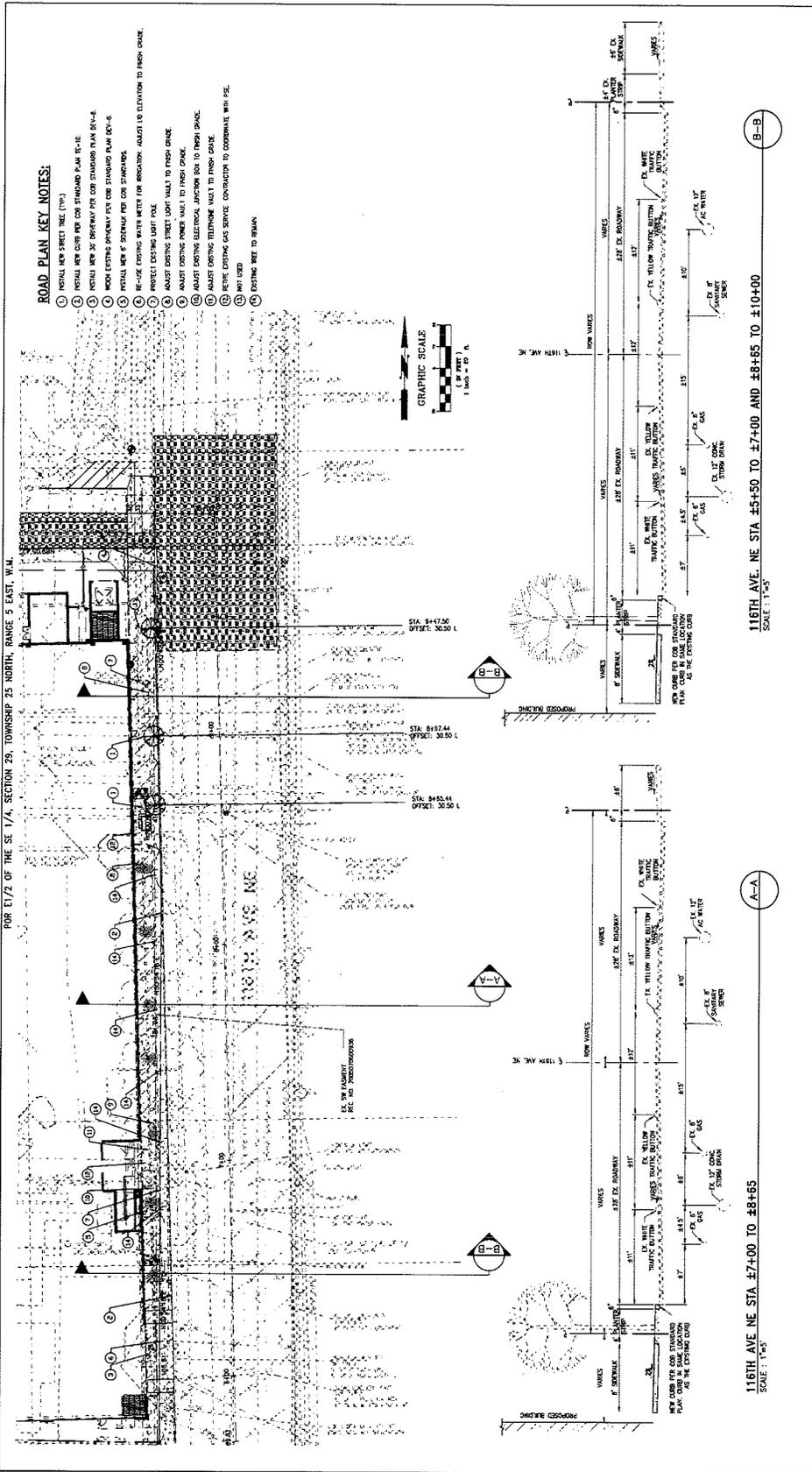
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**DRAWN BY**  
**ISSUE DATE** 06.06.09  
**STAMP**

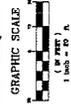


**SHEET TITLE/NUMBER**  
116TH AVE NE  
ROAD PLAN

**C4.1**



- ROAD PLAN KEY NOTES:**
- INSTALL NEW STREET TREE (TYP)
  - INSTALL NEW CURB FOR CON STANDING PLAN 10-10
  - INSTALL NEW 24" DRAINAGE FOR CON STANDING PLAN 10-10
  - REMOVE EXISTING DRIVEWAY FOR CON STANDING PLAN 10-10
  - INSTALL NEW 8" SLOTTED PER FOR CON STANDING PLAN 10-10
  - RE-USE EXISTING WATER METER FOR IRRIGATION. ADJUST TO RELATION TO FRESH GRADE
  - PROTECT EXISTING LIGHT POLE
  - ADJUST EXISTING STREET LIGHT WALK TO FRESH GRADE
  - ADJUST EXISTING ELECTRICAL JUNCTION BOX TO FRESH GRADE
  - ADJUST EXISTING TELEPHONE WALK TO FRESH GRADE
  - REMOVE EXISTING GAS SERVICE. CONTRACTOR TO COORDINATE WITH PSE.
  - NOT LINED
  - EXISTING ROSE TO REMAIN



**CALL 48 HOURS BEFORE YOU DIG**  
1-800-424-5555

**OVERLAKE MOB**  
**1231 116TH AVE NE**  
**ROAD PLAN**

**WASHINGTON**  
**CITY OF BELLEVUE**

**DATE:** 06/16/09  
**PROJECT NUMBER:** 08-12-015  
**DRAWN BY:** DMS  
**CHECKED BY:** DMS  
**DATE:** 06/16/09  
**SCALE:** 1"=40'



**DOE ENGINEERS**  
ENGINEERS  
116TH AVENUE NE, SECTION 29, RANGE 5 EAST, W.M.  
BELLEVUE, WA 98008  
TEL: 206.461.1000 FAX: 206.461.1001

NO.	DATE	BY	DESCRIPTION

**116TH AVE NE STA 45+50 TO 47+00 AND 48+65 TO 49+00**  
SCALE: 1"=40'

**116TH AVE NE STA 47+00 TO 48+65**  
SCALE: 1"=40'

**PROJECT TITLE**  
OVERLAKE MEDICAL  
OFFICE BUILDING  
1231 116TH AVENUE NE  
BELLEVUE, WA



**CONSULTANT**  
WOLLINS COLLIERMAN  
ENGINEERS ARCHITECTS  
1000 PINE STREET, SUITE 200  
SEATTLE, WA 98101  
TEL: 206.461.1000

**ISSUED:**

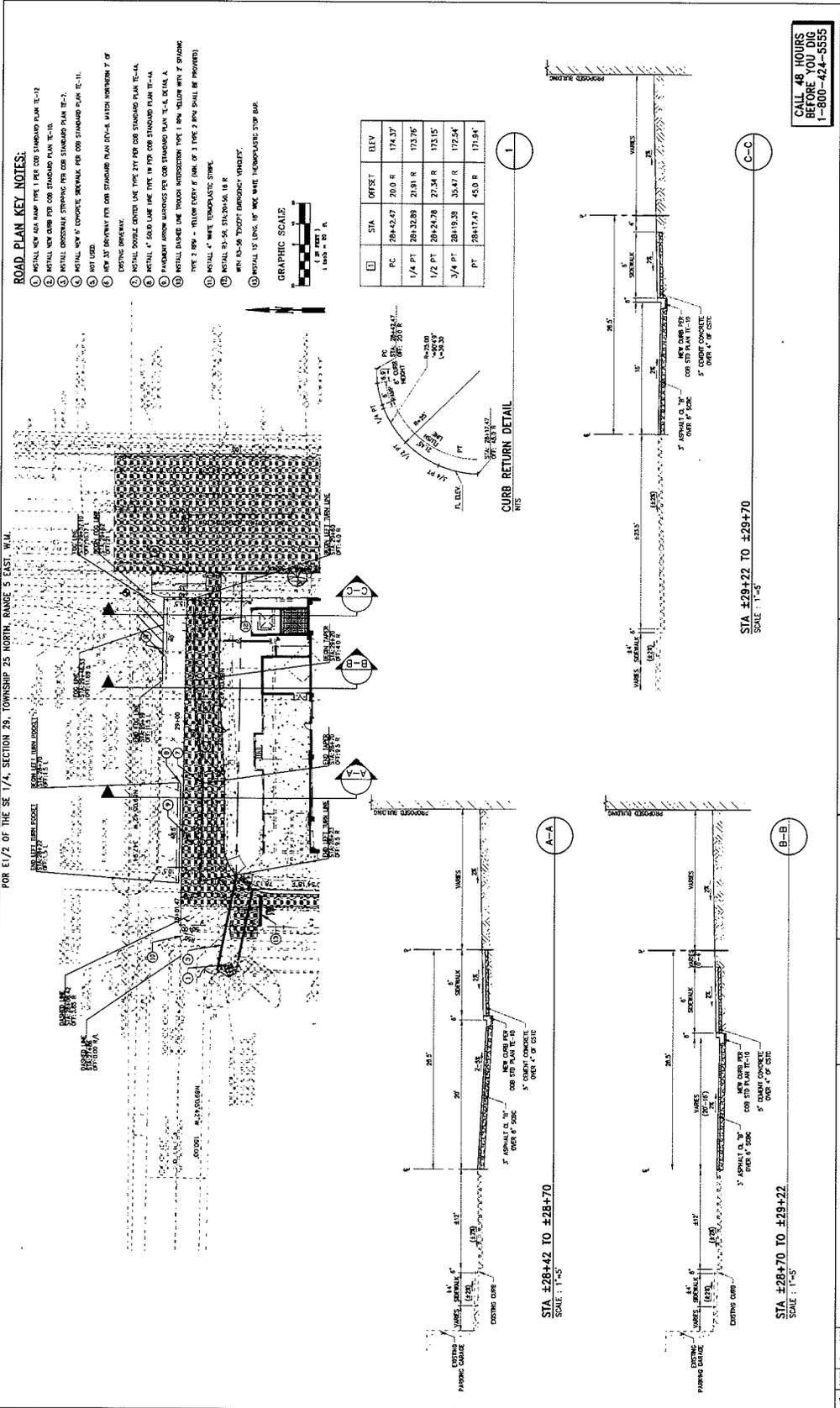
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02	06.16.09	DESIGN REVIEW RESUBMITTAL

**PROJECT NUMBER** HEADL: 05.024  
**DRAWN BY** JLS  
**ISSUE DATE** 06.08.09  
**STAMP**

**05.15.09**  
**DESIGN REVIEW**  
**RESUBMITTAL**



**SHEET TITLE / NUMBER**  
PRIVATE ROAD PLAN  
**C4.3**



**CALL 48 HOURS BEFORE YOU DIG 1-800-424-5555**

**OVERLAKE MOB  
1231 116TH AVE NE**

**WASHINGTON**

**CITY OF BELLEVUE**

**PRIVATE ROAD PLAN**

**DATE: 05/29/09**

**PROJECT NUMBER: C-402**

**PROJECT MANAGER: DAS**

**DRAWN BY: BR, MKK**

**CHECKED BY: DAS**

**DATE: 05-22-09**

**APP NUMBER:**

**GRAPHIC SCALE**  
1" = 10' (HORIZONTAL)  
1" = 4' (VERTICAL)

**ENGINEERS ARCHITECTS**  
WOLLINS COLLIERMAN  
1000 PINE STREET, SUITE 200  
SEATTLE, WA 98101  
TEL: 206.461.1000





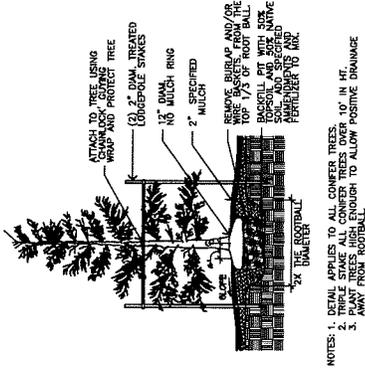
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	05.15.09		DESIGN REVIEW RESUBMITTAL

**05.15.09**  
**DESIGN REVIEW**  
**RESUBMITTAL**

PROJECT NUMBER	HEAD: 08.024
DRAWN BY	
ISSUE DATE	05.08.09
STAMP	

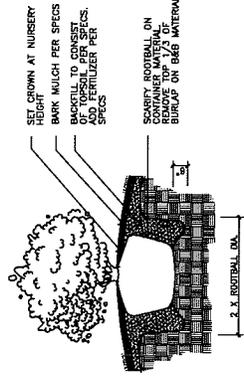


**SHEET TITLE / NUMBER**  
**LANDSCAPE**  
**SCHEDULE &**  
**DETAILS**  
**L1.02**

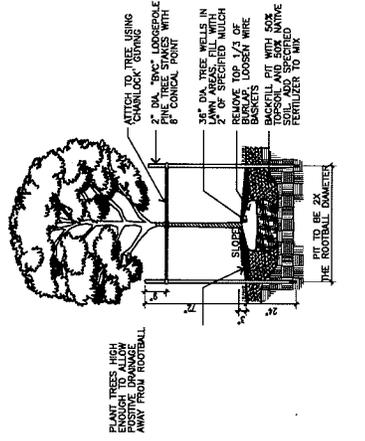


**NOTES:**  
 1. DETAIL APPLIES TO ALL CONIFER TREES.  
 2. TRIPLE STAKE ALL CONIFER TREES OVER 10" IN HT.  
 3. PLANT TREES HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL.

