DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Soma Towers, LLC

LOCATION OF PROPOSAL: 258 and 288 106th Avenue NE

DESCRIPTION OF PROPOSAL: Phased development of a mixed-use residential project with two towers, 21 stories and 18 stories in height, over a three level podium with 26,281 square feet of retail, restaurant and service uses on the first two levels, 266 residential units, including 34 affordable units (10% FAR), over five levels of underground parking for 395 vehicles on a 0.91 acre zoned DNTN-MU.

File Number: **10-121379-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 Development Services Section. This information is available upon request.

☐ There is no comment period for this DNS

☒ 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 June 2, 2011.

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment from the date below. Comments must be submitted by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

Carol V Helland 5-19-2011

Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	**Soma Towers**
Proposal Address:	258 and 288 106th Avenue NE
Proposal Description:	Phased development of a mixed-use residential project with two towers, 21 stories and 18 stories in height, over a three level podium with 26,281 square feet of retail, restaurant and service uses on the first two levels, 266 residential units, including 34 affordable units (10% of FAR), over five levels of underground parking for 395 vehicles on a 0.91 acre zoned DNTN-MU.
File Number:	**10-121379-LD**
Applicant:	SOMA Towers, LLC
Decisions Included:	Design Review & SEPA Determination (LUC 20.35.200)
Planner:	Kenneth A. Thiem, 425-452-2728
State Environmental Policy Act Threshold Determination:	Determination of Non-significance (DNS)

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions
Michael A. Brennan, Director
Development Services Department

By: Carol V Helland
Carol V. Helland, Land Use Director

Application Date:	09-20-2010
Notice of Application Date	09-30-2010
Notice of Decision Date:	05-19-2011
Appeal Deadline:	06-02-2011
Vesting Expiration:	06-02-2021

For information on how to appeal this decision, visit the Development Services Center at City Hall, 450 110th Avenue NE, or call (425) 452-6800. Comments on State Environmental Policy Act Determination can be made with or without appealing the proposal within the noted comment period for the SEPA determination. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for appeal of the decision.

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C Street Tree Planting Specifications
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E Stepback Intrusion Drawings
F Environmental Checklist
G Affordable Housing Floor/Plans
H Project Plans

I. REQUEST & REVIEW PROCESS

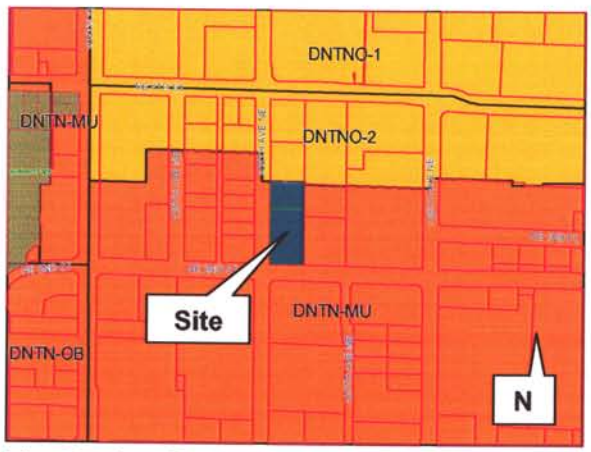
A. Request:

The applicant requests Design Review approval with SEPA review for phased development of a mixed-use residential project with 266 residential units, including 34 affordable units, over a three level podium with 26,281 square feet of retail, restaurant and service uses on the first two levels over five levels of underground parking for 395 vehicles on a 0.91 acre zoned DNTN-MU.

B. Review Process

Design Review and SEPA review are Process II decisions. The SEPA Determination is issued by the Environmental Coordinator. The Design Review decision is issued by the Director. Any appeals of a Process II decision are heard and decided by the Hearing Examiner. Note: underlined text identifies a related condition of approval in Section XI of this report.

II. THE EXISTING SITE: ZONING, LAND USE CONTEXT & DESCRIPTION



A. Zoning

The site includes the two parcels shown at left. All of the proposed uses are allowed in the DNTN-MU zone.

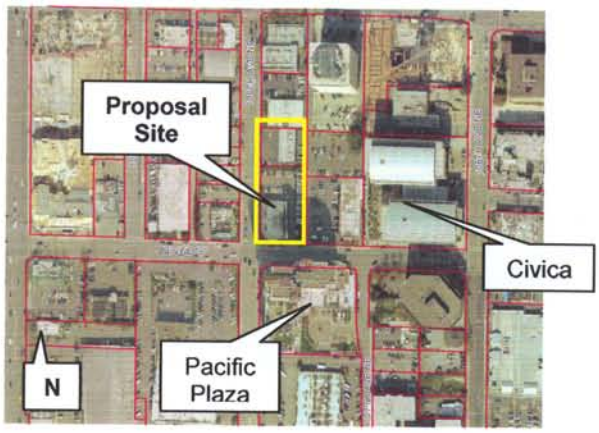
B. Land Use Context

The site is located in Downtown, in the City Center South District. It is bounded by 106th Avenue NE to the west, NE 2nd Street to the south, a private alley to the east and a small office building to the north. The abutting rights-of-way are designated "D" per The Design Guidelines: Building/ Sidewalk Relationships. The boundary between two lots must be adjusted through a Boundary Line Adjustment to coincide with the proposed phasing and a Single Site Agreement must be completed by the applicant. The zoning/uses surrounding the site are:

North: DNTN-02; two-story office building with surface parking;
East: DNTN-MU; one story retail/restaurant uses, Civica immediately beyond;
South: DNTN-MU, Pacific Place residential tower, commercial uses at the base;
West: DNTN-MU, one-story retail and restaurant uses with surface parking.

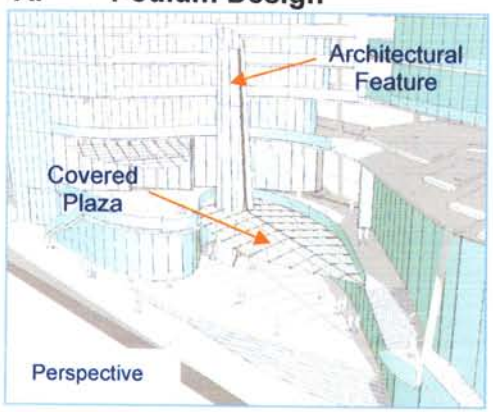
C. Description

The proposal site and surrounding properties are shown at right. The site is slightly under one acre with approximate dimensions of 135 feet, east-west and 305 feet north-south. The site slopes at 4% north-south, from elevation 120 along the northern boundary to elevation 108 along the southern boundary, and at about 9% east-west, from elevation 120 along the eastern boundary to elevation 108 along the western boundary.

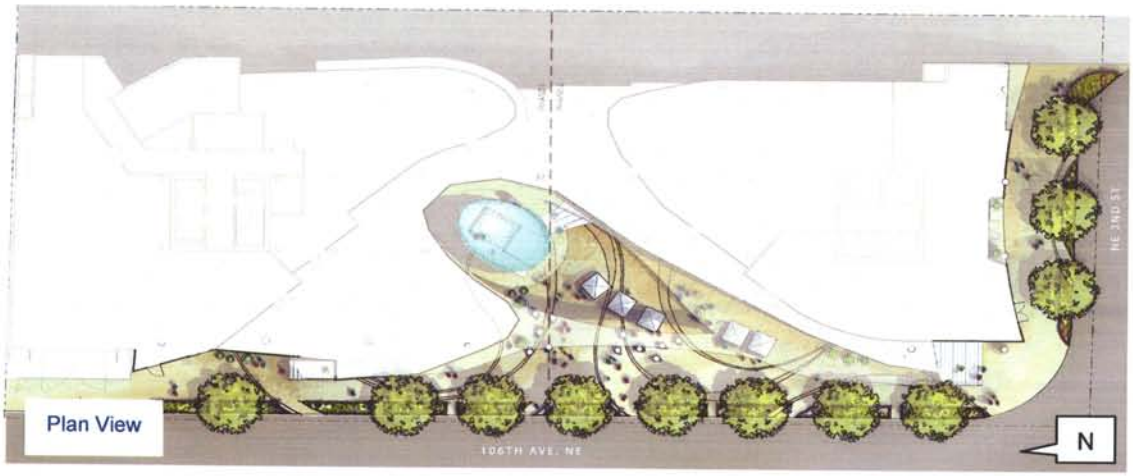


III. PROJECT DESCRIPTION / DESIGN INTENT

A. Podium Design



The podium walls curve inward toward the center of the building from the western side, producing an organic-shape void for an at-grade plaza. Tenant spaces next to the plaza include a string of glass doors to facilitate the merging of interior and exterior environments. A primary feature of the plaza is a five story tower with a conical shape and glazed exterior. The tower contains an elevator and circular stairway connecting the main level and parking level one. Activation of the second level retail is enhanced by stair-way connections from the public sidewalk and a stairway/elevator connection from the alley.



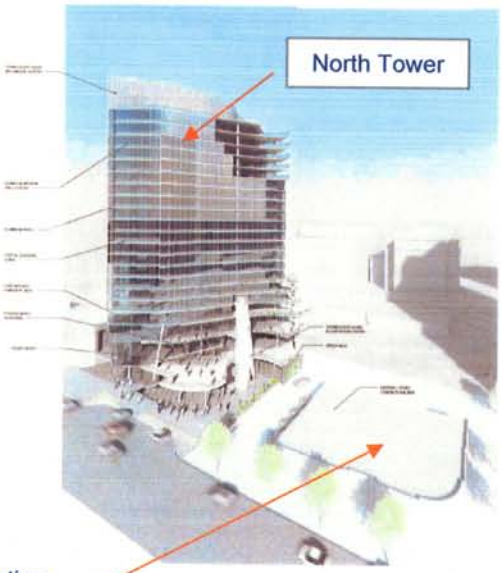
All parking for both residents and visitors is below grade, with a single point of access off of 106th Avenue NE, near the northwestern corner of the building. Access to the loading and refuse areas is from the alley. During phase I, egress for the restaurant at the corner will continue to NE 2nd Street and be restricted to right turns only. The required street trees are proposed along each frontage.

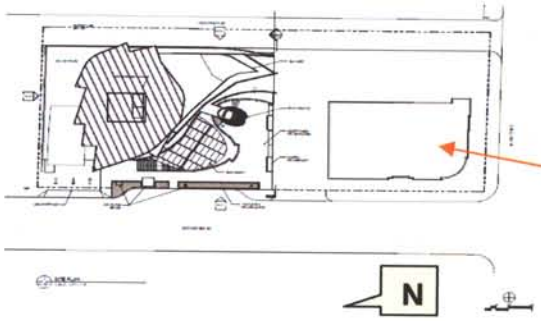
B. Tower Design

The towers design concept combines straight lines, saw-tooth and serrated forms and flowing curves. Window walls juxtapose structural mass and void, which will produce reflected light and color against a backdrop of mass and shadow. Small tower floor plates, particularly at the upper levels, will provide sufficient tower separation between the towers. All rooftop mechanical equipment is to be screened from the side by extending the window wall system a maximum of 15 feet past the rooftop, and from above by a structural grid that supports an array of photovoltaic panels.

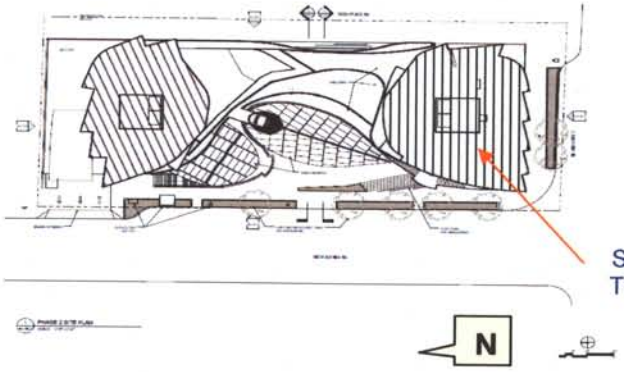
C. Phased Development

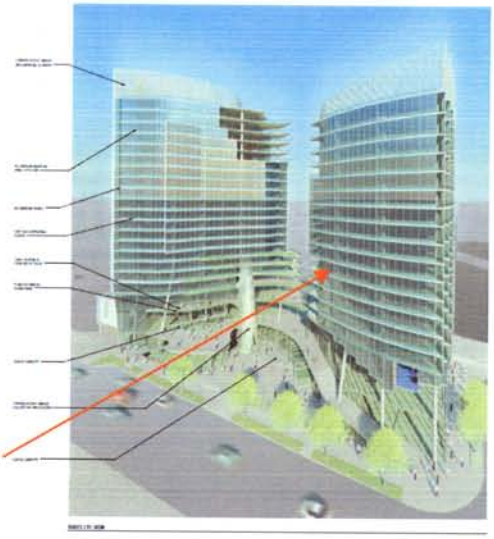
Phase I includes the north tower, north half of the garage, and leaving the existing corner building intact except for a surface parking reduction and tenant improvement for the restaurant use. These changes will leave a 20-stall deficit for the future use. <u>To meet the restaurant's 55-stall parking requirement, 20 stalls are required to be leased during construction</u>. When Phase I construction is complete, a 28 stall surplus in the garage will be available to the restaurant guests.