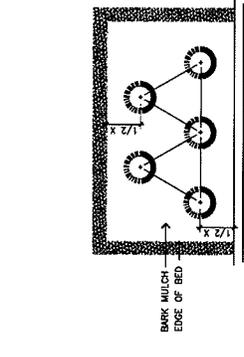
**2** CONIFEROUS TREE STAKING  
 NTS



**4** SHRUB PLANTING  
 NTS



**1** TREE PLANTING / STAKING  
 NTS



**3** GROUND COVER SPACING  
 NTS

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
	<b>DECIDUOUS TREES</b> EXISTING DECIDUOUS TREE TO REMAIN PLATANUS X ACERIFOLIA / LONDON PLANE TREE "WEER PALM/TUM" / JAPANESE MAPLE "CERDOPHYLLUM JAPONICA" / MATSUERA	3" OAL 10" HT. 6" OAL	B & B, MATCHED FORM B & B, MULTI-STEM B & B, MATCHED FORM
	<b>EVERGREEN TREES</b> PICEA OORINWA / SERBIAN SPRUCE CAUCASICUS DECURRENS / INCENSE CEDAR	8" HT. 8" HT.	B&B, MATCHED FORM B&B, MATCHED FORM
	<b>SHRUBS</b> • BERBERIS GENTRY / ROYAL BURJUNDY BARBERRY • BUNUS MICROPHILIA "KOREANA" / KOREAN BOXWOOD • WANDUA "YULE STREAK" / WANDUA • PRUNUS LOSTANICA / PORTUGAL LAUREL • PRUNUS L. "OTTO LUKWEN" / OTTO LUKWEN LAUREL • PRUNUS L. "ZABELJAN" / ZABEL LAUREL • ROSA BLOOSA "MARIE BUQUET" / RUCCOSA ROSE • SALIX PURPUREA / PURPLE OSER WILLOW • TAXUS X MEDIA "HICKSY" / COLUMNAR YEW • THILIA O. "EMERALD GREEN" / PRAMINJUS • TAXUS B. "REPANDENS" / SPREADING YEW • VIBURNUM DAVIDI / DAVID VIBURNUM • VIBURNUM P.T. "MARESI" / DOUBLETLE VIBURNUM • VIBURNUM T. "SPRING BOUQUET" / SPRING BOUQUET VIBURNUM	12"-18" SPR 21"-24" SPR 21"-24" HT. 24"-30" SPR 21"-24" SPR 24"-30" SPR 21"-24" SPR 21"-24" SPR 24"-30" HT. 5" HT. 21"-24" SPR 30"-36" SPR 24"-30" HT.	FULL FOLIAGE, 74" O.C. FULL FOLIAGE, 30" O.C. FULL FOLIAGE, 24" O.C. FULL FOLIAGE, 48" O.C. FULL FOLIAGE, 35" O.C. FULL FOLIAGE, 35" O.C. FULL FOLIAGE, 48" O.C. FULL FOLIAGE, 48" O.C. FULL FOLIAGE, 35" O.C. B & B, MATCHED FORM FULL FOLIAGE, 35" O.C. FULL FOLIAGE, 48" O.C. FULL FOLIAGE, 48" O.C.
	<b>PERENNIALS</b> • EPHEDRUM X V. "SULPHUREUM" / BISHOP'S HAT • HETERODALIS STELLA D'ORO / DANCILY • ROSMARINUS O. "PROSTRATA" / CREEPING ROSEMARY • SEDUM T. "AUTUMN JOY" / SEDUM	1 GAL 1 GAL 1 GAL 1 GAL	24" O.C. 24" O.C. 36" O.C. 36" O.C.
	<b>ORNAMENTAL GRASSES</b> • FENISTETUM A. "HAMELIN" / FOUNTAIN GRASS • MISCANTHUS S. "WAGDO" / MISCANTHUS • MISCANTHUS S. "YAKU UIMA" / MISCANTHUS	1 GAL 1 GAL 1 GAL	24" O.C. 30" O.C. 30" O.C.
	<b>GROUND COVERS</b> • MYSOCTHAPHRUS UVA-URS / KINNICKINICK • FRAGRARIA CHILDENSE / BEACH STRAWBERRY • CHARLIE ROSE GARDEN SUELL / ASSURURY • SEDUM TILE BY NORTHWEST HORTICULTURE	1 GAL 1 GAL SEE SPECS	24" O.C. 24" O.C. SEE SPECS
	<b>VINES**</b> PARITHECOSSIS TRICUSPIDATA / BOSTON IVY	1 GAL	36" O.C.

**LANDSCAPE NOTES:**  
 \* DENOTES DROUGHT TOLERANT AND/OR NATIVE/DOMESTIC PLANT MATERIALS  
 \*\* VINES TO HAVE MINIMUM 5' LEADERS AT TIME OF PLANTING

LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLANS PREPARED BY COLLINS WOERMAN ARCHITECTS AND BRUMBAUGH & ASSOCIATES. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY FIELD CHANGES TO THE SITE PLANS WHICH MAY REQUIRE ADJUSTMENT OF DESIGN.

REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE INFORMATION. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY ADVERSE DRAINAGE CONDITIONS OBSERVED WITH PLANT MATERIALS. REFER TO ARCHITECTURAL DRAWINGS FOR STRUCTURAL PLANTER DIMENSIONS AND RELATED INFORMATION.

CONTRACTOR TO REMOVE ALL EXISTING PLANT MATERIALS NOT INDICATED TO REMAIN FROM ALL AREAS INDICATED TO RECEIVE NEW LANDSCAPE IMPROVEMENTS.

GROUND COVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES AT THE SPECIFIED SPACING TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS DESIGNATED TO RECEIVE GROUND COVER.

ALL TREES TO MAINTAIN AN 8" CLEARANCE FROM WATER, STORM, AND SOWER LINES. ALL DECIDUOUS TREES TO MAINTAIN A 3" CLEARANCE FROM FACE OF CURB.

ALL LANDSCAPE AREAS TO BE WATERED BY A FULLY FUNCTIONING, UNDERGROUND, AUTOMATIC, IRRIGATION SYSTEM.

SUBGRADES FOR ALL ON-GRADE LANDSCAPE AREAS INDICATED ON THE LANDSCAPE PLANS TO BE SET AT 8" MINUS FINISH ELEVATION EXCEPT AS NOTED.

NO PRE-EMERGENT HERBICIDES TO BE USED ON THE PROJECT SITE DURING THE FIRST YEAR WARRANTY PERIOD.









CONSULTANT

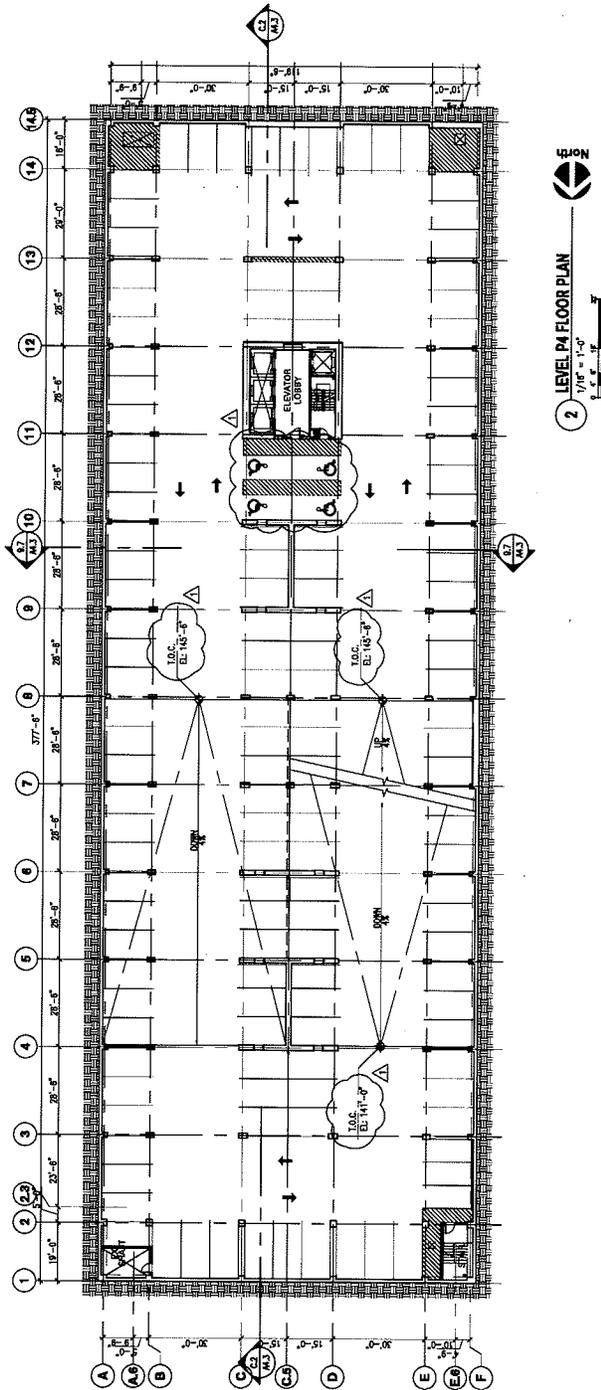
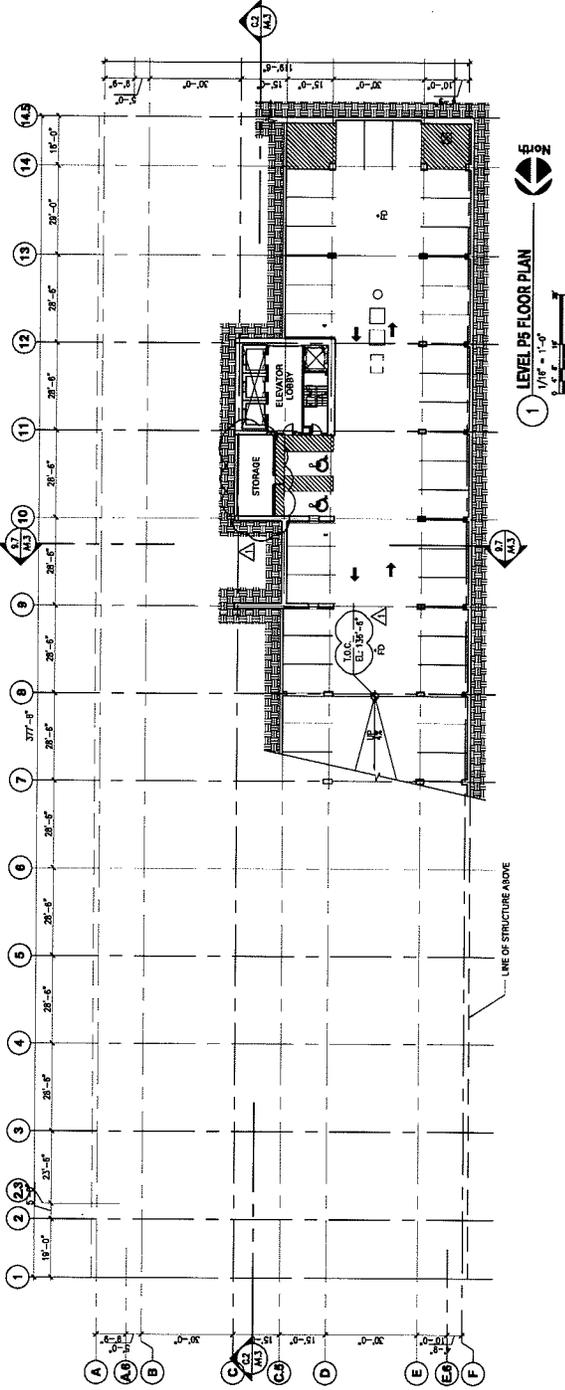
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	05	16.09	DESIGN REVIEW RESUBMITTAL