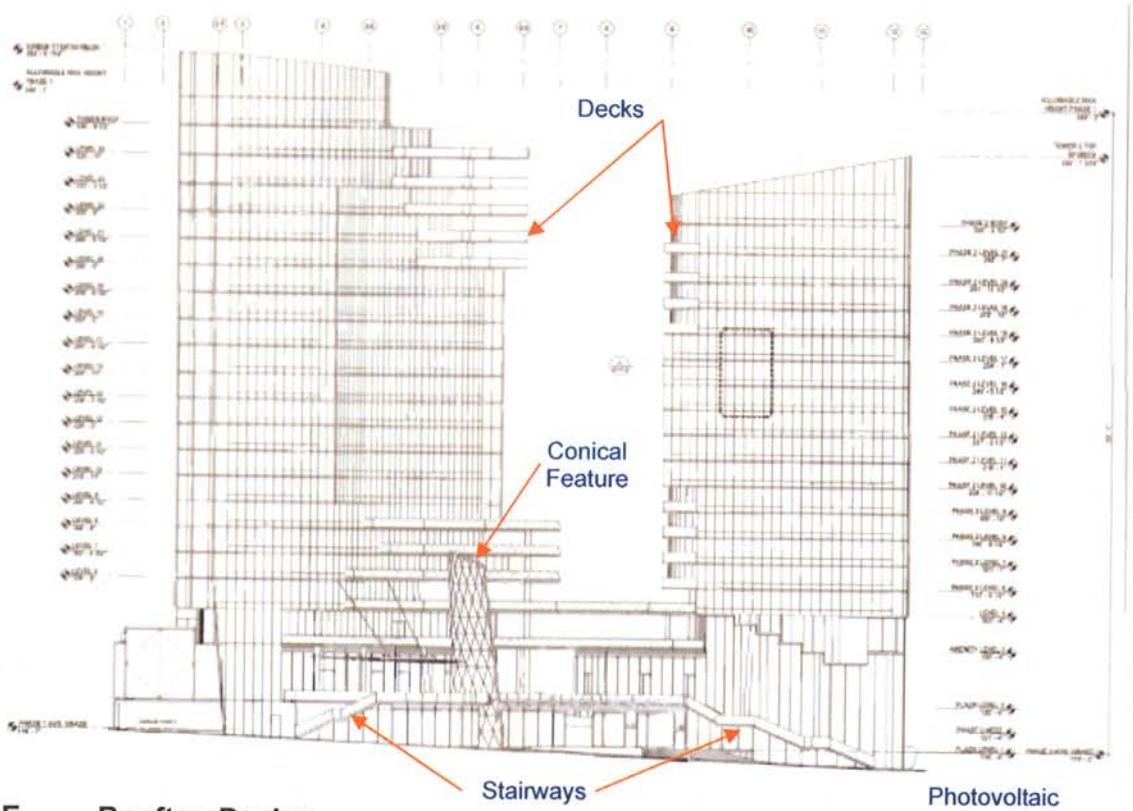
Phase II includes the south half of the project, including garage, podium, tower and frontage improvements.





D. Project Design

The building elevation drawing below shows the major above-grade elements of the proposed project as seen from 106th Avenue NE, including a three-story podium and two residential towers. Retail and service uses are proposed on the first two levels. Amenity spaces for the residents are proposed on the third level of the Phase I tower. The towers are 21-stories and 18-stories in height. Each building includes fully enclosed rooftop mechanical equipment. Exposed concrete decks will help break up the building mass and provide visual relief to the glazed window wall system.



E. Rooftop Design

The screening concept for the rooftop mechanical equipment is shown at right. The proposed window wall system extends a maximum of 15-feet beyond the highest habitable floor to fully screen the equipment from all sides. Screening from above is accomplished with a structural system that supports an array of photo voltaic panels, represented by the dark pattern on the rooftop. Energy generated by the panels will be used in the common areas.

F. Building Envelope Design

The building envelope includes saw-tooth and serrated forms, flowing curves, exterior wall offsets and recessed areas. These elements help modulate and articulate the envelope. There are four recessed deck areas off of four common areas (two per tower). The decks are separated from occupied common area by rated doorways. The decks are unheated but include operable windows to extend their usefulness during fall and spring seasons. These spaces do not count toward the FAR. To comply with IFC and IBC requirements the decks must include sprinkler protection, visible fire notification (a "strobe" that can be seen from the deck but may be located in the occupied space), and a drainage system.

The podium includes large decks, similar to the decks proposed at the upper levels of each tower. These decks include overhead glazing to provide wet weather protection and increase their usefulness during the spring and fall. The transitory nature of these spaces will increase visual interest and help break down the scale of the project. The building exterior is primarily a window-wall system. Ground level walls abutting the plaza include a string of glazed doorways for unobstructed movement and visual access between interior and exterior. Activation of the public sidewalk is provided for by pedestrian-oriented uses on the first and second levels. The proposed Basic FAR Amenity package includes an active recreation area, media viewing room and social gathering room for the residents. Additional amenities include a covered plaza, covered decks at the second level and underground parking.

Refuse/Recycling: The proposal includes a refuse/recycling area for each tower. These areas are located inside the garage and accessible from the alley, hidden from public streets and areas. The size, location and access to these areas meets Allied Waste's requirements, and the hauler confirmed this in writing (Attachment D).

IV. CONSISTENCY WITH THE LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions

1. Use

Residential and retail uses are permitted outright in the DNTN-MU zone.

2. Table 1: Dimensional Requirements

The proposal meets the general dimensional requirements, as noted below.

Item	Basic Permitted Required	Phase I	Phase II	Total/Max.	Comments/Conditions
Project Area (SF)	No min./max.	20,692 SF	18,964 SF	39,656 SF	Lots must be consolidated or covered by a Single Site Agreement.
Building Height	200-ft.	230-ft.	170-ft.	230-feet	Minus 15' for rooftop mech. equip. Plus 30' (15% for architecturally integrated roof top mechanical equip.
Floor Area Ratio (FAR)	5.0 (plus 0.75 increase w/ affordable housing bonus)	5.4	5.6	5.5	Meets requirement with 34-affordable units, or a 10% FAR increase.
FAR Transfer by Phase	Up to 25% floor area	-2100 SF	+ 2100 SF	2,100 SF	Meets LUC 20.25A.030
Gross Floor Area (GFA)	No min.	165,731 SF	150,611 SF	316,342 SF	Excludes vertical shafts, stairwells, balconies, etc.
GFA for FAR (without 10% Afford-able hous'g bouns)	198,280 SF	103,460 SF	94,820 SF	198,280 SF	Equals GFA minus parking & mech. floors area, afford-able bonus and exempt ret..
10% FAR Increase for Affordable Housing.	19,828 SF	8,246 SF	11,706 SF	19,828 SF	LUC 20.20.128 allows up to 15% FAR increase with Affordable housing
Total GFA for FAR	218,108 SF	111,706 SF	106,402 SF	218,108 SF	Total includes affordable Housing
Exempt Retail Floor Area per (100 % of 1st floor + 50 % of 2nd floor)	39,656 SF (1.0 FAR)	14,124 SF (10,022 SF + 4,102 SF).	12,157 SF (8,684 SF + 3,473 SF)	26,281 SF (0.66 FAR)	Meets decision criteria and Building/Sidewalk Design Guidelines of 20.25A.020B.7
Flr. Area per Flr. Above 40 Ft.	20,000 SF	5,636 max.	5,595 max.	12,000 SF	Meets requirement
Flr. Area per Flr. Above 100 Ft.	12,000 SF	5,636 max.	5,595 max.	12,000 SF	Meets requirement
Lot Coverage	100%	100%	100%	100%	Meets requirement
Building Setbacks 106th Ave. NE NE 2rd Street North Side, (side) East Side (rear)	 0' from back SW 0' from back SW 0/20' 0/20'	 0-ft. 0-ft. 0-ft,>40'-20' 0-ft.>40'-12'	 0-ft. 0-ft. 0-ft,>40'-20' 0-ft.>40'-12'	 0-ft. 0-ft. 0-ft",>40':15' 15'-0",> 40':20'	Intrusion into building stepback above 40' in height along eastern boundary meets LUC 20.25A.020.B.
Sidewalk Widths 106th Ave. NE NE 2rd Street	 12-feet 12-feet	 12-feet 12-feet	 12-feet 12-feet	 12-feet 12-feet	Meets requirement, in-cluding 4' planting strip along each frontage.
Street Trees: 106th Avenue NE: NE 2nd Street:	Worplesdon Sweet-gum, 3" caliper.	Worplesdon Sweet-gum, 3" caliper	English Oak, 3" caliper.	Worplesdon Sweet-gum, 3" caliper.English Oak, 3" caliper.	Meets requirement. Main-tenance Assurance Device req'd before TCO

3. TABLE 2: Parking Requirements

The proposal meets the parking and loading requirements, as documented below.

Parking per Use	Min. / Max. Parking Ratios	Phase I Min. Req'd Stalls	Phase II Min. Req'd Stalls	Total Proposed Stalls	Comments/ Conditions
Residential Units **Phase I:** 142 **Phase II:** 124 **Total:**	1-stall/unit 2-stalls/unit	142	124	326 stalls	Meets requirement
Retail (mixed dev) **Phase I:** 5,580 NSF **Phase II:** 12,630 NSF **Total:**	2/1000 NSF/ 4/1000 NSF	11	25	62 stalls	Meets Requirement
Restaurant **Phase I:** 4,000 NSF **Phase II:** 3,000 NSF **Total:**	10/1000 NSF/ 20/1000 NSF	40	30	84 stalls	Meets requirement
Exhibition Hall **Phase I** 3,388 NSF **Phase II** 0 NSF **Total:**	1.5/2/1,000 NSF	5 stalls	0 stalls	7 stalls	Meets Requirement
General Office **Phase I:** 5,258 NSF **Phase II:** 0 NSF **Total:**	2.5-3/1000 NSF	14 stalls	0 stalls	14 stalls	Meets Requirement
Req'd park'g for each phase & grand total		212 stalls	179 stalls	493 stalls	
Total req'd parking after 20% reduction for shared parking		0.20 x 212 = 42 stalls. 212 - 42 = **170 stalls**	0.20 x 179 = 36 stalls. 181 – 36 = **145 Stalls**	**315 stalls**	
Proposed Stalls **Phase I** **Phase II** **Grand Total**		**198 stalls**	**197 stalls**	**395 stalls**	Meets req'ment w/ 47 stall surplus after 20% reduction for shared parking.

4. TABLE 3: Compact, Barrier-free & Loading Requirements

The proposal meets the compact, barrier-free and loading requirements, as summarized below.

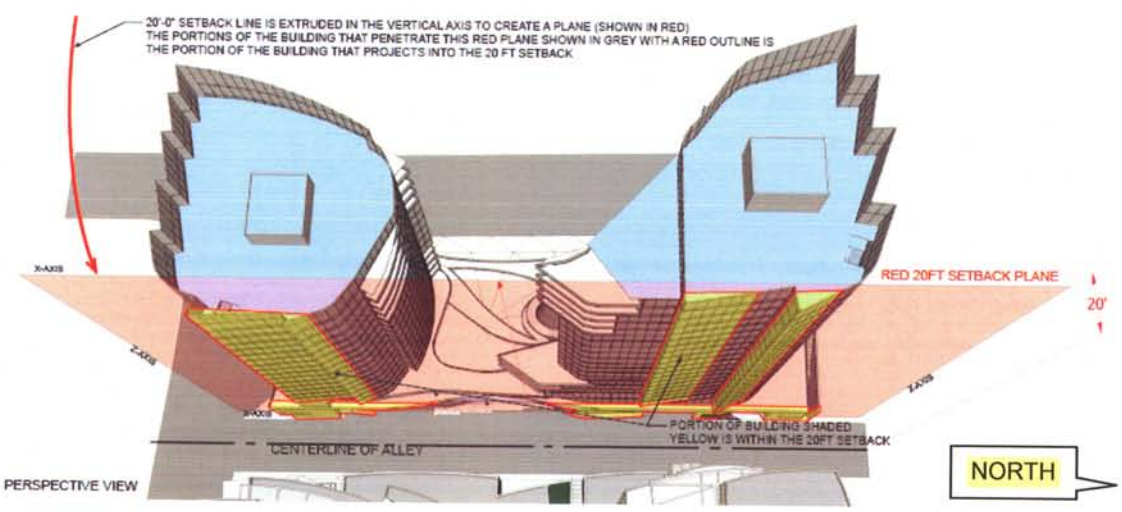
Item	Required/ Permitted Parking Ratios	Phase I Compact Stalls	Phase II Compact Stalls	Total Proposed Compact Stalls	Comments/ Conditions
Compact Stalls **Phase I** **Phase II**	0% Required, 65% Permitted	128 stalls (64.8%)	128 stalls (64.8%)	256 stalls	Meets req. See plans for parking layout + dimensions.
Accessible Stalls **Phase I** **Phase II**		5 stalls (plus 2 van accessible stalls)	6 stalls, (plus 2 van accessible)	15 (including 4 van accessible stalls)	Meets Requirement

Item	Required/ Permitted Parking Ratios	Phase I Min. Req'd Stalls/Areas	Phase II Min. Req'd Stalls/Areas	Total Proposed Stalls	Comments/ Conditions
Loading Area	Minimum of 10-ft. wide by 55-feet deep LUC 20.20.590.k.4	One loading area meeting LUC 20.20.590.K.4	One loading area meeting LUC 20.20.590.K.4	One loading area meeting LUC 20.20.590.K.4	Meets Requirement
Refuse/Recycle (RR) Area	Required R/R area is1.5 SF per unit (99 SF), and 5 SF per 1000 GSF for retail uses (132 SF), or 231 SF for entire project.	One R/R area meeting LUC 20.20.725	One R/R area Meeting LUC 20.20.725	One R/R area per phase Meeting LUC 20.20.725	Meets LUC and Allied Waste Requirements

B. Exceptions to Dimensional Requirements

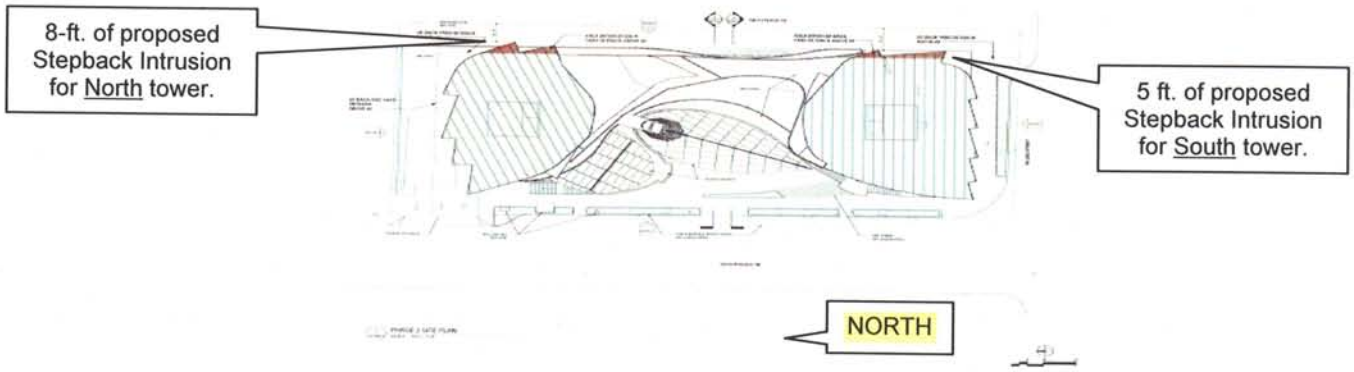
1. Setback/Stepback Exceptions

A 20-foot façade stepback is required above 40-feet in height from the site's side (N) and rear (E) property lines per LUC 20.25A.020.B.2. The proposal meets the stepback requirement from the northern boundary, and includes a request to modify the required stepback from the eastern boundary. The drawing below shows the maximum proposed stepback intrusion for each tower: 8-feet for the north tower and 5-feet for the south tower. The required stepback line is shown graphically by the mauve color plane that cuts through the two buildings. The areas of intrusion are shown graphically by the green areas that extend beyond the plane with a reddish hue. The extent of each intrusion is as noted above. In both cases, the volume of the intrusion is minimized by angular, or saw tooth form, as shown below.



The site immediately east of the alley is currently <u>not</u> developed as suggested by the sliver of an image above. This part of the image is intended to show the relationship between the proposed intrusion and possible future development on the site to the east. Additional images on possible development concepts for this site

are included in the project file. The plan-view image below shows the extent of the proposed stepback intrusion in a reddish hue. The proposed intrusion is a modulated, saw tooth form that will help minimize the visual extent of the intrusion. The decision criteria for review and approval of a stepback intrusion are contained in Section IX of this report.



2. FAR Increase

The Land Use Code allows the FAR to be increased up to 15% through the provision of affordable housing (LUC 20.20.128.B.1). The proposed affordable units include a range of housing types on different levels of the building. The proposal includes 34 affordable units totaling 19,828 SF. The proposed affordable square footage represents a 10% increase in the maximum permitted FAR (5.0). Related information on number of units and their square footage is provided above in Table I: Dimensional Requirements. The affordable unit plans and floor levels on which they are proposed are provided in Attachment H.

C. Special District Requirements

1. FAR Amenity System Requirements

A summary of the Basic FAR amenity package is provided below for each phase. The Basic FAR amenity package must equal 20% of the Project area in square feet times the Basic FAR permitted for a nonresidential building. For Phase I the calculation is: 0.20 X 20,692 X 0.5 = 2,069 points (SF). Phase I includes 19,000 Basic Amenity points, exceeding the requirement by 16,931 points. The maximum FAR for residential uses in the DNTN-MU zone is five times the site area. Affordable housing and pedestrian-oriented retail meeting the applicable requirements are excluded from the FAR.

Table 1: Bonus Amenity Area Earned for Phase I

Project Area	**20,692 SF**
GFA for FAR for Phase I (excludes 9,180 SF of retail/restaurant & 34 affordable housing units totaling 10,346 SF or 10% of permitted FAR.	**103,460 SF**
Basic Permitted Floor Area (Project Limit X Basic FAR)	**41,384 SF** (20,692 X 2.0 = 41,384 SF)
Additional Floor Area Requested (Project GFA – Basic Permitted Floor Area)	**62,076 SF** (103,460 – 41,384)

"Basic" FAR Amenity Earned	**19,000 SF** (See Table 2)
Remaining ("Bonus") FAR Amenity to Earn (GFA - Basic Permitted Floor Area – "Basic" points earned)	**43,076 SF** (103,460 SF- 41,384 SF- 19,000 SF)
Total Phase I FAR Amenity Earned	**351,054 SF** (See Table 2 below)
Excess Phase I FAR Amenity Earned (Total FAR Amenities Earned – Basic Amenity Earned – Bonus FAR Amenity to Earn)	**288,978 SF** (351,054 - 19,000 - 43,076)

Table 2: Bonus Amenity Area Earned for <u>Phase II</u>

Project Area	**18,964 SF**
GFA for FAR for Phase II (excludes 23,514 SF of retail/restaurant & about 19,828 SF (10% FAR) Affordable Housing (approximately 26 units)	**94,820 SF**
Basic Permitted Floor Area (Project Limit X Basic FAR)	**37,928 SF** (18,964 X 2.0 = 37,928 SF)
Additional Floor Area Requested (Project GFA – Basic Permitted Floor Area)	**56,892 SF** (94,820 – 37,928)
"Basic" FAR Amenity Earned	**25,500 SF** (See Table 2)
Remaining ("Bonus") FAR Amenity to Earn (GFA - Basic Permitted Floor Area – "Basic" points earned)	**31,392 SF** (94,820 SF - 37,928 SF- 25,500 SF)
Total FAR Amenity Earned	**365,683 SF** (See Table 2 below)
Excess FAR Amenity Earned (Total FAR Amenities Earned – Basic Amenity Earned – Bonus FAR Amenity to Earn)	**308,791SF** (365,683 - 25,500 - 31,392)

Table 2: Bonus Amenities

	Amenity	Unit of Measure	Bonus Ratio	Phase I	Phase II	Bonus Floor Area Earned			How it meets Design Criteria
						Phase I	Phase II	Total	
Basic FAR Amenities	First Level POF (pedestrian-oriented frontage)	LF	100:1	120 LF	210 LF	12,000	21,000	33,000	<u>Serves pedestrian environment. Requires agreement for POF uses + recording w/County</u>
	Second Level POF	LF	50:1	140 LF	90 LF	7,000	4,500	11,500	"
	Sub-Total					**19,000**	**25,500**	**44,500**	
Non-Basic FAR	Residential Use	SF	2:1	103,460	94,820	206,920	189,640	396,560	Activates Downtown
	Underground Parking	SF	0.5:1	258,798 SF	247,427 SF	129,399 SF	123,713 SF	253,112	Unsightly parking is hidden under the building.

	Plaza	SF	6:1	1,120 SF	2,300 SF	6,720 SF	13,800 SF	20,520	Meets design criteria: LUC 20.25A.030.
	Active Recreation Area	SF	1:1	375 SF	0 SF	375 SF	0 SF	375	Provides indoor area for fitness and socializing.
	Sub-Total					**343,414 SF**	**327,153 SF**	**670,567 SF**	
Grand Total						**362,414 SF**	**352,653 SF**	**715,067 SF**	

The FAR amenity points for the proposed project exceeds the total basic and non-basic requirement for the proposed floor area.

The total bonus floor area earned and the amount to be utilized by the project must be recorded with the King County Division of Records and Elections for each phase. Prior to issuance of any building permit, the construction plans must include a detailed design for each proposed design amenity with the related statistics (if applicable)

V. PUBLIC COMMENT AND STAFF RESPONSE

On September 30, 2010, formal notice of the application was mailed to all property owners within 500 feet of the site, published in the Seattle Times and posted on-site with two public information signs. We received the following comments on the proposal:

A. Comment

What impact will traffic from Soma Towers have on ingress-egress movements related to Bellevue Pacific Towers parking garage, which is located across the street from the proposal site, and on the south side of 106th Avenue NE?

Response: The proposed ingress-egress to Soma Towers parking garage is from 106th Avenue NE, near the northwestern corner of the site. The existing access on NE 2nd Street, across from Bellevue Pacific Tower, will be eliminated with Phase II and continue to serve the existing restaurant in the mean time. Ingress-egress related to Pacific Towers garage would not be affected as a result of the proposed development.

B. Comment

What is the projected increase in traffic volumes for 106th Avenue NE and for NE 2nd Street in all directions, and at different times of the day?

Response: During the p.m. peak hour period when traffic is most congested, the overall intersection volume is estimated to increase by 51 trips. The traffic analysis completed for the proposed Soma Towers was based on traffic volumes obtained from the City of Bellevue traffic forecasting model. The following table summarizes the weekday p.m. peak hour volume/capacity (v/c) ratio for the intersection in question.

Intersection	Volume/Capacity Ratio Without Project	Volume/Capacity Ratio With Project	Increase
NE 2nd/106th NE	0.56	0.57	+0.01

C. Comment

Does the proposed project include required changes to the traffic lanes/signals at the intersection of 106th Avenue NE and NE 2nd Street, such as a dedicated left turn lane and signal?

Response: The development will be required to widen the roadway on north side of NE 2nd and east side of 106th NE. For a full discussion of this requirement see Section VIII, Summary of Technical reviews, Transportation Department. Full frontage improvements will include new traffic signals and roadway illumination upgrade. The city anticipates use of the new flashing yellow left turn (protective /permissive) signals at this intersection in the future.

VI. CHANGES TO PROPOSAL AS A RESULT OF STAFF REVIEW

A Plaza/Deck Weather Protection

Weather protection was added over the first level plaza and second level decks to extend their usefulness.

B. Access to Second Level Retail

The floor plan was revised to include an elevator in the first phase for a barrier-free connection from the alley to the second level retail/service uses.

C. Alley Paving

The proposed alley paving was revised to provide a pedestrian-friendly pattern to alert both drivers and pedestrians to its modal nature.

D. Bridge Removal

A bridge linking the second level decks for the north and south towers was eliminated to expose the first level plaza to the street and expand sunlight access to it.

E. Second Level Stairways

The two proposed stairways linking the public sidewalk to the second level decks were originally located in front of the façade. The design was revised to integrate these stairways into the building envelope.

F. Loading and Refuse

A loading and refuse/recycling area was added to the eastern side of the building with access from the private alley, and a letter supporting the proposed location, size and access was provided by Allied Waste (Attachment D).

G. Pedestrian/Vehicular Sight Distance

The design for the garage ingress-egress was revised to meet the sight distance requirements of BCC 14.60.240.

H. Rooftop Mechanical Screening

The building envelope design was revised to provide full screening of the rooftop mechanical equipment. Screening from above is achieved using a structural grid which supports an array of photovoltaic panels.

VII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts from the proposed project. A Determination of Non-Significance (DNS) is the appropriate Threshold Determination under State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the "2009-2020 Transportation Facilities Plan Final Environmental Impact Statement" (TFP EIS), dated March, 2009. This document is available in the Development Services Department, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE. Transportation-related impacts associated with the Soma Tower proposal are consistent with the projected impacts analyzed in the 2006-2017 TFP EIS.

Adverse impacts which are less than significant are typically 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, section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

Amendments to Environmental Checklist

The Environmental Checklist submitted with the application was revised to reflect changes to the design concept and it adequately discloses expected environmental impacts associated with the proposed project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts except as noted below. The following amendments to the Environmental Checklist are needed. These impacts will be mitigated through exercise of code authority as well as through project-specific conditions of approval, contained in Section XI.

Noise

Construction Noise: City of Bellevue Noise Ordinance, BCC 9.18 exempts construction- related noise Monday through Friday, from 7:00 AM to 6:00 PM, and Saturdays from 9:00 AM to 6:00 PM, excluding national holidays, and defines those circumstances when the limits may be expanded. With residential uses near the site, the construction must include the best available noise abatement technology and the construction hours should not be expanded except as permitted by the ordinance.

Interior Noise Levels: The Bellevue City Code, BCC 9.18, limits interior noise levels within residential structures to 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. Special construction is generally necessary to meet these thresholds. Prior to the issuance of any occupancy permits, the applicant shall verify that these thresholds have been met.

Garage Exhaust: Exhaust fans that blow air over a sidewalk, pedestrian connection or property line can create noise levels exceeding that allowed by the Bellevue City Code, Chapter 9.18. The environmental designations for noise abatement (EDNA) identify both the subject property and the receiving property as Class B EDNA, which limits sound levels at the property line or sidewalk to 60 dBA. This decision requires certifi-cation that the garage exhaust fan noise will not exceed 60 dBA at the public sidewalk prior to the issuance of any mechanical permits.

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2020 have been addressed in the City's 2009-2020 Transportation Facilities Plan Final Environmental Impact Statement, dated March 2009. The impacts of growth which are projected to occur within the City by 2020 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Soma Towers development lies within MMA#3 which has a 2020 total growth projection of 7,043 new multifamily dwelling units, 1,259,253 Gross Square Feet (GSF) of retail and 5,489,336 GSF of office. Soma Towers proposes 266 multifamily dwelling units, 27,658 GSF of retail (high turnover restaurant, quality restaurant plus miscellaneous retail) and 5,195 GSF of office. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, 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 (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate approximately 184 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, 4 system intersections received 20 or more p.m. peak hour

trips. Neither the maximum area-average levels of service nor the congestion allowances were 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 Attachment C for this 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 (BCC 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 BCC 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 BCC 23.05.100.

Short Term Operational Impacts and Mitigation
City staff directed the applicant's traffic consultant 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 p.m. peak hours. Issues that were analyzed in the Traffic Impact Analysis, dated December 10, 2010, included LOS analysis at nearby intersections, LOS and vehicle queues at the site driveway, site vehicular and pedestrian circulation, transit availability, and accident history analysis for the past three years. No adverse operational impacts due to the proposed development are anticipated. The traffic analysis is available for review in the project file.

VIII. SUMMARY OF TECHNICAL REVIEWS

Transportation Department

Site Access
Access to the Soma Towers project is proposed from 106th Avenue NE (with limited egress to NE 2nd Street during Phase I). The access will be 36-feet wide and accommodate full vehicular turning movements.