**05.15.09**  
**DESIGN REVIEW  
RESUBMITTAL**

PROJECT NUMBER	HEAD: 08.024
DRAWN BY	BT
ISSUE DATE	05.16.09



SHEET TITLE/NUMBER  
**GARAGE  
LEVEL P5 & P4  
FLOOR PLANS**  
**A2.1**





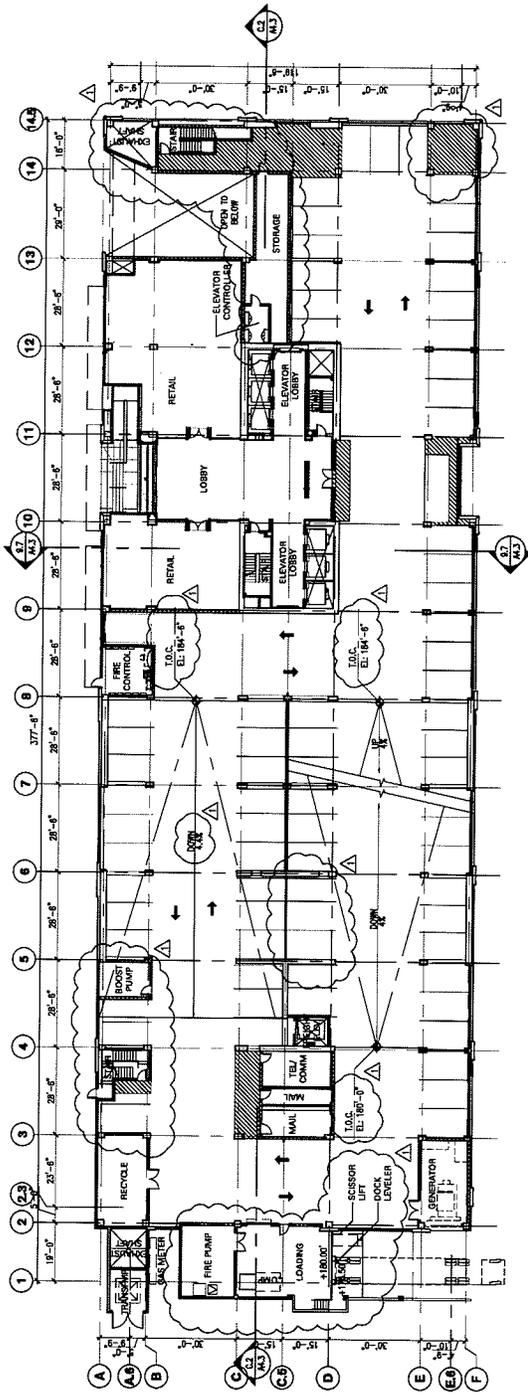
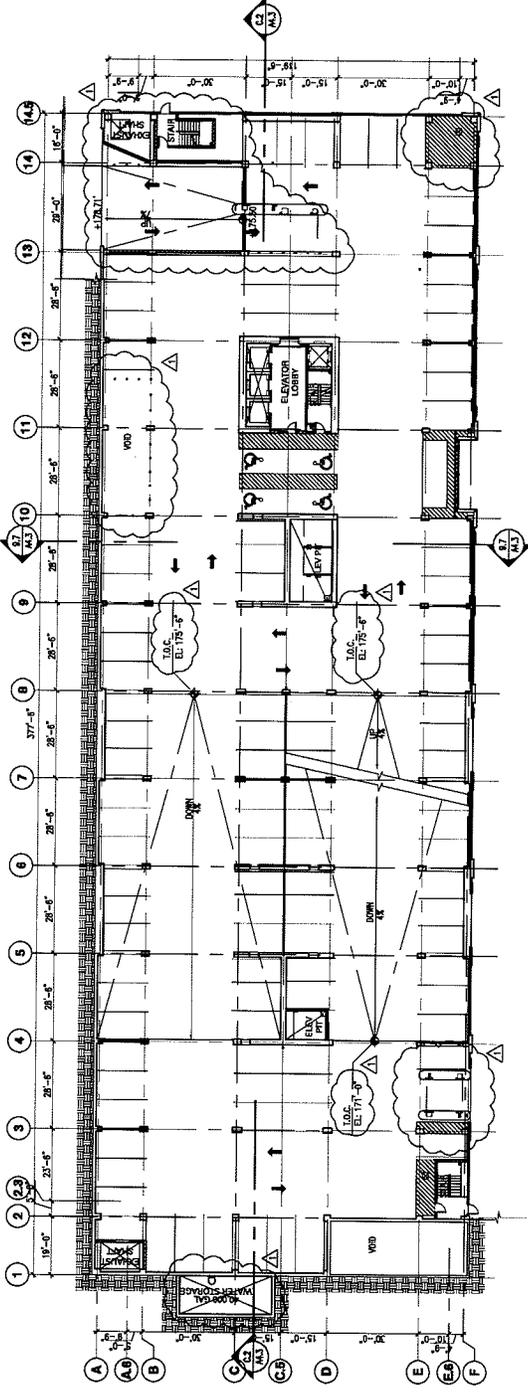
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**05.15.09**  
DESIGN REVIEW  
RESUBMITTAL

PROJECT NUMBER	HEADL 08.024
DRAWN BY	BT
ISSUE DATE	08.16.09



SHEET TITLE / NUMBER  
**GARAGE  
LEVEL P1 & L1  
FLOOR PLANS**  
**A2.3**





CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
	01	08.09	DESIGN REVIEW SUBMITTAL
	02	05.10.09	DESIGN REVIEW RESUBMITTAL

**05.15.09**  
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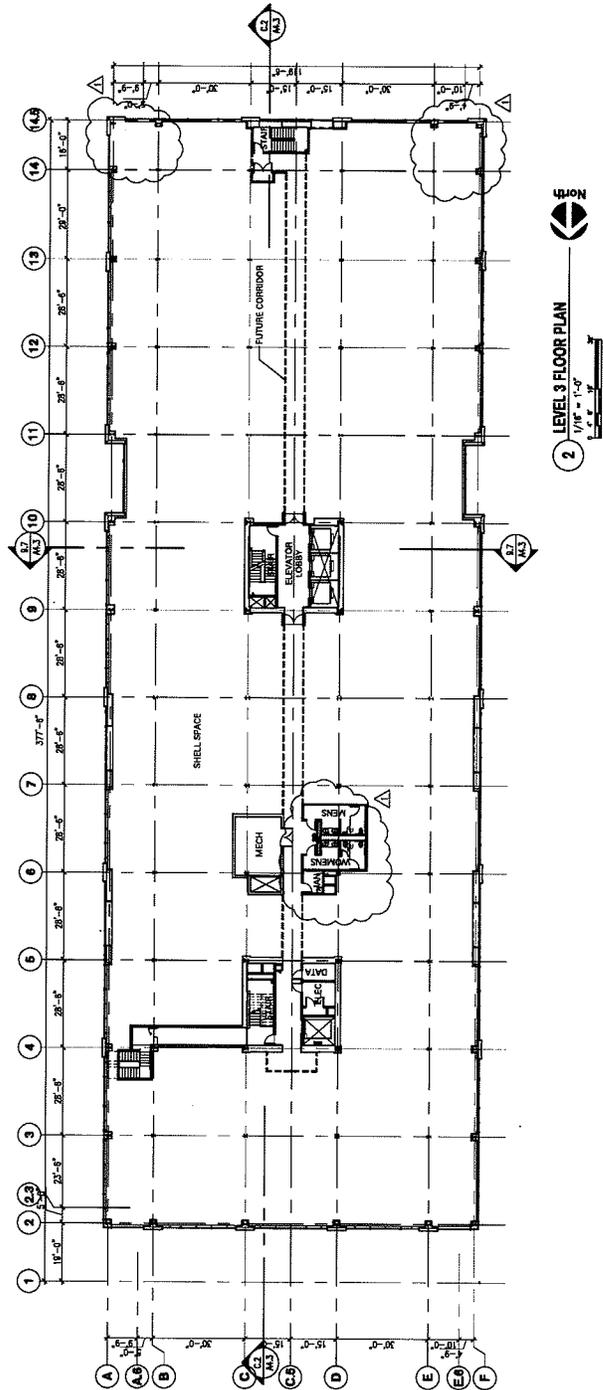
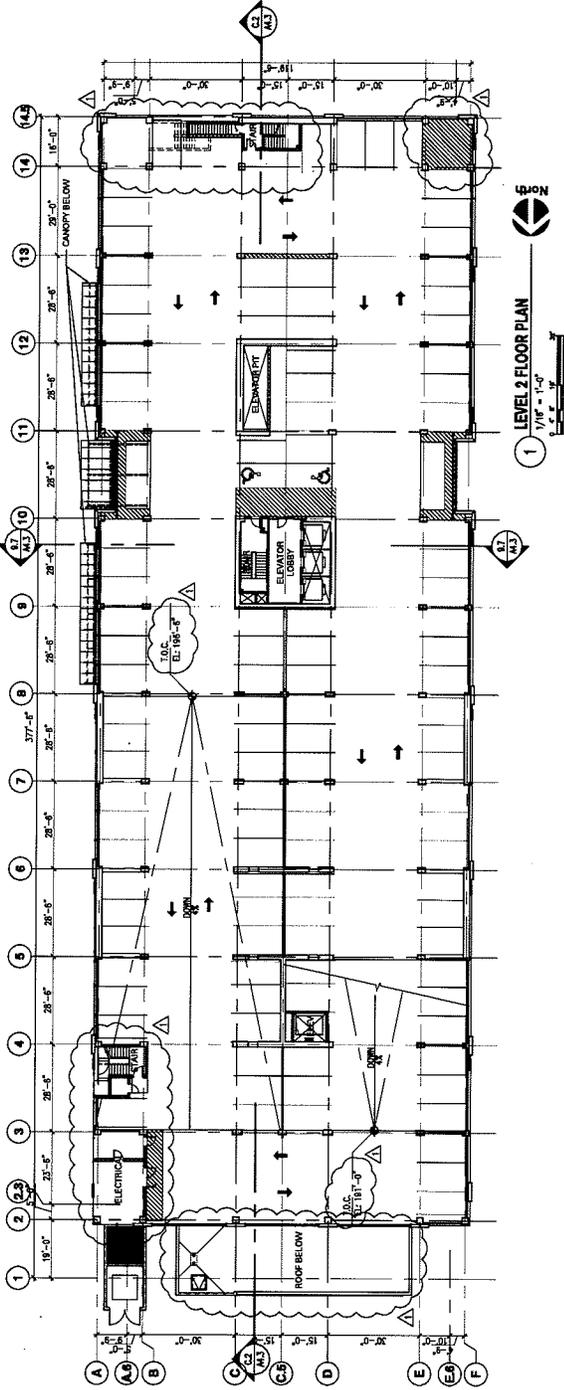
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HEAL01.08.024	BT
DRAWN BY	ISSUE DATE
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SHEET TITLE / NUMBER

**LEVEL L2 & L3  
FLOOR PLANS**

**A2.4**





CONSULTANT

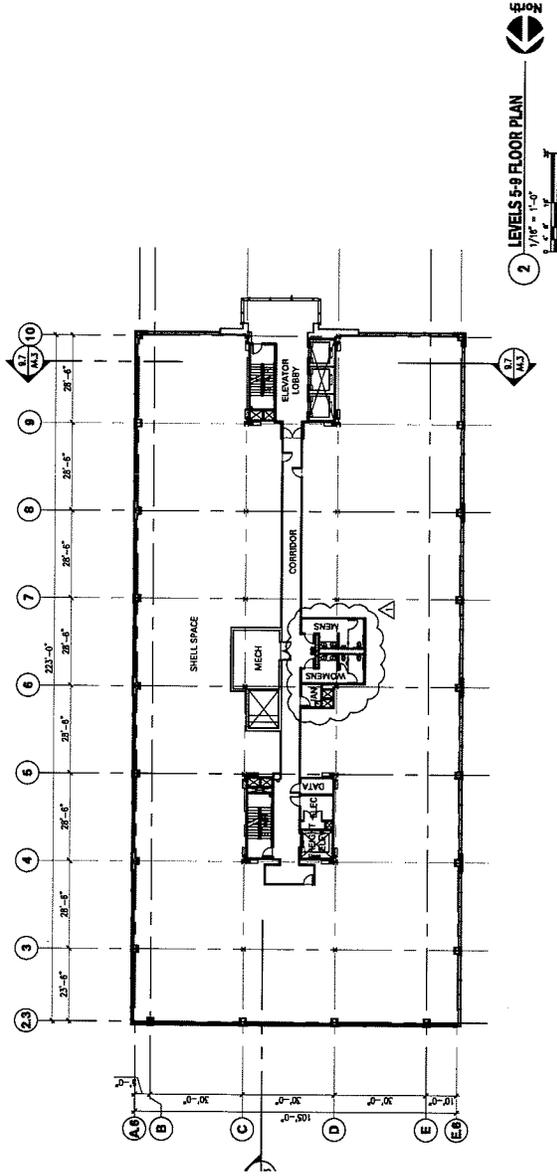
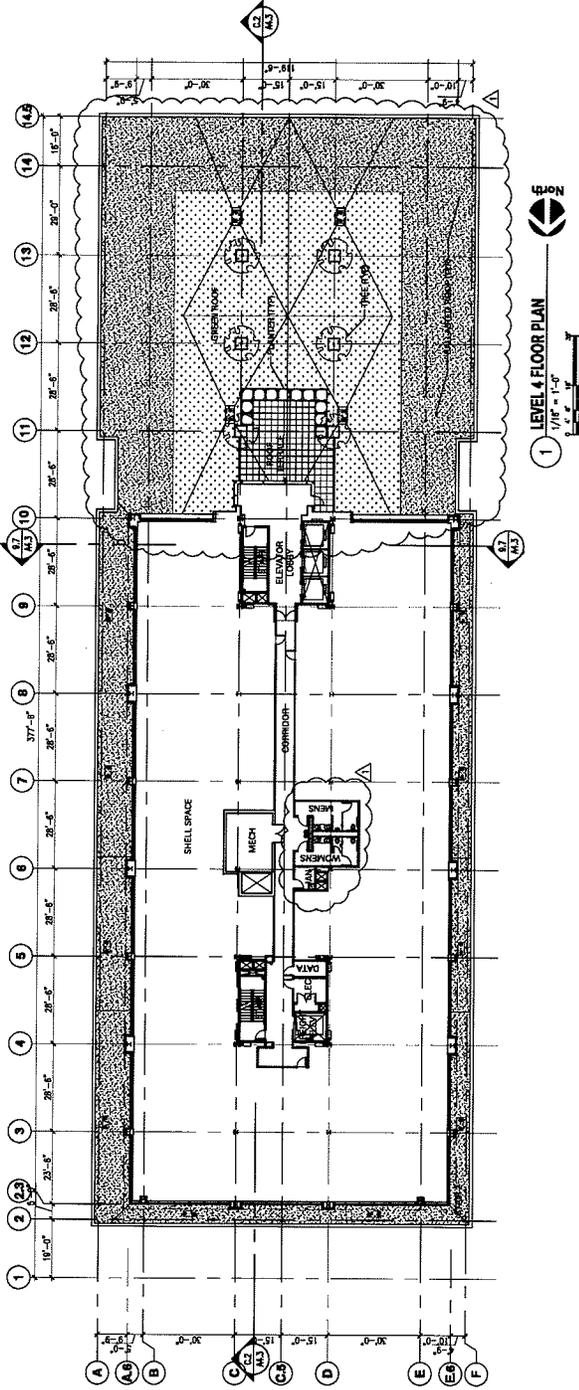
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05.16.09	DESIGN REVIEW RESUBMITTAL
▲	DESIGN REVIEW RESUBMITTAL