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 including street pavement widening is required as a condition of this approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape construction plans. The goal is to provide the optimum number of street trees without compromising the light and safety provided by the 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 sidewalk cross slopes not exceeding two (2) percent. A cross slope of less than two percent may be permitted only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. The City of Bellevue 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 curbing and sidewalks 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 such that building entrances and other key points correspond to the sidewalk elevations shown in the engineering plans. 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.

   The ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installations of colored or textured bands to guide pedestrians in the direction of travel are advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 and TE-13.

3. As part of street pavement widening, the curb, gutter, and sidewalk on NE 2nd Street and 106th Avenue NE shall be completely removed and reconstructed with a sidewalk width of 12 feet minimum, excluding curb. Planters or tree wells are included in the 12-foot width. At any location where the sidewalk extends over a basement or parking garage, a construction method that will prevent differential settling must be used. Such method must be acceptable to the Transportation Department. In addition, there must be at least 8-feet clearance between the bottom of the new sidewalk and the top of the underground garage.

4. The design and appearance of the sidewalk and landscaping on NE 2nd Street and 106th Avenue NE shall comply with the standards and drawings in the transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, with four-foot by six-foot

tree wells, unless both the Trans-portation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features. Alternative paving samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

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. See section on alternative paving materials below for further details.

5. All landscaping within the public sidewalk 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 driveway on 106th Avenue NE shall have an approach width of 36 feet, as defined in standard drawing DEV-7D. The driveway apron design shall be consistent with standard drawing DEV-7D.

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.

9. Awnings, marquees, balconies, etc. over a sidewalk or utility easement may not exceed a height of 12 feet above the sidewalk and must be removable. The applicant must complete an agreement regarding the removal and replacement of all such devices; and for each there must be at least three (3) feet of horizontal clearance to any streetlight or traffic signal pole.

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

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 the proposed development has on those easements must be mitigated or the easements relinquished.

The applicant shall provide easements to the City for location of signal and street light facilities consisting of above-grade boxes and/or below-grade vaults between the building and sidewalk within the landscape area on the NE 2nd Street and 106th Avenue NE street frontage. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Right of Way Dedication
To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, the developer is required to dedicate property such that street surface to back of curb is accommodated within the public right of way. This includes the northeast corner of NE 2nd Street / 106th Avenue NE intersection at the new curb return and along NE 2nd Street and 106th Avenue NE.

On-Street Pullout
As part of Phase I, the applicant must construct a short duration "Load and Unload Only" pullout for public use on its 106th Avenue NE frontage. Under Phase II Development, the applicant must further widen the road from the south end of the pullout all the way to NE 2nd Street.

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

Use of the Right of Way
Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit must be acquired for such activities prior to issuance of any construction permit including the 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.

Currently, at the site's frontages, NE 2nd Street and 106th Avenue NE are classified as "Overlay Required." A full grind and overlay from center of the roadway to the new curb line along the entire site's frontage will be required.

Alternative Paving Materials
The Transportation Department, in conjunction with other departments as appropriate, will review proposals for the installation of alternative materials by private developers. The materials and installation methods must meet typical construction requirements. If the alternative material is approved, the property owner must sign an indemnification agreement which states that all future maintenance and replacement is the responsibility of the property owner. Work within the alternative material area by City, franchise or other workers as a result of either emergency, normal maintenance or new installation will result in replacement of the surface by standard materials. Advance notification of such work will not be provided to the property owner. In such a circumstance, should the property owner wish to replace or repair the surface with the alternative material, a Right of Way Use Permit may be required. A subsequent approval of the alternative material is not guaranteed. Paving samples must be submitted to the Transportation Department prior to building permit approval.

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 BCC14.60.070. and 14.60.080.

B. Utility Department
Utility review has been on a conceptual basis only; consequently there are no implied approvals with this decision for the engineering specifications for the water, sewer and storm drainage components of the proposal. Engineering review of the water, sewer and storm drainage infrastructure will require a Utility Extension Permit application. Final civil engineering may require changes to the site layout to accommodate the utilities. See Section XI of this decision for related conditions of approval.

C. Fire Department
The site development plans for this decision generally conform to the Fire Code requirements. However, there are a number of conditions that must be met prior to the issuance of a building permit. See Section XI of this decision for related

conditions of approval.

D. Clear & Grade

The materials submitted sufficiently meet the requirements of the Clearing & Grading Code for approval of the preliminary application as submitted. The Clearing & Grading Reviewer has conditionally approved the clearing & grading portion of this application only. See Section XI of this decision for related conditions of approval.

E. Parks Department

Street trees are required along each street frontage per LUC 20.25A.060, Plate B. The street trees must be 3-inches in caliper, planted per the specifications in Attachment D and irrigated with a separate meter and controller and tied to the City's system. The required trees are:

- 106th Avenue NE: Worplesdon Sweetgum (Liquidambar Styraciflua "Worplesdon")
- NE 2nd Street: English Oak (Quercus robur).

See Section XI for related conditions of approval.

IX. DECISION CRITERIA

Design Review Criteria: LUC 20.30F.145

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

A. The proposal is consistent with the Comprehensive Plan.

Finding: The site is located in the City Center South District and designated "Mixed Use" per the Downtown Subarea Plan. The General Elements of the Comprehensive Plan includes a number of policies that support the proposal: Combining different uses in the same project is supported by **Policies S-DT-2 and S-DT-26.** Assembling parcels to facilitate development is supported by **Policy S-DT-15**. Ground floor retail that serves the building occupants and the surrounding neighborhood is supported by **Policies S-DT-7 and S-DT-92**. The street trees and lighting are supported by **Policy S-DT-40**.

The proposal is also supported by the Urban Design Element's goals and policies: The below grade parking is supported by **Goal 9.** The dedication of land area for the required east-west pedestrian connection between the two towers is supported by **Policy UD-4**. The outdoor area for residents, guests and dogs is supported by **Policies UD-5 and UD-22**. Locating these areas for good access to sunlight is supported by Policy **UD-10**. The integration of the rooftop mechanical equipment within the building is supported **Policy UD-8.** The weather protection over the plaza and second level decks areas without blocking sunlight access to these environments is supported **Policy UD-11**.

B. The proposal complies with the applicable requirements of this Code.

Finding: As conditioned, this decision requires the proposal to comply with the applicable requirements of the Land Use Code, Chapters 20.20 and 20.25A, as summarized in Section V. Building exterior lighting must be shielded to prevent excessive glare to nearby residential uses. The proposed use of glazing for weather protection over the plaza and deck areas will transmit sunlight to these environments. The building permit plans must include a detailed design for each

proposed amenity with a design component, and a statistical summary for each amenity with a statistical component.

C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.
Finding: As conditioned, this decision requires the proposal to meet the design guidelines of LUC 20.25A.115, and the Design Review Criteria of 20.25A.110.

D. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.
Finding: The project scale and design are compatible with recently developed projects of the area. The saw-tooth and serrated forms and flowing lines of the building envelope will help break down its scale, as analyzed in the Downtown Design Review criteria below (Paragraph B).

E. The proposal will be served by adequate public facilities including streets, fire protection and utilities.
Finding: The proposal will be served by adequate public facilities including streets, fire protection, and utilities, as analyzed in Section VIII.

Downtown Design Review Criteria, 20.25A.110
The Director may approve or approve with modifications an application for Design Review if:

A. Site Design

1. Vehicular Circulation and Parking
All proposed parking is inside the garage and below grade. Access to the parking is from a single location off of 106th Avenue NE. The plans meet the requirements for sight distance between drivers and pedestrians. The existing access from/to NE 2nd street will remain to serve the existing restaurant during Phase I. Access to the refuse/recycling area is proposed from the private alley. Allied waste has reviewed and approved the proposed refuse/recycling area for location, size and access (Attachment E).

2. Pedestrian Circulation and Amenities
The proposed frontage improvements include street trees with landscape strips along each street frontage.

3. Wind and Sun
With 62 feet of separation between the towers and a podium shape that does not conform to the street grid, wind conditions for pedestrians will remain mostly unchanged for the areas immediately adjacent to the proposed development. There may be some increase in wind over some areas, but wind conditions will remain suitable for the anticipated pedestrian uses at the plaza and podium levels. With regard to sun access, the podium design was revised to exclude a second level bridge between the north and south decks in order to improve sunlight access to ground floor uses and the plaza. Glazed weather protection is proposed over the plaza and second level decks to provide wet weather protection and maintain sunlight access to these environments.

4. Open Space

The podium's second level includes a concrete deck that surrounds and connects the proposed towers and is accessible to the public. It has sufficient area to accommodate small to medium size gatherings, and is located for good access to sunlight. The design for this space must include special paving, landscaping, seating and lighting to help make it useful and inviting throughout the year.

5. Light and Glare

The proposed exterior building finishes have low reflectivity. This decision requires all exterior lighting to be shielded to reduce and soften the impact of reflected light on the surrounding properties.

B. Downtown Patterns and Context

1. Natural Setting and Topography

All of the parking is below grade. Retail and restaurant uses are proposed along 106th Avenue NE, designated "Entertainment Avenue" by the Downtown Subarea Plan.

2. Landscape Design

Street trees are proposed along each frontage. The maintenance/pruning of all Down-town street trees is the responsibility of the Parks Department, and prohibited by the property owner.

3. Views

The separation between the towers will maintain westerly views from the Civica project. The rooftop mechanical screening was revised to include screening from above with photovoltaic panels over a structural grid.

4. Building Height and Bulk

The sweeping curves of the towers avoid a rectangular shaped building and significant shade/shadow impacts to the public spaces/connections on the Civica site. Modulation of the tower's east and west facades and the podium was increased. And the rooftop mechanical equipment was redesigned for better integration with the overall building form. These design changes increase visual interest, help the proposed project fit the context and increase sunlight access to the public space and connection within the Civica project

5. Transitions

Landscaping at the podium's second level will provide visual relief for the project residents. The proposed street frontage development includes street trees meeting the City's requirements for type, size and spacing. Each frontage includes pedestrian-scale street lighting.

6. Patterns of Activity

Ground floor retail spaces fronting 106th Avenue NE will contribute to the pedestrian experience, and the plaza will support these also. All of the parking is underground. The garage exhaust must be vented such that it prevents adverse impacts to the pedestrian environment.

7. Signage

A schematic design package for project signage has not been submitted to the City. The applicant must submit a complete sign package for City review and approval prior to the issuance of any occupancy permit, or tenant improvement permit.

Setback/Stepback Exceptions: LUC 20.25A.020.B.2.c.i, ii

The Director may allow modifications to the minimum side and rear setback required above 40 feet for buildings with a height in excess of 75 feet if:

A. The applicant can demonstrate that the resulting design will be more consistent with the Design Review criteria of LUC 20.25A.110; and

Finding: The resulting design will be more consistent with the Design Review criteria. For both towers, that portion of the building which intrudes into the 20 foot setback has a serrated, or saw tooth form, which adds visual interest to the overall building form and helps reduce the visual extent of the intrusion. The proposed maximum 8 feet of intrusion (Tower I).

B. The building design, with the modification, will create sufficient spacing between towers to encourage a feeling of an open and airy Downtown.

X. DECISION OF THE DIRECTOR

After conducting the various administrative reviews associated with this proposal, including applicable Land Use, SEPA, City Codes and Standards, the Land Use Director does hereby APPROVE WITH CONDITIONS the subject proposal.

XI. CONDITIONS OF APPROVAL

A. GENERAL

1. Codes & Ordinances

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

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Construction Codes- BCC Title 23	Bldg. Division 425-452-6864
Fire Code- BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code- BCC Title 20	Ken Thiem, 425-452-2728
Noise Control- BCC 9.18	Ken Thiem, 425-452-2728
Sign Code- BCC Title 22B	Ken Thiem, 425-452-2728
Transportation Code- BCC 14.60	Abdy Farid, 425-452-7698
Right of Way Use Code- BCC 14.30	Ron Kessack, 425-452-4631
Utility Code- BCC Title 24	Rob Hutchinson, 425-452-7903
Parks Department/Street Trees	Melissa Brown, 425-452-4100

2. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

2. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

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

Authority: BCC 14.30.060
Reviewer: Ron Kessack

3. CONSTRUCTION HOURS

Construction-related noise is exempt from the limitations of the noise code from 7:00 a.m. to 6:00 p.m. Monday through Friday and from 9:00 a.m. to 6:00 p.m. on Saturdays, excluding legal holidays. Exceptions to these hours shall only be granted pursuant to 9.18.020C.1 with City approval of an "LY" permit and an exemption request for expand-ed construction hours. Allowances for short term work out-side of the normal hours shall be limited and reviewed on a case by case basis subject to the appropriate noise mitigation measures to protect the surrounding uses and residents.

Authority: Bellevue City Code 9.18.040
Reviewer: Ken Thiem

4. UTILITIES APPROVAL

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

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Robert Hutchinson

5. DEVELOPER EXTENSION AGREEMENT

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Robert Hutchinson

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. LEASE PARKING for EXISTING RESTAURANT

The applicant shall lease twenty (20) parking stalls in compliance with the LUC authority noted below to ensure that the existing restaurant meets its 55-stall requirement.

Authority: LUC 20.25A.050.D
Reviewer: Ken Thiem

2. RIGHT-OF-WAY USE PERMIT

The applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

a) Designated truck hauling routes.
b) Truck loading/unloading activities.
c) Location of construction fences.

d) Hours of construction and hauling.

e) Requirements for leasing of right of way or pedestrian easements.

f) Provisions for street sweeping, excavation and construction.

g) Location of construction signing and pedestrian detour routes.

h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access. The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30
Reviewer: Ron Kessack

3. CIVIL ENGINEERING PLANS – TRANSPORTATION

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

a) Traffic signs and markings.
b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
c) Handicapped ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
d) Installation or relocation of traffic signal poles, streetlights and related equipments.
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 the driveway approach.
g) Trench restoration within any right of way or access easement.

Authority: BCC 14.60; Transportation Department Design Manual
Reviewer: Abdy Farid

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. BOUNDARY LINE ADJUSTMENT

The applicant shall apply for and receive City approval of a Boundary Line Adjustment which is consistent with the location of the project phasing line.

Authority: LUC 20.25A.020.A.2
Reviewer: Ken Thiem

2. AFFORDABLE HOUSING

The fourteen (14) affordable units in Phase I and the twenty (20) affordable units in Phase II shall be designated on the building permit plans prior to issuance of any building permit. The applicant shall record with King County an agreement in a form approved by the City requiring all of the affordable units to remain affordable for the life of the project. The agreement must be a covenant to run with the land.

Authority: LUC 20.20.128B.2
Reviewer: Ken Thiem

3. 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 (i.e., the podium, the tower) will apply.

Authority: BCC 22.16
Reviewer: Abdy Farid

4. BUILDING & 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: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
Reviewer: Abdy Farid

5. EXISTING EASEMENTS

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.

Authority: BCC 14.60.100
Reviewer: Ron Kessack

6. EASEMENTS FOR SIGNAL CONTROL AND STREET LIGHT BOXES AND VAULTS

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

Authority: BCC 14.60.100
Reviewer: Abdy Farid

7. PEDESTRIAN & UTILITIES 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: BCC 14.60.100
Reviewer: Abdy Farid

8. DEDICATION of RIGHT OF WAY

The applicant shall dedicate right of way to the City along the property frontage such that street improvements to and including the back of curb are located within the public right of way.

Authority: BCC 14.60.090
Reviewer: Abdy Farid

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 14.60.080.

Authority: BCC 14.60.070, 14.60.080
Reviewer: Abdy Farid

10. ROW IRRIGATION

The existing irrigation system within each frontage street shall be revised as necessary and extended to all street frontage planting areas included in the project. This system shall have a separate water meter and controller, remain separate from the on-site system and include automatic operation and rain sensors to override the automatic cycle if needed. Contact Don McQuilliams, Parks & Community Services Department, for a copy of the plan of the City's street tree irrigation system for the streets abutting the site. Where feasible, drip irrigation should be used to reduce water loss due to over-spray and evaporation. The Utilities Department is responsible for reviewing all irrigation designs.

Authority: Utilities Code, 24.02.205, LUC 20.25A.060 and LUC 20.20.520
Reviewer: Robert Hutchinson

11. EXTERIOR LIGHTING

The applicant shall submit details for all exterior lighting. In no case may the source of light be visible from off-site.

Authority: LUC 20.25A.110.5.a, and LUC 20.30/F.145.D
Reviewer: Ken Thiem

12. EXTERIOR VENTS

When possible, all venting shall be to the rooftop. For any façade vents the architectural plans shall include a design that is clearly consistent with the architectural lines of the façade. The vents shall not impact the pedestrian environment. The installation shall be consistent with the plans and building exterior lines.

Authority: LUC 25A.110.B.3
Reviewer: Ken Thiem

13. AMENITY DESIGNS AND STATISTICS

The building permit plans shall include a detailed design for each FAR amenity with a design component, and a statistical summary for each amenity with a statistical component

Authority: LUC 20.25A.030
Reviewer: Ken Thiem

14. REMOVABLE MARQUEES

Any marquees over public sidewalk/pedestrian easement shall be such that they can be easily removed. The property owner shall sign an agreement to remove such elements upon reasonable notice from the City. The "reasonable notice" shall be determined by the agreement required between the applicant and the Transportation Department. In the event of an emergency, the city may remove such elements without notice and without obligation to replace the item. The property owner shall be required to replace the design element within a reason-able time period, at his/her expense, as specified in the agreement. Further, a minimum horizontal clear distance of three feet (3') shall be maintained between all such an elements and any street light or signal pole.

Authority: BCC 24.04.160.B4, LUC 20.25A.030
Reviewer: Abdy Farid

15. MARQUEE HEIGHT, DEPTH & TRANSPARENCY

All marquees over the public sidewalk shall be transparent, installed at a maximum height of 12-feet over flat or gently sloping sidewalks, and a minimum height of 9-feet over sloping sidewalks. All marquees shall have a minimum depth of 6-feet, measured from the building façade.

Authority: LUC 20.25A.030, and LUC 20.30F.145.A
Reviewer: Ken Thiem

16. SINGLE SITE AGREEMENT

When the attached Single Site Agreement and Project Limit Agreement are finalized they will consolidate the lots for Building Code and Land Use Code purposes.

Authority: IBC 704
Reviewer: Ken Thiem

17. AUTOMATIC FIRE SPRINKLERS

Provide automatic fire sprinklers designed per NFPA 13.

Authority: International Fire Code (IFC) 903
Reviewer: Adrian Jones

18. FIRE ALARM NOTIFICATION SYSTEM

Provide a fire alarm notification system throughout the building

Authority: IFC 907 & Bellevue City Code 903.4
Reviewer: Adrian Jones

19. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

Provide an emergency voice/alarm communication system throughout the building.

Authority: IFC 907
Reviewer: Adrian Jones

20. SMOKE CONTROL & SHAFT PRESSURIZATION

Provide smoke control and shaft pressurization systems The Smoke control concept is required to be submitted and approved by Fire before Building Permit submittal. See http://www.bellevuewa.gov/pdf/Fire/DevStdSmokeControl_6-08_FINAL.pdf for requirements.

Authority: IFC 909 & Bellevue Standards
Reviewer: Adrian Jones

21. BUILDING RADIO COVERAGE
Provide a building radio coverage system.
Authority: BCC 510
Reviewer: Adrian Jones

22. STANDPIPES IN STAIRWAYS
Provide standpipes in all required stairways that are interconnected and have isolation valves.
Authority: IFC 905 & BCC 905
Reviewer: Adrian Jones

23. FIRE DEPARTMENT CONNECTIONS
Provide two 4 way fire department connections on separate streets and on opposite sides of the building with fire hydrants within 50 feet.
Authority: IFC 903 & 912
Reviewer: Adrian Jones

24. FIRE PUMPS
Two independently driven fire pumps shall be provided. One taking water from a permanent connection the City water supply and from an onsite dedicated reservoir. Provide information on the capacity of the on-site water supply for the fire pump.
Authority: IFC 903.3.5.2
Reviewer: Adrian Jones

25. INFORMATION
Provide information on the generator, fuel tank, venting and refueling system in compliance with the noted IFC sections.
Authority: IFC 603 & 604.
Reviewer: Adrian Jones

26. FIRE COMMAND ROOM
Provide an approved layout for the Fire Command Room and the equipment on each wall.
Authority: IFC 509
Reviewer: Adrian Jones

27. DEMOLITION & CONSTRUCTION
Demolition & construction shall conform to International Fire Code.
Authority: IFC, Chapter 14
Reviewer: Adrian Jones

28. FIRE DEPARTMENT CONNECTION
The fire hydrant and Fire Department Connection for the existing building shall be at an approved location at least 50 feet from the building. This shall be a location that is not blocked by vehicles both during and after construction.
Authority: IFC, 508
Reviewer: Adrian Jones

29. BUILDING ADDRESSES
Provide correct addresses for both buildings.
Authority: IFC 505
Reviewer: Adrian Jones

30. ENCLOSED DECKS
The enclosed decks shall have fire sprinklers and drainage.
Authority: IFC 505
Reviewer: Adrian Jones

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. STREET FRONTAGE IMPROVEMENTS
All street frontage improvements and other required transportation elements, including pavement widening on NE 2nd and 106th NE and street light and traffic signal revisions must be constructed by the applicant and accepted by the Transportation Department Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not be accepted in lieu of construction. Specific requirements are detailed below.

a) The applicant is responsible for half-roadway improvements on 106th NE and NE 2nd including a new 30-foot radius curb at the northeast corner of the NE 2nd/ 106th NE intersection. The applicant agrees to widen the site's 106th NE and NE 2nd frontages as shown on submitted plans dated March 3, 2011. The frontage improvements call for a 30.5 foot half-roadway section on 106th NE and 34 foot half-roadway section on NE 2nd, measured from the centerline of the right of way to the new back of curb.

b) The applicant is responsible for traffic signal pole and/or equipment relocation at the northeast corner of the NE 2nd / 106th NE intersection, and any associated modifications to signal equipment and conduit necessary as a result of this work.

c) The applicant is responsible for street channelization, marking and signage at the NE 2nd and 106th NE intersection and along the NE 2nd and 106th NE roadways.

d) <u>Miscellaneous:</u>

- Driveway aprons for the proposed 36 feet wide commercial driveway on 106th NE must be constructed in accordance with Design Manual Standard Drawing DEV-7D.

- Driveway aprons for the existing alley on NE 2nd must be modified due to the proposed street pavement widening. Sidewalk transition must be constructed per the City of Bellevue Development Standards.

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

Authority: BCC 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

2. PAVEMENT RESTORATION

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

a) NE 2nd and 106th NE: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. A full grind and overlay from the center of the roadway to the new curb line along the entire site's frontage will be required.

Authority: BCC 14.60. 250; Design Manual Design Standard #21
Reviewer: Ron Kessack

3. IMPLEMENTATION OF THE TRANSPORTATION MANAGEMENT PROGRAM

The Transportation Management Program required by Bellevue City Code Sections 14.60.070 and 14.60.080 per a condition of approval above must be functional prior to the initial certificate of occupancy.

Authority: BCC 14.60.070, 14.60.080
Reviewer: Abdy Farid

4. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

A one-year maintenance assurance device (bond or assignment of savings) equal to 20% of the cost of all project landscaping is required prior to issuance of the Temporary Certificate of Occupancy. After a one year inspection by City staff the maintenance device will be released in full provided that the site landscaping conforms to the City-approved plan, and all of the plants are alive and well.

Authority: LUC 20.20.520.K
Reviewer: Ken Thiem

5. STREET TREES

Street trees provided for the project shall become an asset to the City of Bellevue Parks Department. Pruning of the trees by the property owner is prohibited.

Authority: LUC 20.30F.145
Reviewer: Tom Kuykendall

6. NOISE LEVELS

Noise levels shall not to exceed 40 dBA in sleeping areas and 45 dBA in non-sleeping areas. The applicant shall measure the noise levels in a random sample of the rooms and submit the findings to the City. If the maximum threshold is exceeded, additional noise mitigation will be required to meet the threshold prior to the issuance of any Occupancy Permit.

Authority: BCC 9.18
Reviewer: Ken Thiem

7. GARAGE EXHAUST

The applicant shall provide certification from the mechanical engineer that the air flow from the garage exhaust fans will not exceed 60 dBA, and will not impact the pedestrian environment

Authority: BCC 9.18.030
Reviewer: Ken Thiem

8. SIGN PERMIT PACKAGE

The applicant shall submit a complete sign design package for City review and approval prior to the issuance of any occupancy permit for the building or tenant improvements permits for the commercial spaces. All project signs shall be an integral part of the architectural design. Signs at or near the street shall be scaled to the pedestrian experience.

Authority: LUC 20.25A.B.7.a-c, BCC Title 22, Sign Code
Reviewer: Ken Thiem

9. PEDESTRIAN ORIENTED USES

The spaces and areas which were excluded from the FAR calculation shall only be leased to pedestrian-oriented uses as defined by the Land Use Code.

Authority: LUC 20.25A.030.C.1, LUC 20.25A.115.A -C
Reviewer: Ken Thiem

10 AMENITY POINT RECORDING

FAR Amenity bonus points awarded with this decision shall be recorded with King County, Division of Records and Elections. Prof of recording submitted to the City.

Authority: LUC 20.25A.030.C.1, LUC 20.25A.115.A -C
Reviewer: Ken Thiem

11. COMPACT STALLS

All compact stalls shall be marked as such.

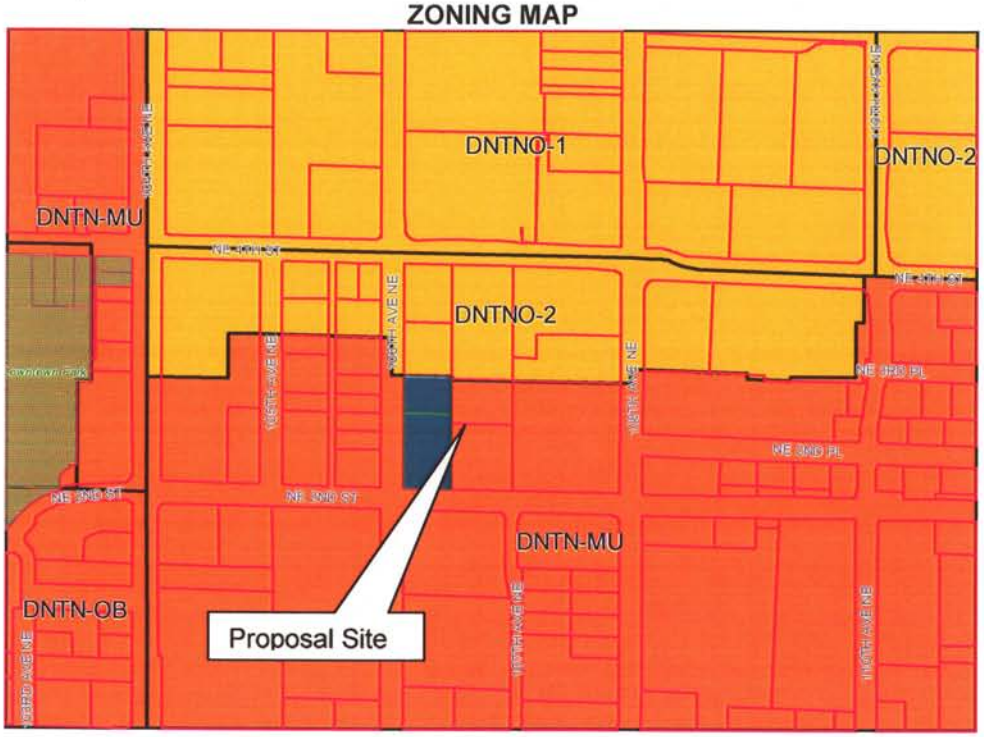
Authority: LUC 20.20.590
Reviewer: Ken Thiem