**05.15.09**  
**DESIGN REVIEW  
RESUBMITTAL**

PROJECT NUMBER	HEADLINE
BT	06.15.09
DRAWN BY	DATE
BT	06.15.09



SHEET TITLE / NUMBER  
**OFFICE  
LEVEL L4 & L5-9  
FLOOR PLANS**  
**A2.5**





CONSULTANT

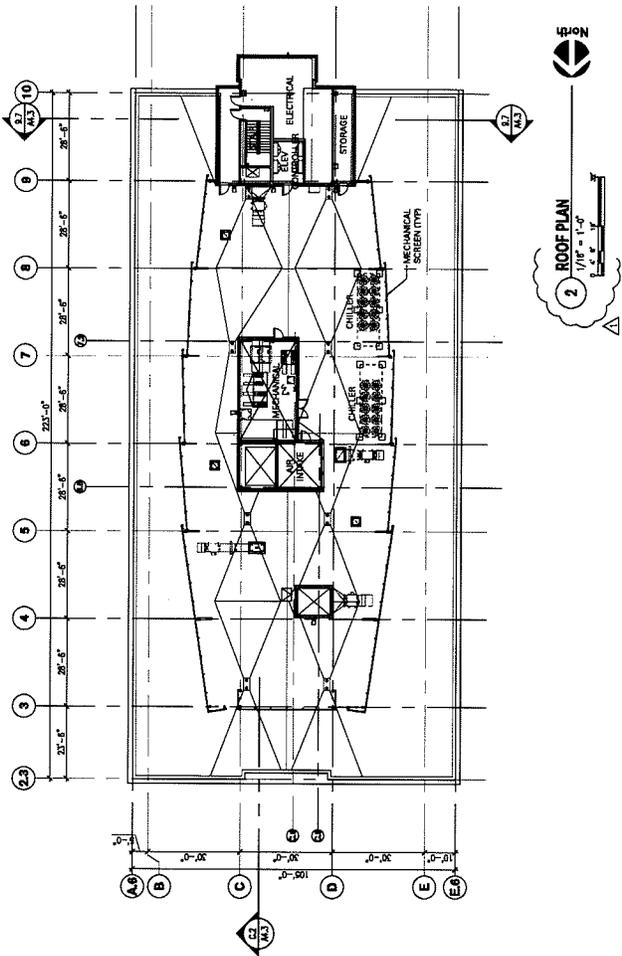
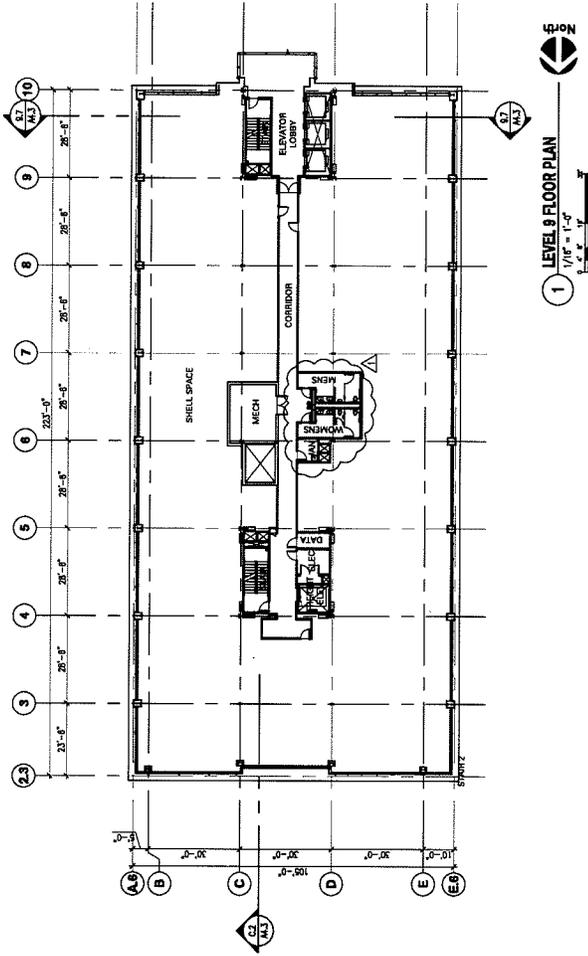
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	△	05.15.09	DESIGN REVIEW RESUBMITTAL

**05.15.09**  
**DESIGN REVIEW  
RESUBMITTAL**

PROJECT NUMBER	HEAL01.08.024
DRAWN BY	BT
ISSUE DATE	05.15.09



SHEET TITLE / NUMBER  
**LEVEL 9  
& ROOF PLAN  
FLOOR PLANS**  
**A2.6**





CONSULTANT

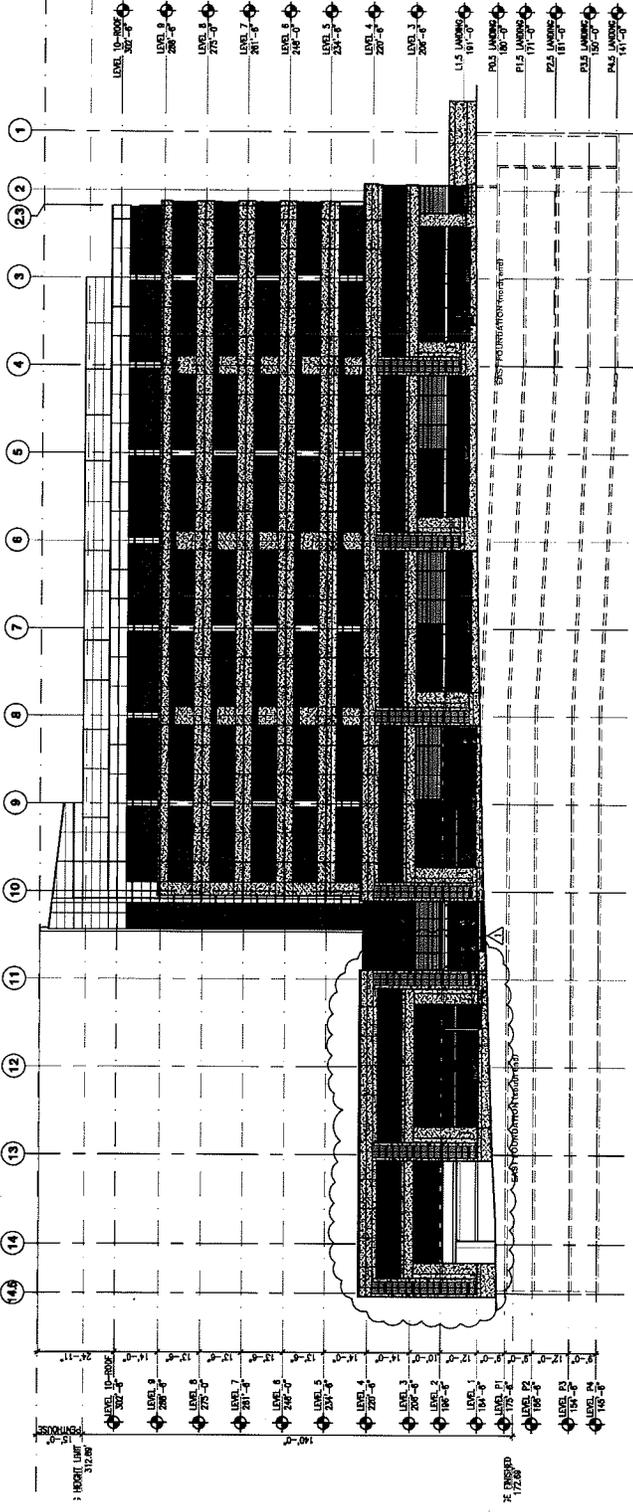
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04	08.16.09	RESUBMITTAL

**05.15.09**  
DESIGN REVIEW  
RESUBMITTAL

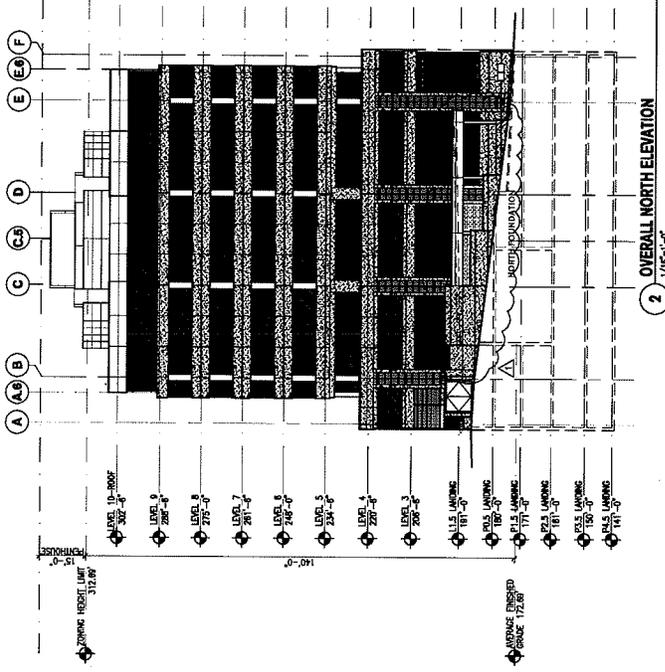
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DRAWN BY	
ISSUE DATE	06.16.09
STAMP	



SHEET TITLE / NUMBER  
**OVERALL  
EXTERIOR  
ELEVATIONS  
A4.1**



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



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

**MATERIALS LEGEND:**

- 1/2" 100M GLASS
- 3/4" SPANBEL GLASS
- TRANSLUCENT PRINTED GLASS
- BRANKE PRINTED GLASS
- CONCRETE
- CONCRETE-FORMWORK
- SAFETY GLAZING
- PERFORATED METAL PANEL
- INSULATED METAL PANEL
- METAL CLADDING PANELS
- PRECAST CONCRETE WITH TRAVERTINE TILE INLAY

PROJECT TITLE  
**OVERLAKE MEDICAL  
 OFFICE BUILDING**  
 12011 119TH AVENUE NE  
 BELLEVUE, WA



CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
		01.08.09	DESIGN REVIEW SUBMITTAL
	△	05.18.09	DESIGN REVIEW RESUBMITTAL

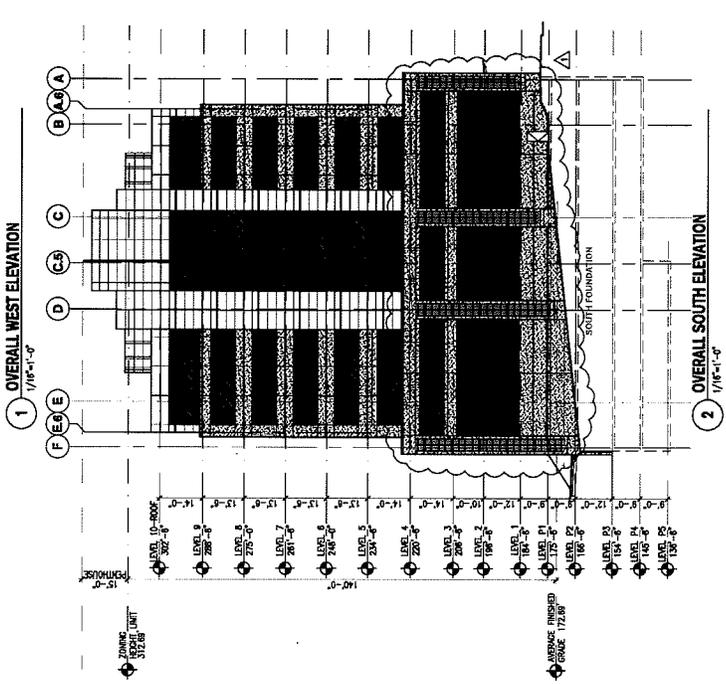
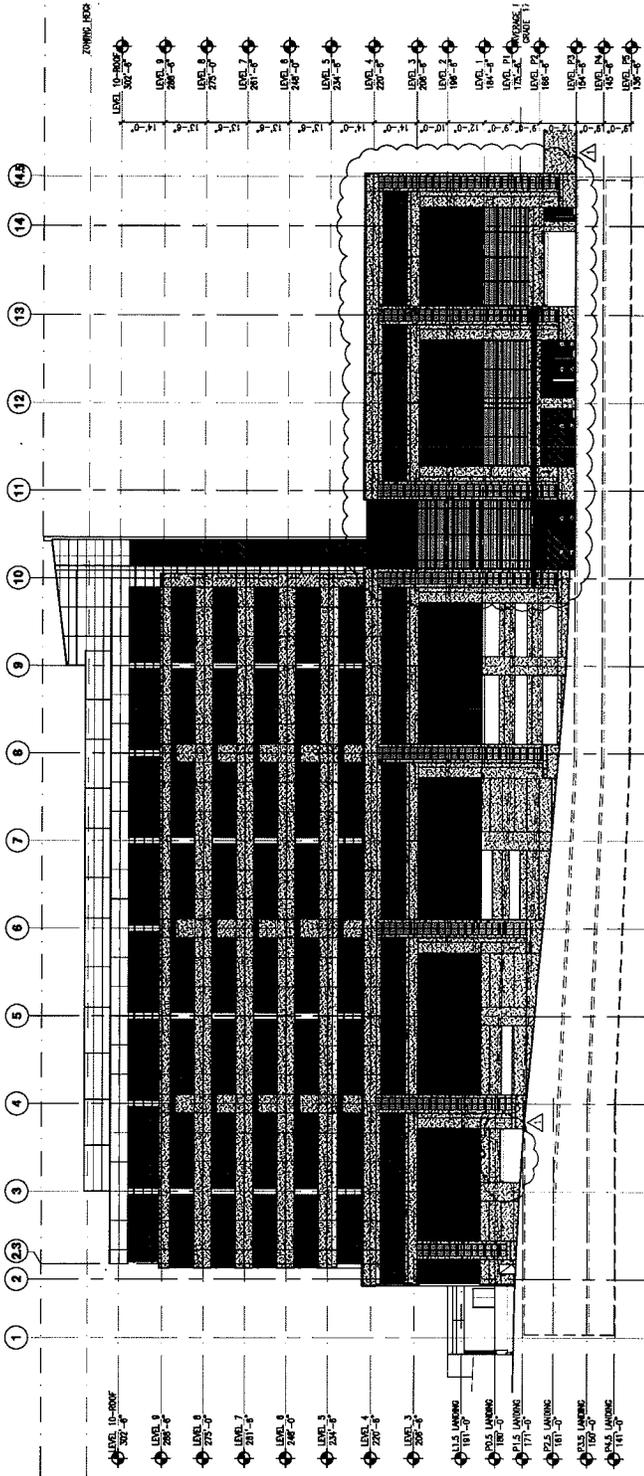
**05.15.09**  
**DESIGN REVIEW  
 RESUBMITTAL**

PROJECT NUMBER	HEADLINE
06.15.09	06.15.09



SHEET TITLE / NUMBER  
**OVERALL  
 EXTERIOR  
 ELEVATIONS**

**A4.2**



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

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



PROJECT TITLE  
**OVERLAKE MEDICAL  
OFFICE BUILDING**  
1201 11TH AVENUE NE  
BELLEVUE, WA



CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
		01.08.09	DESIGN REVIEW SUBMITTAL
	△	05.15.09	DESIGN REVIEW RESUBMITTAL

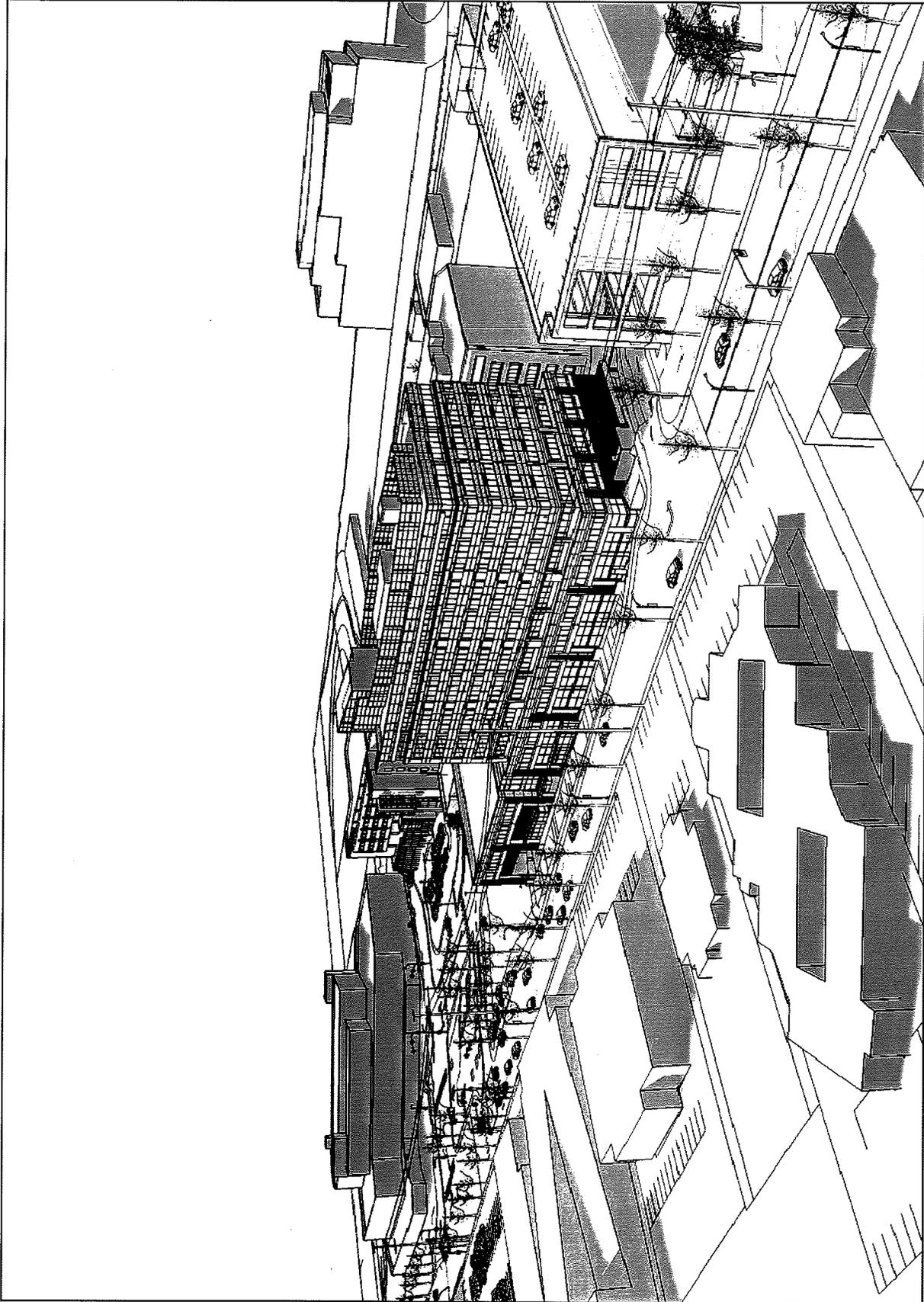
**05.15.09**  
**DESIGN REVIEW  
RESUBMITTAL**

PROJECT NUMBER	HEAD: 08024
DRAWN BY	BT
ISSUE DATE	05.15.09
STAMP	



SHEET TITLE / NUMBER  
**BIRD'S  
EYE  
PERSPECTIVE**

**A5.1**



BIRD'S EYE PERSPECTIVE  
1/8" = 1'-0"

PROJECT TITLE  
**OVERLAKE MEDICAL  
OFFICE BUILDING**  
1201 14TH AVENUE NE  
BELLEVUE, WA



CONSULTANT

ISSUED:	MARK	DATE	DESCRIPTION
		01.08.09	DESIGN REVIEW
			SUBMITTAL
		06.15.09	DESIGN REVIEW
			RESUBMITTAL

**05.15.09**  
DESIGN REVIEW  
RESUBMITTAL

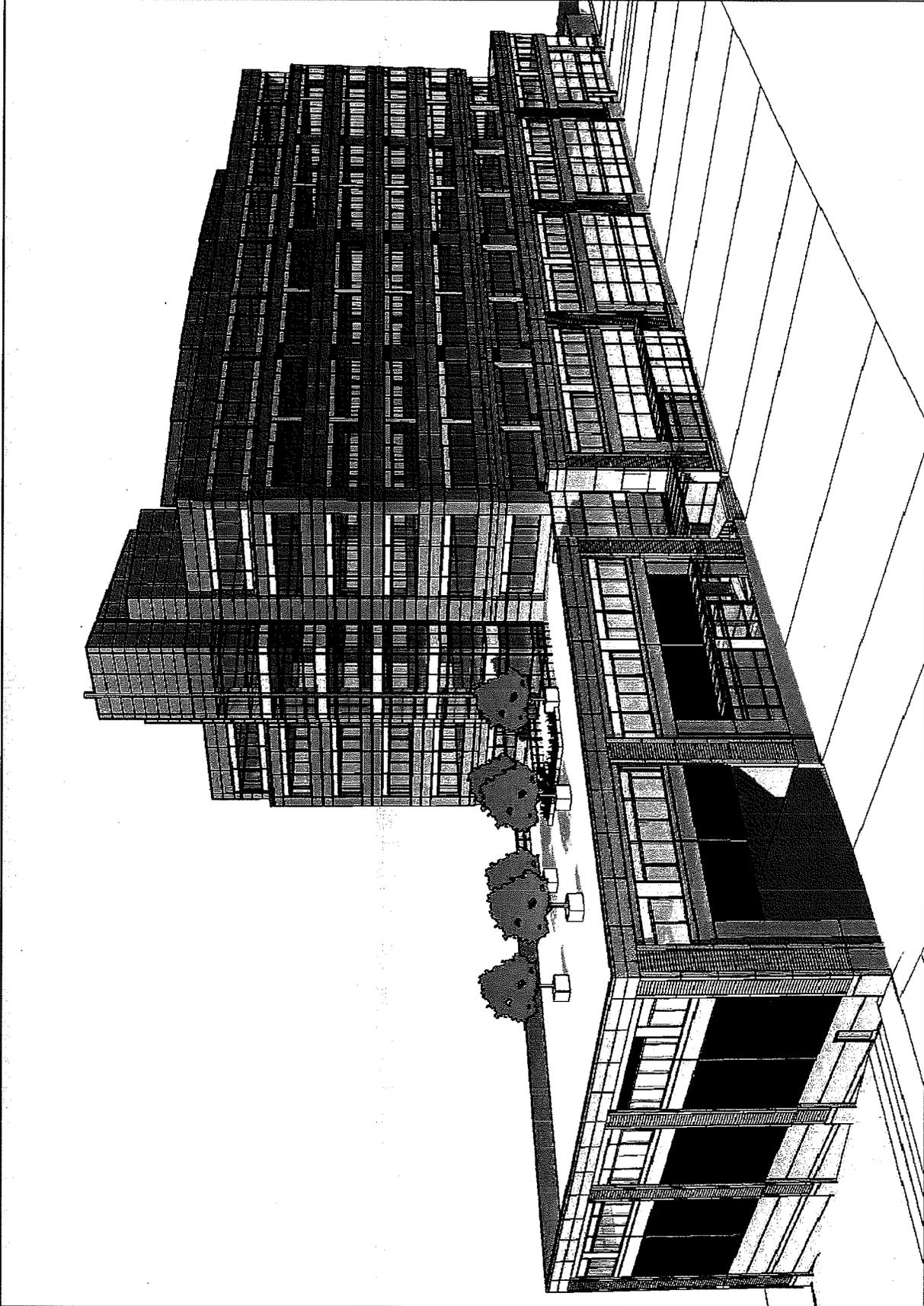
PROJECT NUMBER	HEARD
BT	06.02.09
DRAWN BY	ISSUE DATE
	06.15.09