ATTACHMENTS

A. Site/Vicinity and Zoning Map(s)
B. Certificate of Concurrency
C. Street Tree Planting Detail
D. Allied Waste Review
E. Stepback Intrusion Drawings
F. Environmental Checklist
G. Affordable Housing Plans & Floors
H. Proposal Plans

Attachment A
SITE VICINITY MAP

ZONING MAP



Attachment B

CERTIFICATE OF CONCURRENCY

CERTIFICATE OF CONCURRENCY

SOMA TOWERS

This certificate documents the Transportation Department Director's decision that the development project at 288 106th Avenue NE (Design Review File No. 10-121379 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 184 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. 11-104344 BB) was filed for the project on February 17, 2011, and deemed complete on March 3, 2011. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). 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

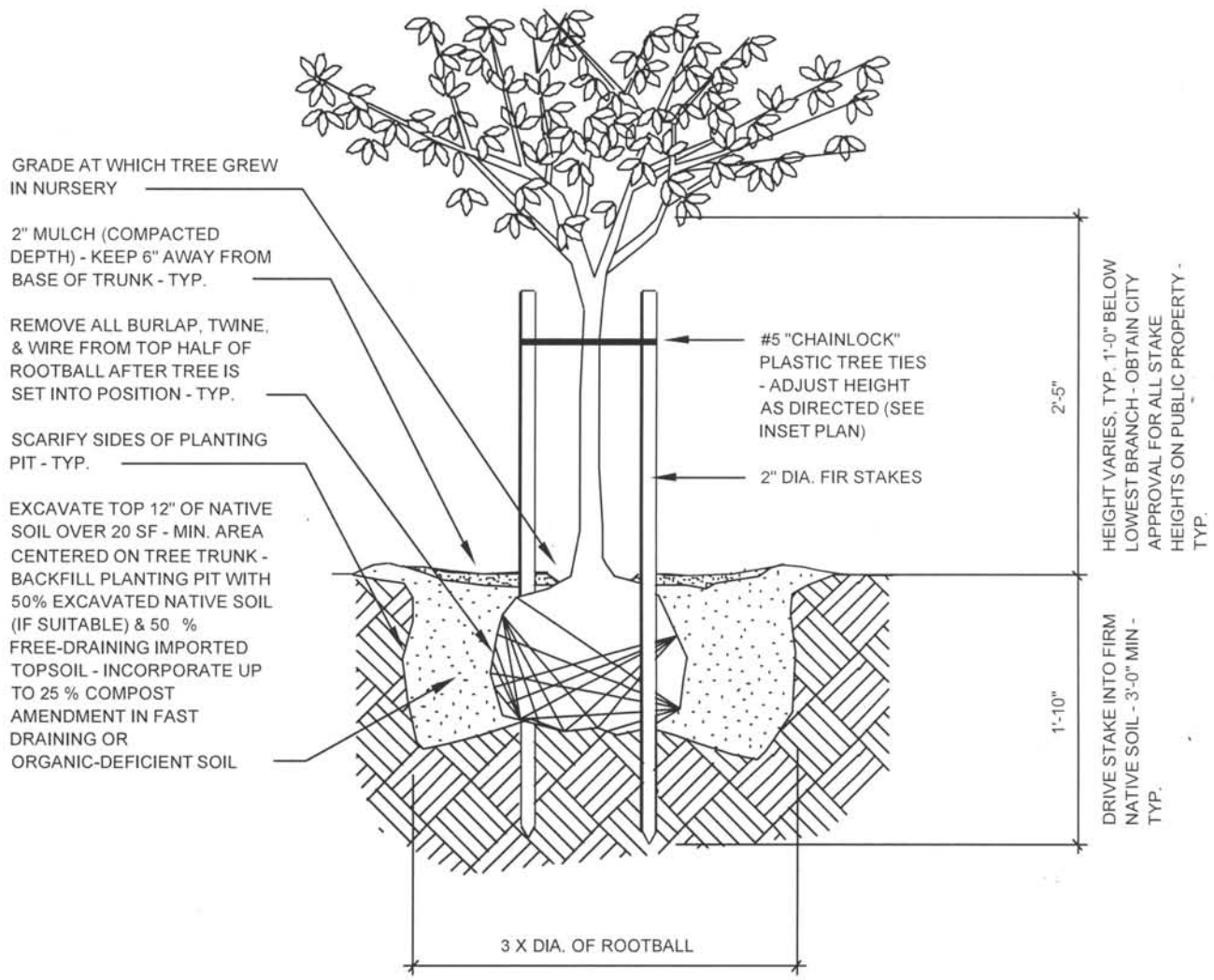
5/19/11

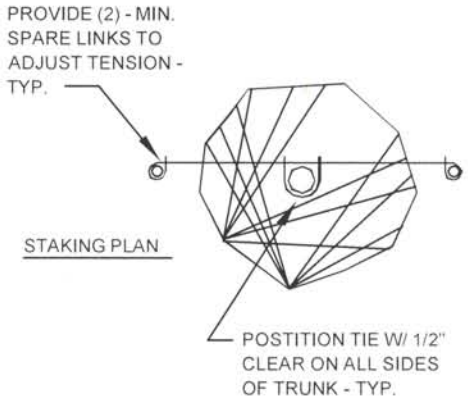
Date

Certificate No. 65

Attachment C

STREET TREE PLANTING DETAIL





NOTE:
- CONDUCT TREE PIT DRAINAGE TEST IN THE PRESENCE OF CITY INSPECTOR PRIOR TO PLANTING
- STAKING REQUIRED FOR 5'-0" HT. AND TALLER TREES ONLY - TYP.
-ALTERNATIVE STAKING METHODS MAY BE ACCEPTABLE WITH PREVIOUS WRITTEN APPROVAL OF APPLICABLE CITY AUTHORITY.
- (3) STAKES MAY BE REQUIRED FOR TREES WITH 3" CALIPER OR GREATER - TYP.

City of Bellevue

TITLE : PLANTING, TREE

DRAWING NUMBER	32
SCALE	1/2" = 1' 0"
REVISION DATE	Draft
DEPARTMENT	PARKS

Attachment D

ALLIED WASTE REVIEW

May 2, 2011

Via email
Hardcopy to
follow

Isaac Alshihabi
Development Associate IT Engineer
SU Development
1100 106th Ave NE
Suite 101
Bellevue, WA 98004

Dear Mr. Alshihabi:

Allied Waste Services of Bellevue has reviewed SoMa Towers Project Phase 1 and Phase 2 located at 258 and 288 106th Ave NE in Bellevue, WA. The documents reviewed were provided by you and have been kept on record. They are identified with the description of 4/28/2011 and are the Level 2 Floor plan for Phase 1 and Phase 2 Mezzanine plan.

Based on the documents provided and our discussions on 4/28/2011, Allied Waste Services of Bellevue approves your solid waste handling plan and will provide regular collection service without the need or requirement of any special handling or equipment.

Please contact us when you are ready for service.

Thank you,

Jeffry Borgida
General Manager

Attachment E

STEPBACK INTRUSION REQUEST DRAWINGS

Below is a possible development scenario for site immediately east of the alley.

Attachment F

ENVIRONMENTAL CHECKLIST

WAC 197-11-960
Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: **Soma Towers**

2. Name of applicant: **Soma Towers, LLC**
3. Address and phone number of applicant and contact person: **1100 106th Ave. N.E.**
Suite 101
Bellevue, WA 98004-4313
Contact: Linda Abe
425-453-8886 Ext. 313

4. Date checklist prepared: **8/25/2010**
5. Agency requesting checklist: **City of Bellevue Planning Department**
6. Proposed timing or schedule (including phasing, if applicable): **Current plans call for commencement of construction of Phase I in Spring of 2011. Phase II will follow with an uncertain date, but is estimated to start no later than 2 years after Phase I.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No. There will be no additional buildings built on this proposal. The project is planned to be built in two phases.**

Received
SEP 01 2010
Permit Processing

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- **Environmental Site Assessment of 200 106th Avenue NE, Bellevue WA 98004, prepared by ATC Associates Inc., dated 5/9/07**
- **Geotechnical Engineering Study to be prepared by Geotech Engineers**
- **Traffic Impact Analysis to be prepared by TraffEx in cooperation with City staff and based in part on data and computer model results provided by the City of Bellevue.**
- **Acoustic/Noise Analysis to be prepared by consultant to ensure compliance with noise mitigation requirements.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

- **Design Review approval through the City of Bellevue**
- **Building Permit through the City of Bellevue**
- **Clearing and Grading Permit through the City of Bellevue**
- **Demolition Permit to demolish existing building.**
- **Shoring Permit**
- **Mechanical Permit**
- **Electrical Permit**
- **Plumbing Permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The site is approximately 39,823 square feet. Soma Towers is a multi-story mixed used development comprised of 2 residential towers, one at 21 stories and the other at 18 stories. Both buildings sit on 3 level of commercial/amenity uses and 4 levels of underground parking. The buildings are organized around an outdoor public plaza and an east-west pedestrian oriented connection between the lower and upper levels.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: 200 106th Avenue NE
Bellevue, WA 98004
Legal Description: South half of the west half of that portion of lot 2, block 3, Cheriton fruit gardens plat no. 1, according to the plat thereof recorded in vol. 7 of plats page 47, King County WA. Lying south of the south line of northeast 4th street as est. by deed to the city of Bellevue rec. #4806117 and north of the north line of northeast 2nd street as est. in deed to King County rec. #3606403, except the west 30 feet thereof conveyed to King County for 106th avenue northeast by deed recorded under rec. #3606403 described as follows:
Commencing at the southeast corner of the west half of the said lot 2; thence northerly along the east line of the west half of said lot 2 a distance of 30 feet to the true point of beginning; thence continuing northerly along the east line of the west half of said lot 2 a distance of 300 feet, more or less, to the north line of the south half of the west half of said lot 2; thence north 88.39'34" west 164.36 feet; thence south 0.03'29" east 300 feet, more or less to the north line of northeast 2nd street; thence south 88.39'34"east along said northerly line 164.31 feet to the true point of beginning and also except the north 100 feet thereof.

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

During construction, loose dirt will be watered to prevent emissions. The residential areas and retail will be provided with insulated glass and a central HVAC system to control interior temperatures and reduce exterior noise and emissions.

3. **Water**

a. Surface:

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

No ponds, lagoons or waste pits.

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

No.

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

None known.

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

None known.

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

No, located in FEMA flood zone X.

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, the only waste discharge from this project will be to the sanitary sewer system.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No, unless required temporarily for dewatering during construction.

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.

Not applicable.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . .

Moderate slope to the southwest.

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

2-3 percent.

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

Alderwood gravely-sandy loam.

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

No, the geotechnical report and investigation shows stable soils, but recommends 2-feet of overexcavation and backfill with structural/granular soil for the building. The soils must be protected from moisture, or allowed to dry during construction.

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

The project will consist of approximately 5.5 levels of underground parking. This will require excavation of the site to approximately 50 feet below existing grade. This excavation will require approximately 72,000 cubic yards of cut and fill.

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

No. It is unlikely that erosion will occur. Clearing the site and the construction require an approved erosion control plan that the contractor must use. The site will be fully protected with impervious surfacing and landscaping when it goes into a use condition.

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

99%

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

Prepare and require contractor compliance with an erosion control plan during construction. The plan will include effective, protective measures and "Best Management Practices" to be installed and maintained during construction. This requirement will continue throughout the construction period until the project is complete and erosion no longer a threat.

2. **Air**

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

Normal emission for construction equipment. Dust from earth moving. After construction, only automobile emissions.

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

None known.

Sheet flow across paved surfaces, down roof drains, into storm drains on adjacent streets. Storm water runoff would likely flow southwest toward Meydenbauer Bay.

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

No, discharge to municipal storm water system and municipal sanitary sewer system.

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

The surface water runoff will be routed to the existing storm drain collection system which flows to an existing public system. Ground water is approx. 8 ft. below the surface and will not impact the surface condition. It is unlikely there will be surface runoff impacts if the existing storm drain system is properly maintained.

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, bullrush, skunk cabbage, other

——— water plants: water lily, eelgrass, milfoil, other

——— other types of vegetation

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

Site is currently retail downtown Bellevue – no indigenous vegetation.

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

None known.

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

The project will include landscaping. A landscape plan will be submitted to the City for approval and the contractor must comply with the plan, the work is further subject to inspection for compliance.

5. **Animals**

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

birds: hawk, heron, eagle, **songbirds**, other:
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.

None known.

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

None known.

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

None proposed.

6. **Energy and natural resources**

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

Gas and electricity will be used for heating and cooling of the living units.
Electricity for the HVAC for commercial.
Geothermal Wells – hot water heating for residential units

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

21 and 18-story towers will cast shadows on adjacent north-easterly, north westerly properties.

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

1. **Energy-efficient HVAC systems such as economizer cycles on the commercial uses.**
2. **High-performance glass such as low-E glass to reduce heat gain and heat loss.**
3. **Insulation in both non-residential and residential uses**
4. **Central high efficiency heating and cooling system for the residential towers.**

7. **Environmental health**

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

1) Describe special emergency services that might be required.

None known.

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

None proposed.

b. **Noise**

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

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

Short term: Construction noise between the hours of 7:00 am and 6:00 pm, Monday thru Friday through duration of construction.
Long-term: Increased traffic noise caused by traffic to and from the site.

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

During construction, hours will be limited to meet the requirements of the City of Bellevue to reduce noise. Once completed, the project will include insulated glass and insulation to help reduce noise impacts from traffic. The Owner has commissioned an Acoustic/Noise Analysis to ensure compliance with City of Bellevue and state noise mitigation requirements.

8. **Land and shoreline use**

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

Current use of the site is restaurant and one story parking structure associated with property adjacent.
Northern commercial office building:
Beck Building – 220 106th Avenue NE
East – parking lot asphalt
South – NE 2nd St – Bellevue Pacific Tower, condominium/commercial
Southwest – Bellevue Plaza – 117 106th Ave NE, retail/commercial
West – 106th Ave. NE – restaurant/drycleaners

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

Prior to 1950.

c. Describe any structures on the site.

Current use Sea Garden restaurant – wood frame slab on grade
One story parking structure associated with the restaurant – masonry block
2- story office building – wood frame

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

Above referenced structures to be demolished.

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

DNTN-MU – downtown mixed use, commercial

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

Mixed Use – Downtown Subarea Plan

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

Not applicable.

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

Not to our knowledge.

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

When complete, the residential portion could provide housing for approximately 350 – 400 people and the commercial portion could employ approximately 160 - 300 employees.

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

None. The current land use does not include residential.

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

None.

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

Not applicable.

9. **Housing**

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

Approximately 266 units rental units will be provided with this development. The units will vary in size from 400 sq. ft. to 1,200 sq. ft. Rental rates will vary and will include rates for high, middle and affordable income levels.

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:

None proposed.

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?

The tallest building will be the north residential tower which will be approximately 245' above average grade and include mechanical screening and an interesting roof form. Principal exterior building materials include aluminum window wall system with tinted glass, fritted spandrel glass, planted mesh guardrails and cast in place concrete deck.

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

Site is currently occupied by one and two storey structures. The two towers may obstruct views in buildings to the east, limiting views of the bay. Views from residential tower to the south toward the bay will not likely be impacted by the proposed project

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

Rather than a singular bulky building mass, the design concept of two towers for the project provides a view corridor through the site and allows the towers to be tall and slender. The scale of the project is reduced by providing multiple towers and allows light and air to reach the lower level public outdoor plazas.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **The project will produce light and glare in several ways. During the evening and nighttime, the residential towers will produce light from the windows of the individual residential units. These will vary and will be mitigated by the use of window treatment. During the daytime the residential tower could potentially reduce glare at various times of the day because of the curving forms and angles of the façade.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **None expected,**

c. What existing off-site sources of light or glare may affect your proposal? **None**

d. Proposed measures to reduce or control light and glare impacts, if any: **Non-reflective glass is proposed for the majority of the building skin. Site lighting will be shielded.**

12. **Recreation**

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

Downtown park is located 3 blocks west, art museum and town square within 2 blocks.
The proposed project will be located in an already vibrant office and cultural center of the city of Bellevue.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

d. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **The project will include a public gathering space for outdoor events. Passive recreation is planned for the upper level outdoor decks and a fitness center will be provided for tenants.**

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.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, 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:

None.

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.

Site bounded by 106th Ave NE and NE 2nd Street. Major interstate serving area is I-405. (See the Site Plan)

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

Transit service is provided in the immediate subject vicinity. The nearest transit stops are:
On 105th Ave NE north of NE 2nd Street (0.08 miles from site). Serves Metro route 249.
On 108th Ave NE north and south of NE 2nd Street (0.15 miles from site). Serves Metro routes 233 and 240.
On Main Street west of 106th Ave NE (0.16 miles from site). Serves Metro routes 233 and 921.
The Bellevue Transit Center is located 0.46 miles from the site, and serves 15 Metro routes, and 8 Sound Transit routes.

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

Approximately 458 parking spaces in the garage structure. The project would displace 80 existing surface parking spaces.

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).

106th Ave and NE 2nd St. will be widened per City of Bellevue street standards.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

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

The project consists of a mix of two different major uses: residential and retail. The net new PM peak hour trips generated by Phase I and Phase II are estimated to be 98 entering the site and 73 exiting, for a total of 171 trips. Peak volumes are expected to occur between 7-9 am and between 4-6 pm.

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

Sidewalk, driveway and other related improvements to the adjacent streets will be designed and constructed per the City of Bellevue requirements in order to ensure the safety and efficiency of vehicular and pedestrian traffic flow. Appropriate off-site traffic impact mitigation may also be required, as to be determined in the Traffic Impact Analysis.

15. **Public services**

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

A slight increase of public services would be needed as a result of 266 additional living units and commercial space being added to the downtown core.

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

The development will have security and card key access to the living units and the underground garages and improved security lighting to reduce the probability of crime and the need for police protection. In addition, the project will be equipped with fire sprinkler systems and fire alarm systems in compliance with the City of Bellevue requirements.

16. **Utilities**

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

Electricity, natural gas, water, refuse service, telephone, sanitary sewer.

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.

Puget Sound Energy for gas and electric
City of Bellevue will serve potable, sanitary and storm water needs
Refuse service – Allied Waste
Telephone – unknown at present
Media Connections – unknown at present
Construction activities will include whatever is necessary to provide service for 266 residential units and 33,000 gross floor area of commercial space.

C. 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: .....

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

An increase in population residing at the proposed project will necessitate an increase use of city services of water.

Proposed measures to avoid or reduce such increases are:

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Does not apply.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Does not apply.

3. How would the proposal be likely to deplete energy or natural resources?

Does not apply.

Proposed measures to protect or conserve energy and natural resources are:

Providing multi-family housing closer to work environment lessens demands on living and transportation energy needs.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Does not apply.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Does not apply.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Does not apply.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Does not apply.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Does not apply.

Proposed measures to reduce or respond to such demand(s) are:
Does not apply.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   Does not apply.

Attachment G

AFFORDABLE HOUSING PLANS & FLOORS

SoMa Towers - Phase I
Affordable Unit Mix

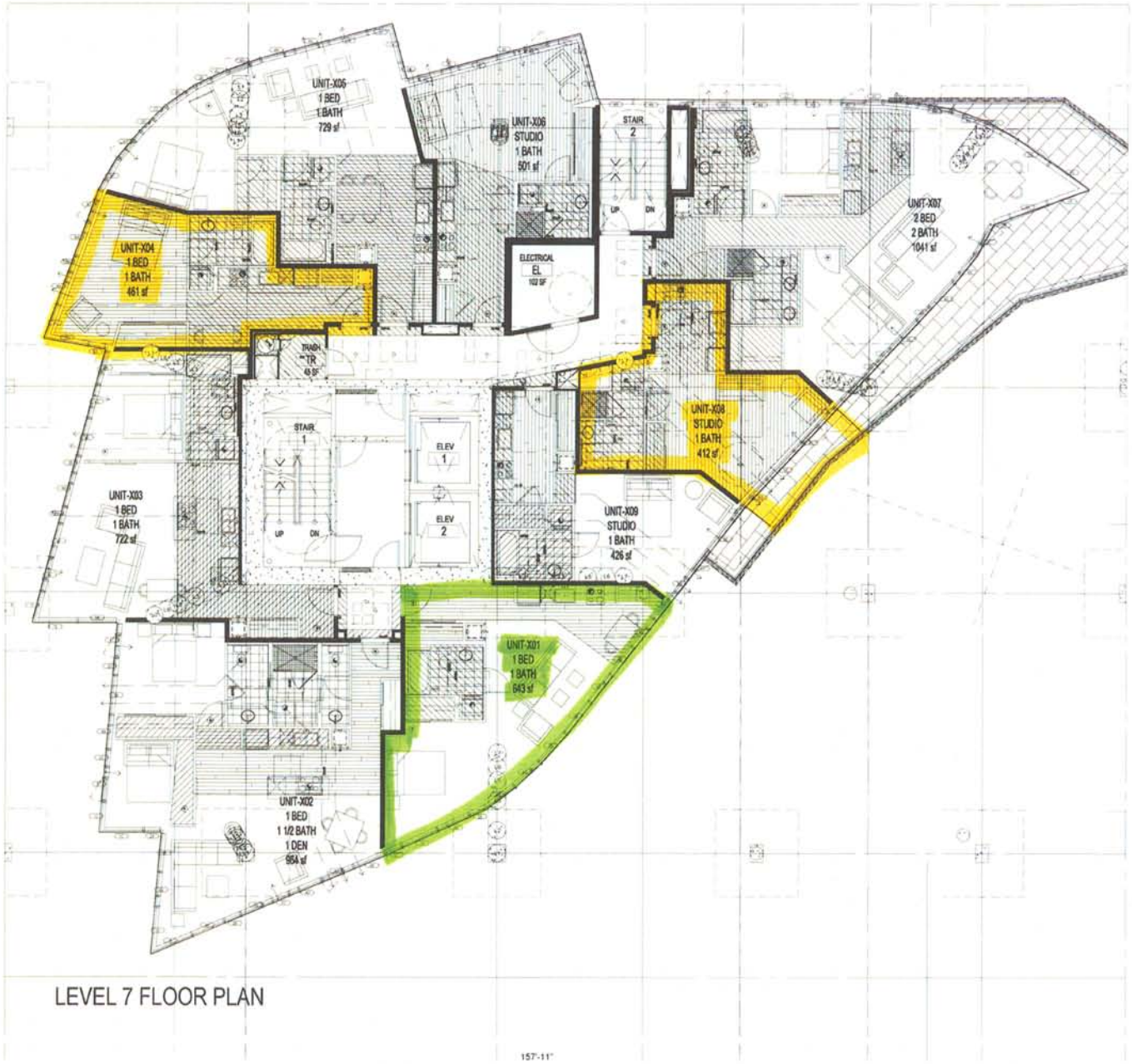
Affordable Unit Mix		
Aff. Rent	**Units**	**SF**
$1,161	Studio (8)	3,590
$1,314	1BR (4)	2,651
$1,467	1BR/Den (1)	964
$1,467	2BR (1)	1,041
	Total (14)	**8,246**

Color Coding - Club Units
Studio
1 BR/1 Bath
1 BR/1.5 Bath/Den
2 BR/2 Bath

Affordable Unit Location

	Units X01	Units X02	Units X03	Units X04	Units X05	Units X06	Units X07	Units X08	Units X09	
Floor	**SF**	**SF**	**SF**	**SF**	**SF**	**SF**	**SF**	**SF**	**SF**	
22XX	693	964	722	461	729	501	1066		426	
21XX	693	964	722	461	729	501	1101		426	
20XX	693	964	722	461	729	501	1101		426	
19XX	693	964	722	461	729	501	1041	412	426	
18XX	693	964	722	461	729	501	1041		426	
17XX	693	964	722	461	729	501	1041		426	
16XX	693	964	722	461	729	501	1041		426	
15XX	693	964	722	461	729	501	1041	412	426	
12XX	693	964	722	461	729	501	1041	412	426	
11XX	693	964	722	461	729	501	1041	412	426	
10XX	693	964	722	461	729	501	1041	412	426	
9XX	693	964	722	461	729	501	1041	412	426	
8XX	643	964	722	461	729	501	1041	412	426	
7XX	643	964	722	461	729	501	1041	412	426	
6XX	643	964	722	461	729	501	1041	412	426	
Total SF	1,929	964	722	2,766			1,041	824		**8,246**

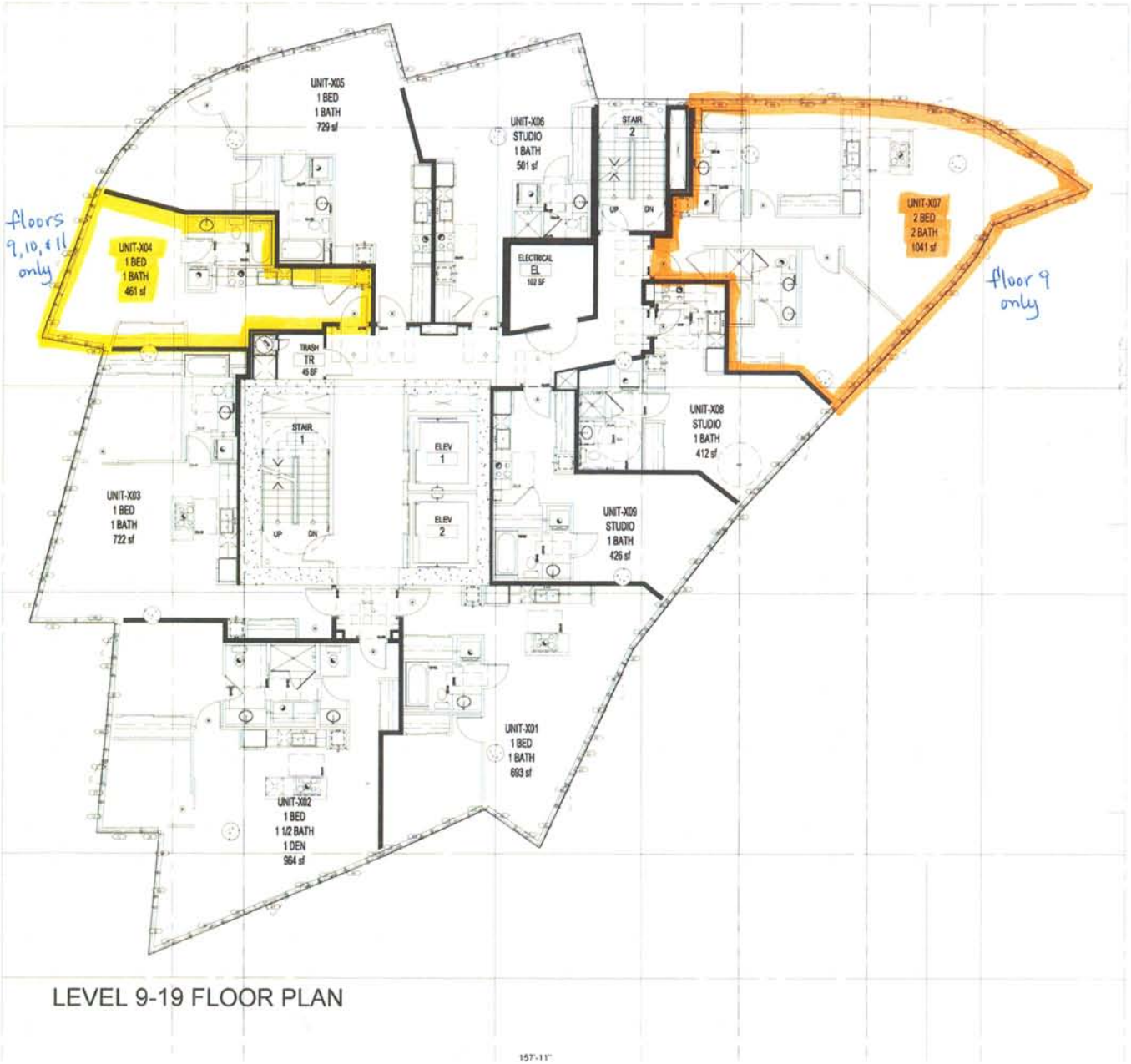
LEVEL 6 FLOOR PLAN



LEVEL 7 FLOOR PLAN

LEVEL 8 FLOOR PLAN

157'-11"