STAMP



SHEET TITLE / NUMBER  
**PERSPECTIVE  
FROM  
SOUTHEAST**

**A5.2**



PERSPECTIVE FROM SOUTHEAST  
NS

PROJECT TITLE  
**OVERLAKE MEDICAL  
OFFICE BUILDING**  
1201 118TH AVENUE NE  
BELLEVUE, WA



CONSULTANT

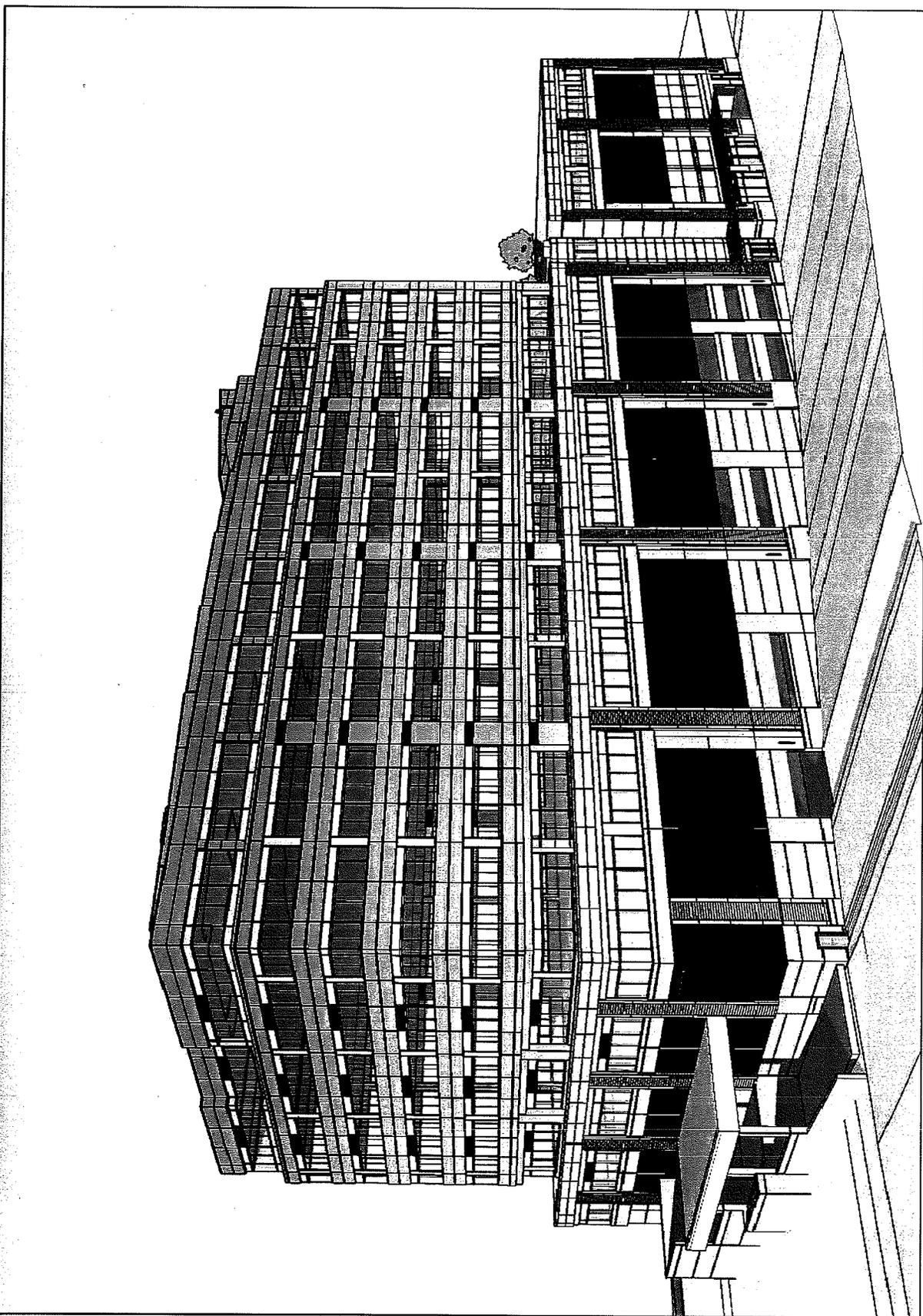
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		05.15.09	DESIGN REVIEW RESUBMITTAL

**05.15.09**  
DESIGN REVIEW  
RESUBMITTAL

PROJECT NUMBER	HEADLINE
B1	06.15.09



SHEET TITLE / NUMBER  
**PERSPECTIVE FROM NORTHWEST**  
**A5.3**



PERSPECTIVE FROM NORTHWEST  
NWS

Travertine  
Tile # 1  
(Accent)

Travertine  
Tile #2

Precast  
Concrete  
(Light  
Sandblast)

Precast  
Concrete  
(Painted)

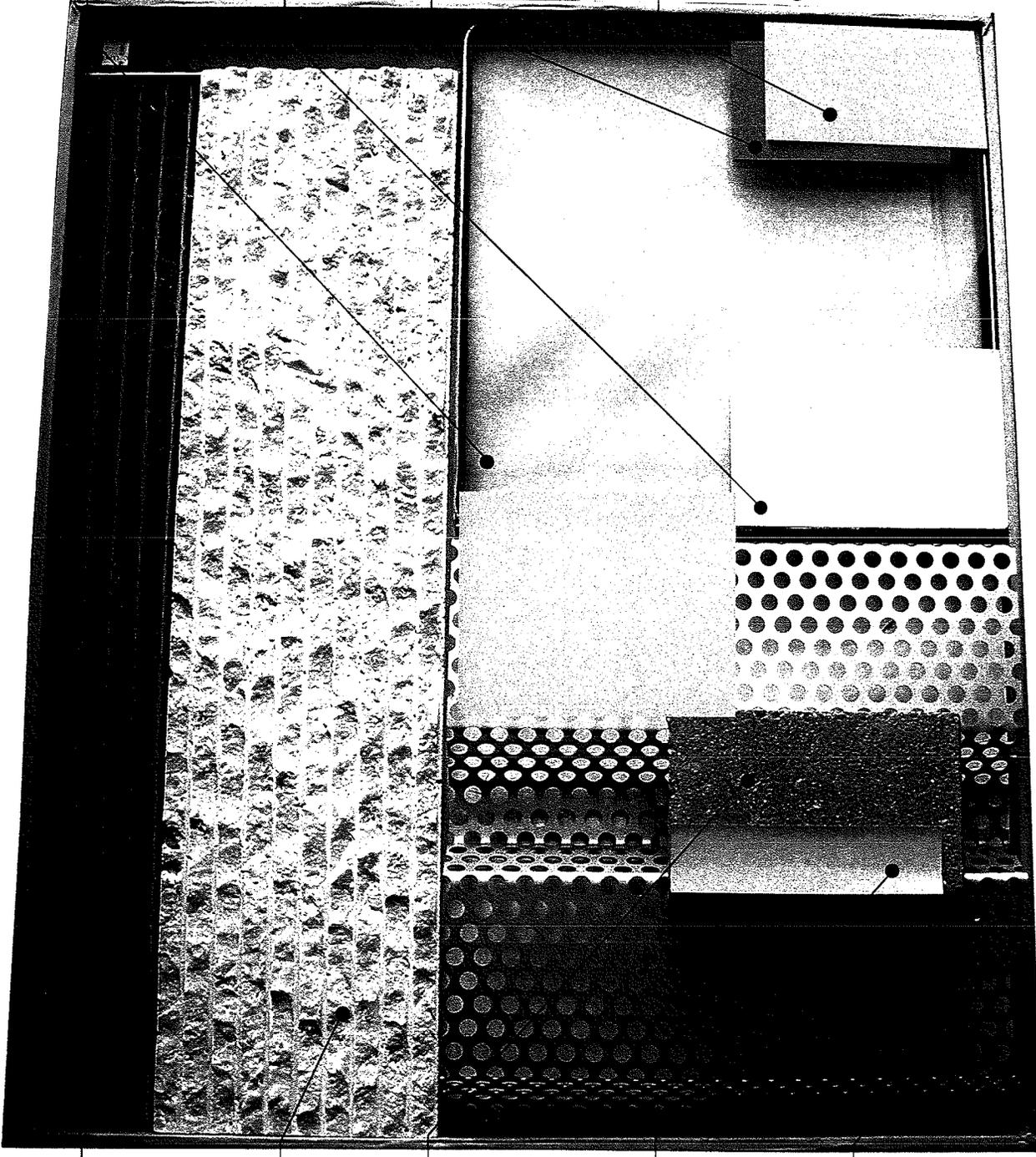
Perforated  
Ribbed  
Metal Screen

Glass -  
Vision

Glass -  
Spandrel

Pair of  
Steel  
- Canopy  
& railings

Rooftop  
Screen  
Metal Panel  
& Aluminum  
Window  
Frames &  
Doors



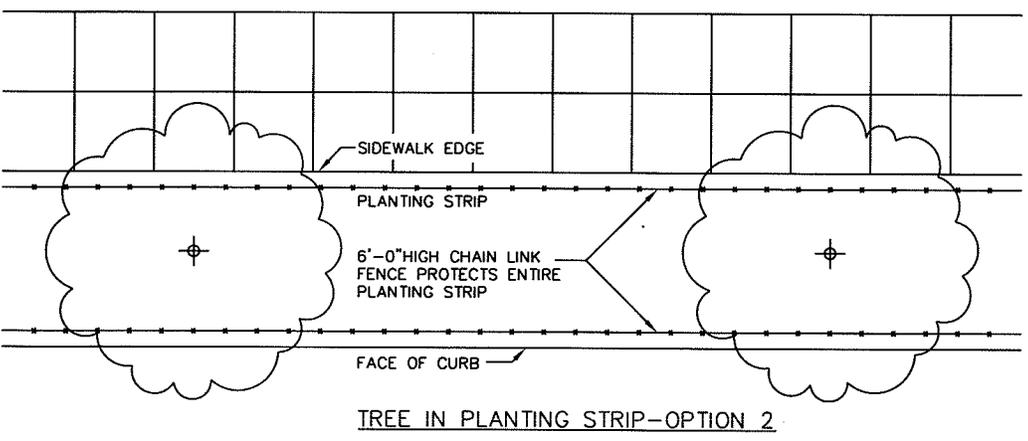
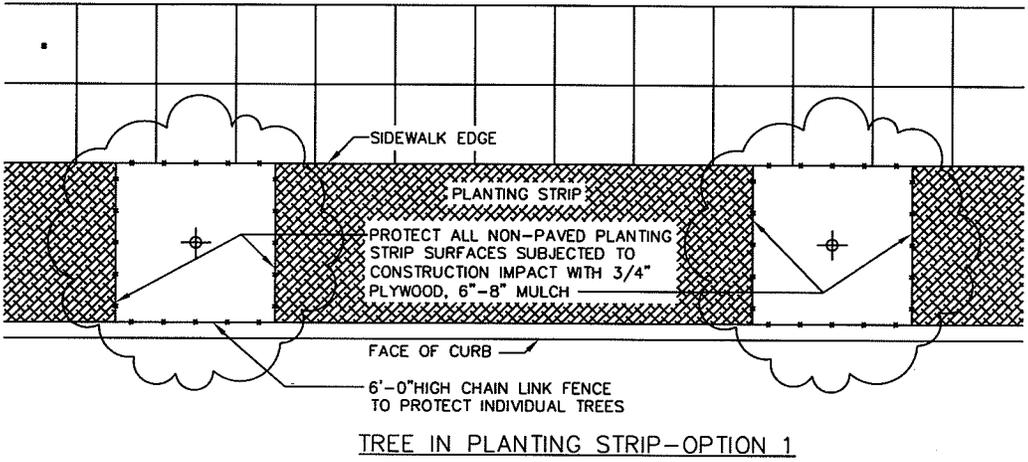
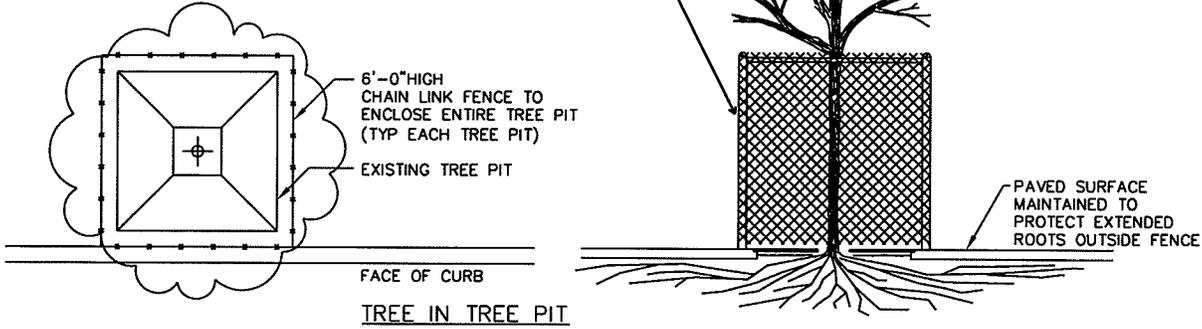
REALTY

Overlake Medical Office Building  
Materials Board

WILLINS  
CERMAN

DRAWING NUMBER	TP-3
SCALE	NTS
REVISION DATE	Draft
DEPARTMENT	ALL

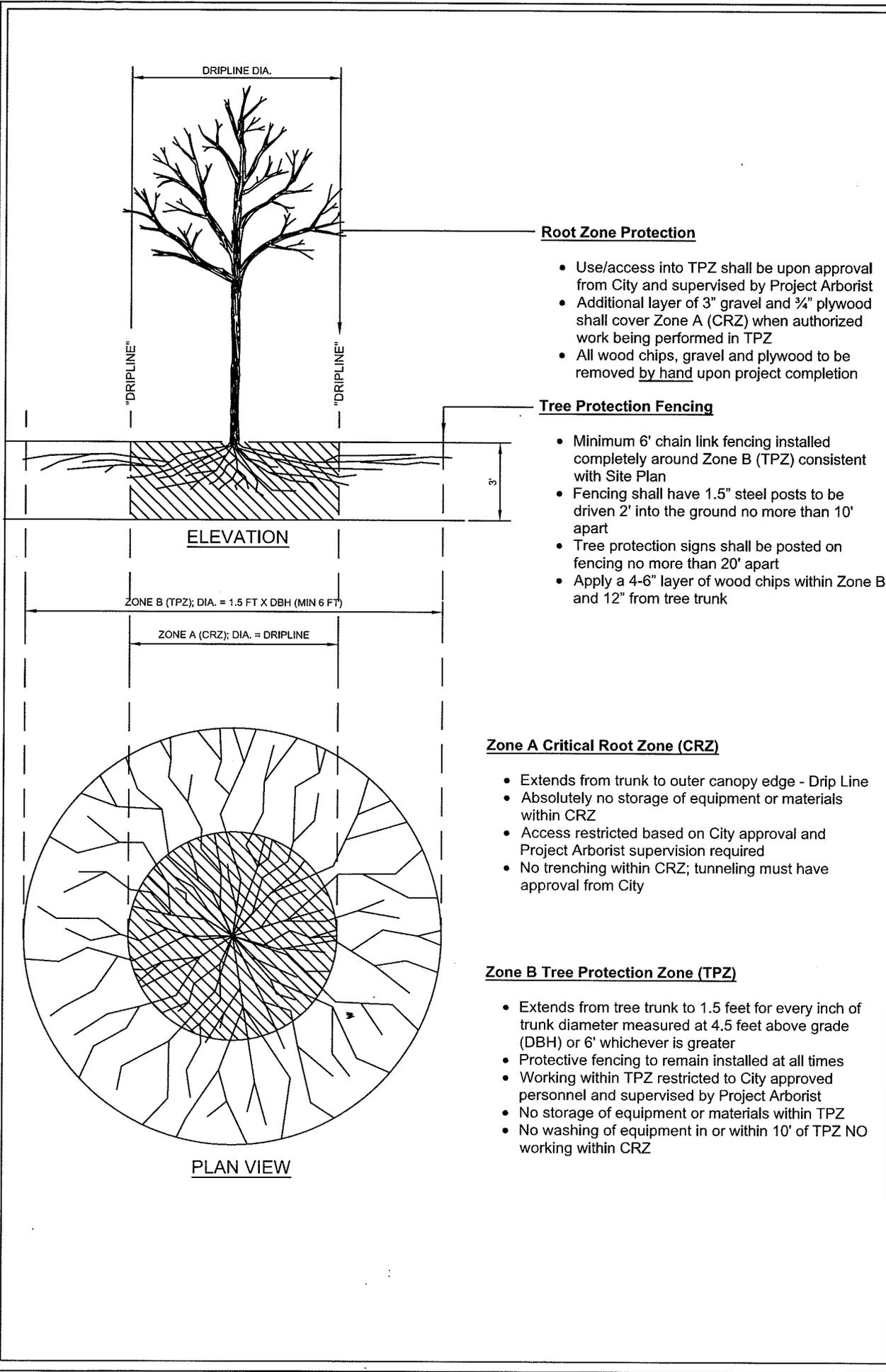
Install two tree protection signs per tree with one facing the toward public right-of-way and one facing away from right-of-way. See Tree Protection Signage detail # TP-4



TITLE : Street Tree Protection Standard

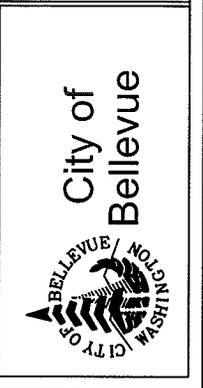


NOT TO SCALE



DRAWING NUMBER	TP-1
SCALE	NTS
REVISION DATE	Draft
DEPARTMENT	ALL

**TITLE : Tree Protection Procedures During Construction**



## Chapter 1 – Tree Protection During Construction

The purpose of this section is to identify management practices that should be employed at construction sites to guarantee successful tree and vegetation protection before, during, and through a lifetime of site use and maintenance. The City of Bellevue regulates and manages tree retention during development through the Land Use Code and the Clearing and Grading Code. Trees and vegetation are preserved for several reasons:

- To sustain both the function and value of vegetation assets.
- To enhance public safety by carefully maintaining the health of on-site vegetation and to reduce liability.
- To contain costs associated with site restoration.
- To reduce or avoid soil compaction and degradation.
- To avoid physical injury to existing trees.
- To avoid root injury to trees and other vegetation.
- To protect soils and hydraulic integrity of the entire site.
- To protect existing irrigation, utilities and underground drainage.
- To prevent sediment-laden and/or polluted runoff from entering drainage systems and water bodies (streams, wetlands, lakes).

### 1.2 Definitions

**Critical Root Zone (CRZ)** – The circular area around the base of a tree calculated as the distance to the furthest extent to the tree’s dripline.

**Development Project** - Any construction activity including demolition, grading, drainage improvements, new construction of main house or accessory structures, added square footage to existing main house or accessory structures, site preparation and landscaping.

**“Dial-Before-You-Dig”** — A statewide system is in place to allow contractors to locate underground utilities before construction. This contact is mandatory. The phone number is 1-800-424-5555.

**Diameter at Breast Height (DBH)** — The diameter of the tree trunk at four and one-half feet (or 54 inches) above natural grade level. The diameter may be calculated by using the following formula:  $DBH = \text{circumference at 4.5-feet} \times 3.14$ . To determine the DBH of multi-trunk trees or measuring trees on slopes, consult the current Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.

**Drip line** - The circular area around the base of a tree, as measured by the furthest lateral extent of the foliage.

**Injury** – Any action that is likely to cause permanent damage or death to a tree, such as: bruising, scarring, tearing or breaking of roots, bark, trunk, branches or foliage, herbicide or poisoning.

**Project Arborist** - A tree care professional retained by the owner for the purpose of overseeing on-site activity involving the welfare of the trees to be retained.

**Project Manager**— The person assigned to the construction project by the department or the contractor who is responsible for managing the overall project. Project management duties include schedule, budget, and related logistics, including construction site management.

**Root Buffer** — A temporary layer of material to protect the soil texture and roots. The buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, capped by a layer of 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top.

**Significant Tree** – A healthy evergreen or deciduous tree, eight inches in diameter or greater at four feet above existing grade. (Land Use Code 20.50.046)

**Soil Compaction** — The compression of soil particles that may result from the movement of heavy machinery and trucks, storage of construction materials, structures, paving, etc. within the tree protection zone. Soil compaction can result in atrophy of roots and potential death of the tree, with symptoms often taking 3 to 10 years to manifest.

**Soil Fracturing** - The loosening of hard or compacted soil around a tree.

**Street Tree** - Any tree growing within the street right-of-way, outside of private property.

**Temporary Erosion & Sedimentation Control (TESC)** — A system of best management practices on a construction site designed to prevent displacement of soil particles and remove eroded sediment from storm water.

**Tree Appraisal** - A method of determining the monetary value of a tree as it relates to the real estate value of the property, neighborhood, or community.

**Tree Protection Zone (TPZ)** – The circular area around a tree calculated as 1.5 feet of radius for every inch of DBH, or no less than 6 feet, whichever is greater that is required to be protected with a fenced enclosure.

**Tree Protection Fencing** — A temporary enclosure erected around a tree to be protected at the boundary of the tree protection zone. Tree protection fencing should consist of six 6 foot high chain link fence, mounted on two inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.

**Trenching** - Any excavation to provide irrigation, install foundations, utility lines, services, pipe, drainage, or other property improvements below grade.

**Vertical Mulching** - Auguring, hydraulic or air excavation of vertical holes within a tree's root zone to loosen and aerate the soil, to mitigate soil compaction.

**Warning Sign** — A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 8.5 x 11-inches and clearly state: “WARNING – Tree Protection Zone - This fence shall not be removed and any injury to this or these trees is subject to penalty according to BCC 14.06.100.”

### **1.3 Background**

Trees and vegetation can be impacted during construction in many ways and often times the damage is not seen for several months or even years after the construction is completed. Proper tree protection can benefit not only the tree by reducing stress during construction but also the developer and property owner by reducing long term costs associated with future maintenance. The cost of removing a tree killed by construction after development is far greater than the cost of protecting the tree during construction.

Common types of tree injuries that occur during construction may include:

- Mechanical injury to roots, trunk or branches
- Compaction of soil by storing of materials or equipment, which degrades the functioning of roots, inhibits the development of new roots and restricts drainage.
- Changes in existing grade which can cut or suffocate roots
- Alteration of the water table - either raising or lowering
- Changes in drainage patterns that promotes erosion or excessive accumulation of runoff
- Sterile soil conditions associated with stripping off topsoil
- Damage to roots from dumping of liquids or rinsing of construction equipment

Not all damage occurs to trees and vegetation during the actual construction of buildings or structures. Trees are often damaged during the landscaping phase after the heavy equipment and workers have left. Installing irrigation, applying topsoil and turf installation also causes damage to trees. All construction-related impacts can produce long-term maintenance problems that can be avoided by following the BMPs set forth in the remainder of this chapter.

Understanding that trees and vegetation are dynamic organisms, the City of Bellevue expects the project manager, the project arborist and the City staff to work cooperatively throughout the project to protect the health of the tree and consider the benefits and values that trees provide in all management practices. Any deviations from this BMP should only be performed with written consent from the appropriate city department and under supervision from the Project Arborist.

### **1.4 Best Management Practices**

#### **1.4.1 Pre-Construction Planning & Permitting Phase**

In preparation for new construction, the project manager will:

- Know and understand the development and building regulations concerning trees and vegetation in the area, including critical areas and clearing and grading regulations.
- Contact “Dial-Before-You-Dig” (1-800-424-5555) to locate any underground utilities onsite before construction begins.
- Ensure that irrigation and drainage systems are operable and adequate.
- Identify and protect natural water flows and drainage patterns and maintain vegetated buffers.

- Develop an erosion control plan and turbidity monitoring plan for projects near streams, wetlands and slopes.
- Consult the property owner or site manager(s) for site and maintenance history prior to finalization of site plans.
- Assign a project arborist. The project arborist shall be a qualified professional who has expertise in the evaluation and management of trees such as a Certified Arborist, a Registered Consulting Arborist, a Licensed Landscape Architect or a Certified Forester. The project arborist will be responsible for decisions related to vegetation on site before, during and after construction.

### **Tree Protection Plan**

The project manager shall submit a Tree Protection Plan (TPP) prepared by a project arborist that includes the following two elements:

**1. Inventory of the significant trees.** The project arborist shall conduct an inventory of all significant trees on the site and those on adjacent properties with drip lines extending onto the project site or within 15 feet, whichever is greater. The inventory shall include an inspection with the results being recorded in a tree table and a corresponding map. The minimum data required for each tree includes:

- A tree number to associate each tree to data in an inventory table
- Each tree shall be identified to species.
- The tree size described by DBH and canopy spread.
- The tree condition or any observed defects.
- A calculation of the total diameter inches of significant trees on the site along with an indication of the interior or perimeter location of the tree, if applicable to the proposed development type and tree retention regulations.
- The tree map shall show the location of the significant trees on the site with tree numbers corresponding to the tree inventory table.

**2. Description of tree protection and mitigation measures.** These measure will be implemented for all significant trees to remain on the project site per LUC 20.20.900. This element of the TPP shall include a map illustrating the following information (see Sample Tree Protection Plan Map TP-3): ➤

- Tree Protection Zones (TPZ) on the site. This shall be a radius around every tree of 1.5 feet for every inch of DBH or a minimum of 6 feet, whichever is greater. Any reduction of TPZ closer to the Critical Root Zone (CRZ) must be accompanied by mitigating measures and be approved in writing by the City of Bellevue. The TPZ may not be smaller than the CRZ. See standard detail TP-1.
- Proposed development improvements including utility connections and grade modifications.
- Staging areas, entry and exit routes for personnel and equipment.
- Irrigation and drainage systems to be protected from damage, unless system renovation is planned.

- Temporary erosion sediment control (TESC) measures and proposed clearing limits.

Associated with the map will be a written plan of expected tree protection techniques that will be used on the project as per the Land Use Code and the Clearing and Grading Code (see standard details). The plan should also include a timetable for project team meetings and the schedule for the project arborist monitoring.

Finally, if required by the City of Bellevue, the plan will have a calculation of appraisal amounts to be collected by the City as an assurance device in the form of a deposit equal to the tree appraisal value of all protected trees as determined under the methods described in the Guide for Establishing Value of Trees and Other Plants, published by the International Society of Arboriculture.

#### **1.4.2 Pre-Construction Site Preparation Phase**

Prior to beginning construction activities the project arborist will supervise and verify the following tree protection measures are in place and comply with the approved TPP:

- Clearing limits and tree protection shall be clearly staked on the project site to be verified and approved by the City's clearing and grading inspector at the required preconstruction meeting.
- A 6-inch layer of coarse mulch or woodchips is to be placed in the Tree Protection Zone (TPZ) of the protected trees. Mulch is to be kept 12 inch from the trunk.
- Any trees that have been identified for removal can occur prior to installation of tree protection fencing with written approval from The City and under direction of the project arborist.
- Tree Protection Fencing of 6 feet chain link fencing shall be installed around the TPZ of protected tree(s). Fence posts shall be 1.5 inches in diameter and are to be driven 2 feet into the ground. The distance between posts shall not be more than 10 feet. In instances where the TPP has identified a need for temporary modifications to the TPZ, movable barriers of chain link fencing secured to cement blocks may be substituted for "fixed" fencing. The fence may not be moved without authorization from the City Staff, in accordance with the approved TPP..
- Tree protection fencing shall have a warning signs prominently installed on each fence at 20-foot intervals. The sign shall follow the approved tree protection sign format presented in the standard details and be a minimum 8.5-inches by 11-inches in size. See standard detail TP-4.
- Should temporary access into the TPZ be approved, an additional 3 inch layer of gravel and ¾ inch plywood shall be placed over the CRZ.
- Entry and exit routes shall be established and fenced off with chain link or construction fencing.

#### **1.4.3 Construction Phase**

During the Construction phase, the project arborist should inspect the site on a regular basis to ensure the TPP is being adhered and report any conflicts or deviations to the City of Bellevue Clearing and Grading Inspector. The project arborist also needs to be available at the site to monitor construction activities that require encroachment within the TPZ, such as grading or trenching. It may also be necessary to have other key project team members available to monitor

these activities. During construction, situations may require a variance from the TPP. All variances from the TPP should be approved in writing by the City.

The Clearing and Grading Inspector and project arborist shall instruct construction personnel that the following conditions shall be avoided:

- Allowing run off or spillage of damaging materials into the approved TPZ.
- Storing construction materials, portable toilets, stockpiling of soil, or parking or driving vehicles within the TPZ.
- Discharging exhaust into foliage.
- Securing cable, chain, or rope to trees or shrubs.
- Trenching, digging, tunneling or otherwise excavating within the CRZ or TPZ of the tree(s) without first obtaining authorization the City and under direct supervision from the project arborist.
- Any damage due to construction activities shall be reported to the project arborist and City Staff within six hours so that remedial action can be taken.

The City staff and project arborist shall provide periodic inspections during construction. Four-week intervals are recommended should be sufficient to assess and monitor the effectiveness of the TPP and to provide recommendations for any additional care or treatment. More frequent inspections may also be required based on the approved TPP.

The following best management practices should be followed and conducted under the supervision of the project arborist:

- Only excavation by hand or compressed air (air spade) shall be allowed within the TPZ of trees. Machine trenching shall not be allowed.
- In order to avoid injury to tree roots, when a excavating or trenching at the edge of the TPZ and roots less than 2 inches are encountered , the roots on the wall of the trench adjacent to the trees shall be hand trimmed, making clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be back-filled within 24 hours. Where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet.
- Where roots 2 inches or larger are encountered along the TPZ boundary, they shall be reported immediately to the project arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. All exposed roots are to be protected with dampened burlap.
- Where possible route pipes outside of the TPZ of a protected tree to avoid conflict with roots.
- Where it is not possible to reroute pipes or trenches, the contractor shall bore or tunnel beneath the TPZ of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering “feeder” roots. All boring equipment must be staged outside of the TPZ.

- All grade changes adjacent to the TPZ of a significant tree shall be supervised by the project arborist. Cuts or Fills of soil that are adjacent to the TPZ will have a retaining wall system designed in consultation with the project arborist and approved in writing by City Staff. Retaining walls must also comply with the Clearing and Grading Code (Bellevue City Code 23.76).
- The project arborist shall be responsible for the preservation of the designated trees. Should the project manager fail to adhere the specifications in the TPP, it shall be the responsibility of the project arborist to report the matter to City Staff as an issue of non-compliance within 24 hours of discovery.

Additionally, it is the responsibility of the Project Manager to ensure compliance with the following activities:

- Construction shall be monitored regularly to ensure compliance with TPP. Work shall be stopped if tree protection BMPs are not being followed by the contractor.
- Cement washout pits and chemical holding areas shall be located away from TPZs, all critical areas and critical area buffers.
- Contractor parking and material storage shall be limited to already impacted areas away from TPZs.
- Site offices and equipment shall not encroach into TPZs.
- Refueling and maintenance areas shall be kept away from trees, native soils, water bodies and drainage systems. Fuel spills will not be tolerated on construction sites. If pollutants leak or are discharged into a water-body, the City of Bellevue Clear and Grade Inspector, as well as the Department of Ecology shall be contacted.
- To the extent possible, construction equipment shall be kept away from all onsite vegetation, especially those within designated protection areas.
- TESC implementation, maintenance, and removal shall follow City of Bellevue regulations.

#### **1.4.5 Post-Construction**

The Post-Construction Phase does not end when the equipment leaves and the new tenants move in. Important follow-up monitoring of the protected trees will help ensure their survival and identify signs of early stress.

The applicant shall arrange with the project arborist for the long-term care and monitoring of preserved trees completing post-construction tree maintenance, including pruning, mulching, fertilization, irrigation, and soil aeration where necessary. The following activities shall occur as prescribed by the project arborist in the TPP's post-construction phase:

- As part of site cleanup, all soil and root protection material shall be removed, by hand. All soil and root protection material such as wood chips, gravel and plywood are to be removed where present. With approval from the project arborist, wood chips may remain on site even in the TPZ area, if desired.
- The project manager shall provide for remediation of any compacted soil by methods such as aeration or vertical mulching.

- The project manager shall provide for the application at least 1 inch of water per week by deep watering in the absence of adequate rainfall.
- The trees shall be fertilized with slow released phosphorus, potassium, calcium, magnesium, and other macro- and micro-nutrients as indicated by a soil test
  - The project arborist should wait at least one year before prescribing any nitrogen.
  - Fertilize lightly with slow release nitrogen after 1 year, and then make annual light nitrogen applications for the next 3 years.
- Inspect trees annually for at least 3 years after construction to look for changes in condition, signs of insects or disease, and to prescribe maintenance needs.
- Remove trees that are badly damaged or are in irreversible decline as determined by the City Staff and the project arborist.
- Continue to monitor and protect not only the large, established trees on the site but also those newly planted in the landscape as per LUC 20.20.520K.
- Provide annual inspection reports to the City for a minimum of three years, unless an extended timeline is required by the City.

#### 1.4.6 Mitigating Tree and Infrastructure Conflicts

Conflicts may occur when tree roots grow adjacent to paving, foundations, sidewalks, or curbs (hardscape). Improper or careless extraction of these elements can cause severe injury to the roots and instability or even death of the trees. The following alternatives must first be considered before root pruning within the TPZ of a tree:

- **Removal of Pavement or Sidewalk:**  
Removal of existing pavement over tree roots shall include the following precautions: Break hardscape into manageable pieces with a jackhammer or pick and hand load the pieces onto a loader. The loader must remain outside the TPZ on undisturbed pavement or off exposed roots. Do not remove base rock that has been exploited by established absorbing roots. Apply untreated wood chips over the exposed area within one hour, then wet the chips and base rock and keep moist until overlay surface is applied.
- **Replacement of Pavement or Sidewalk:**  
An alternative to the severance of roots greater than 2- inches in diameter should be considered before cutting roots. If an alternative is not feasible, remove the sidewalk, as stated above, cut roots with a sharp, clean saw, as approved by the project manager or Urban Forester and replace sidewalk using #3 dowels at the expansion joint if within 10-feet of a street tree. Use wire mesh reinforcement if within 10-feet of the trunk of a tree. Note: Any work in the right-of-way requires a ROW usage permit from the Transportation Department.
- **Alternative methods to prevent root cutting:**
  - Grinding a raised sidewalk edge.
  - Ramping the walking surface over the roots or lifted slab with pliable paving.
  - Routing the sidewalk around the tree roots.
  - Install boardwalk, flexible paving, or rubberized sections.

- **New sidewalk or driveway design** should consider alternatives to conventional pavement and sidewalk materials. Substitute permeable materials for typical asphalt or concrete overlay, sub-base or footings to consider are: permeable paving materials (such as ECO-Stone or RIMA pavers), interlocking pavers, flexible paving, wooden walkways, and brick or flagstone walkways on sand foundations.
- **Avoid tree and infrastructure conflicts and associated costs by the following planting practices:**
  - Plant deep rooting trees that are proven to be non-invasive.
  - Over soil that shrinks and swells, install a sidewalk with higher strength that has wire mesh and/or expansion slip joint dowel reinforcement.
  - Fracture soil with an air spade and backfill with sand prior to planting to promote deep rooting and improved drainage.
  - Install root barrier only along the hardscape area of the tree and allow roots to use open lawn or planter strip areas.
  - Dedicate at least 10-linear feet of planting space for the growth of each tree.
  - Provide a dedicated irrigation system or zone for the tree, so the trees do not have to compete and are not dependent on the turf and shrub irrigation.
  - Avoid planting trees over underground drainage systems where root intrusion will impede function of the system.
- **Alternative Base Course Materials:**  
When designing hardscape areas near trees, the project architect or engineer should consider the use of recommended base course material such as an engineered structural soil mix. An approved structural soil mix will allow a long term cost effective tree and infrastructure compatibility that is particularly suited for the following types of development projects:
  - repair or replacement of sidewalk greater than 40-feet in length;
  - planting areas that are designed over structures or parking garages;
  - confined parking lot medians and islands or other specialized conditions as warranted.

## 1.5 Training

- The project arborist should provide training to all construction personnel to ensure they understand all tree protection during construction site BMPs.
- The construction supervisor and architect should have current training and education dealing with tree protection during construction site management. This training should include topics regarding protecting trees and erosion control on construction sites.
- Project arborists should receive training in appraising and evaluating tree and plant damage according to literature or courses endorsed by the International Society of Arboriculture.

# **WARNING**

## **TREE PROTECTION ZONE**

- Removal of this fence and any injury to the trees is a violation of **BCC 20.20.900 & BCC 23.76** and will result in suspension of development permit.
- No grade change, storage of materials, vehicles or equipment is permitted within this tree protection zone.
- No unauthorized entry.
- Authorization from the City of Bellevue must be obtained to modify or remove this fence. Contact Bellevue Clearing and Grading at 425-452-2019.

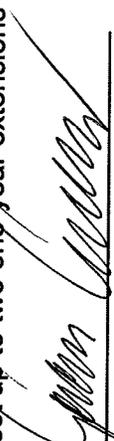
Permit # \_\_\_\_\_



## **CERTIFICATE OF CONCURRENCY**

### **OVERLAKE MEDICAL OFFICE BUILDING**

This certificate documents the Transportation Department Director's decision that the development project at 1231 116<sup>th</sup> Avenue NE (Design Review File No. 09-102901 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 558 p.m. peak hour trips to this project, subject to Process II appeal of either the concurrency determination or the Design Review decision. A building permit application (File No. 09-114174 BB) was filed for the project on May 29, 2009, and deemed complete on June 11, 2009. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.F). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100.E).



\_\_\_\_\_  
Director, Transportation Department

\_\_\_\_\_  
Date

Certificate No. 55