LEVEL 9-19 FLOOR PLAN

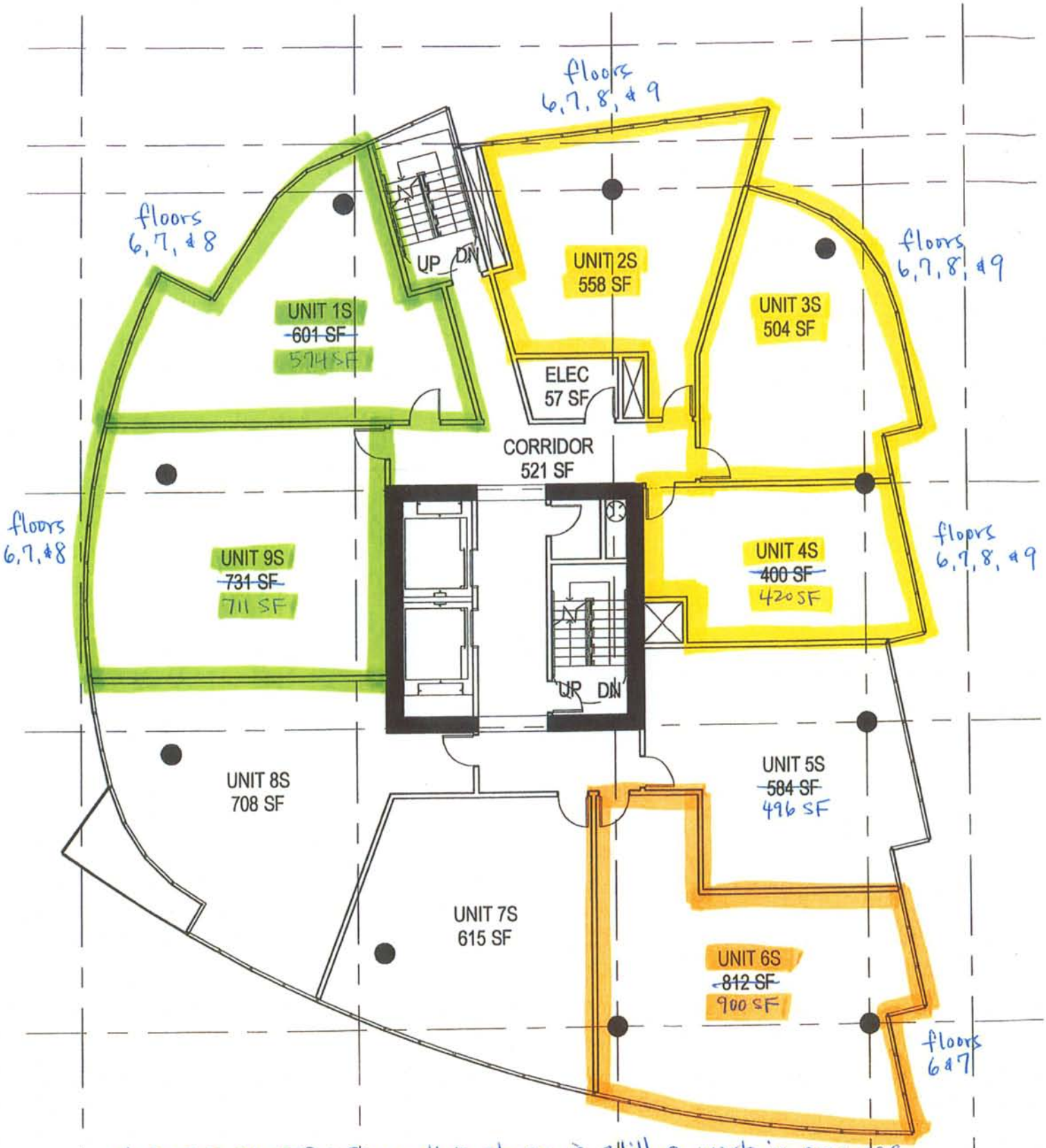
SoMa Towers - Phase II
Affordable Unit Mix

Affordable Unit Mix		
Aff. Rent	**Units**	**SF**
$1,161	Studio (12)	5,928
$1,314	1BR (6)	3,855
$1,467	2BR (2)	1,800
	Total (20)	**11,583**

Color Coding - Club Units
Studio
1 BR/1 Bath
2 BR/2 Bath

Club Units

	Units X01	Units X02	Units X03	Units X04	Units X05	Units X06	Units X07	Units X08	Units X09	
Floor	SF	SF	SF	SF	SF	SF	SF	SF	SF	
19XX	574	558	504	420	496	900	615	708	711	
18XX	574	558	504	420	496	900	615	708	711	
17XX	574	558	504	420	496	900	615	708	711	
16XX	574	558	504	420	496	900	615	708	711	
15XX	574	558	504	420	496	900	615	708	711	
12XX	574	558	504	420	496	900	615	708	711	
11XX	574	558	504	420	496	900	615	708	711	
10XX	574	558	504	420	496	900	615	708	711	
9XX	574	558	504	420	496	900	615	708	711	
8XX	574	558	504	420	496	900	615	708	711	
7XX	574	558	504	420	496	900	615	708	711	
6XX	574	558	504	420	496	900	615	708	711	
Total SF	1,722	2,232	2,016	1,680		1,800			2,133	**11,583**



* DISCLAIMER: Since this phase is still a work in progress, this is the only floorplan we have right now. The hand-written square footage numbers are the correct numbers as they stand now.

Attachment H

PROPOSAL PLANS

SoMa Towers

Phase 1

Bellevue, Washington

City of Bellevue

DESIGN REVIEW SUBMITTAL

December 16, 2010

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A0.12.1	FAR AMENITY - UNDERGROUND PARKING
A1.00.1	SITE PLAN
A1.P5.1	LEVEL P5 FLOOR PLAN
A1.P3.1	LEVELS P3 AND P4 FLOOR PLANS
A1.P1.1	LEVELS P1 AND P2 FLOOR PLANS
A1.01.1	LEVEL FLOOR 1 PLAN
A1.02.1	LEVELS 2 AND 3 FLOOR PLANS
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A108.1	LEVEL 25 AND ROOF PLANS
A2.01.1	WEST BUILDING ELEVATION
A2.02.1	EAST BUILDING ELEVATION
A2.03.1	NORTH ELEVATION
A3.01.1	EXTERIOR BUILDING SECTIONS

Bohlin Cywinski Jackson

Architecture Planning Interior Design

Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco

1932 First Avenue
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Seattle, WA 98101
v. 206.256.0662 f. 206.256.0664

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No.	Description	Date

SoMa Towers LLC

SOMA TOWERS
PROJECT ADDRESS

GENERAL INFO

DESIGN REVIEW

SCALE

December 16, 2010
DATE

10406
BCJ PROJECT NUMBER

A0.00.1
SHEET NUMBER

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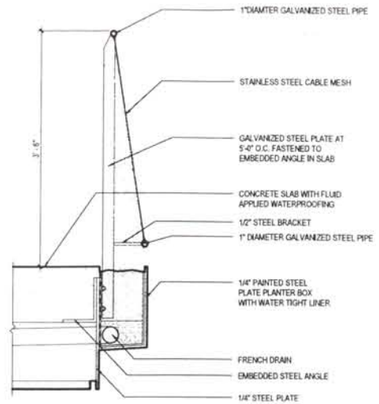
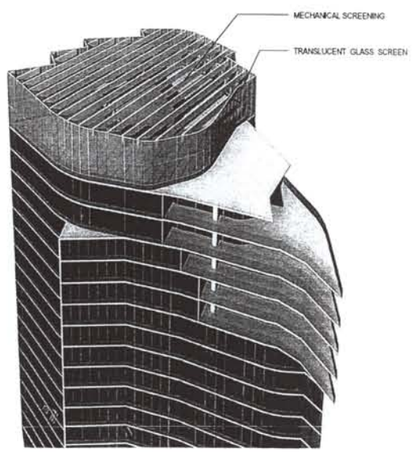
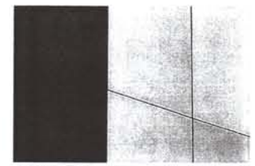


TYPICAL PLANTED MESH RAIL DETAIL

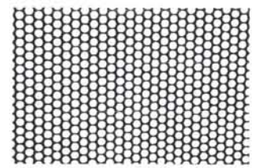


ROOF SCREEN

TRANSLUCENT GLASS MECHANICAL SCREEN



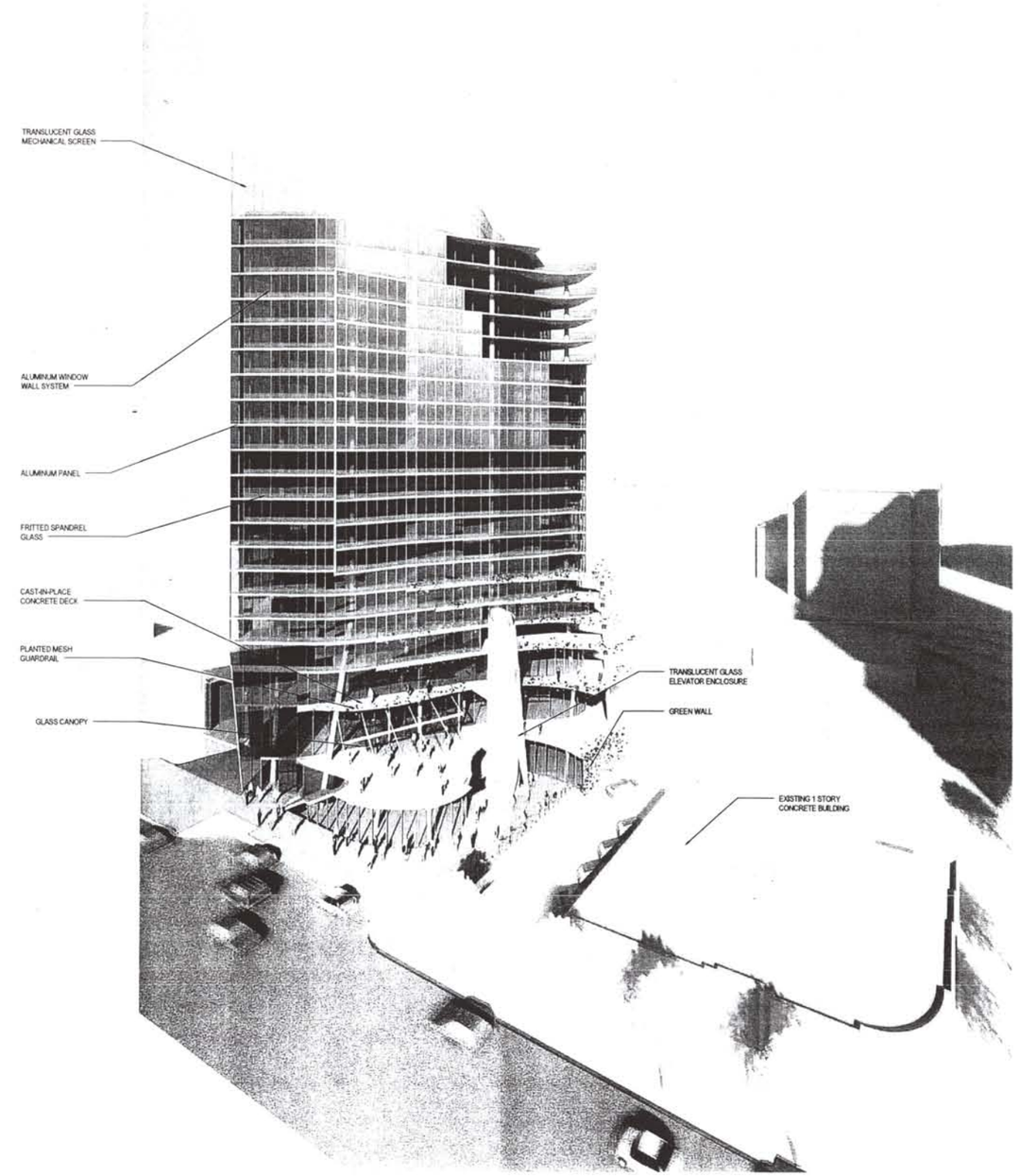
ALUMINUM PANEL



FRITTED GLASS

PLANTED MESH GUARDRAIL

CAST-IN-PLACE CONCRETE DECK



BIRD'S EYE VIEW

12/15/2010 2:13:44 PM

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco
1932 First Avenue
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Seattle, WA 98101
v. 206.256.0862 f. 206.256.0864

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No.	Description	Date

SoMa Towers LLC

SOMA TOWERS
PROJECT ADDRESS

PERSPECTIVE VIEWS AND MATERIAL DESIGNATIONS

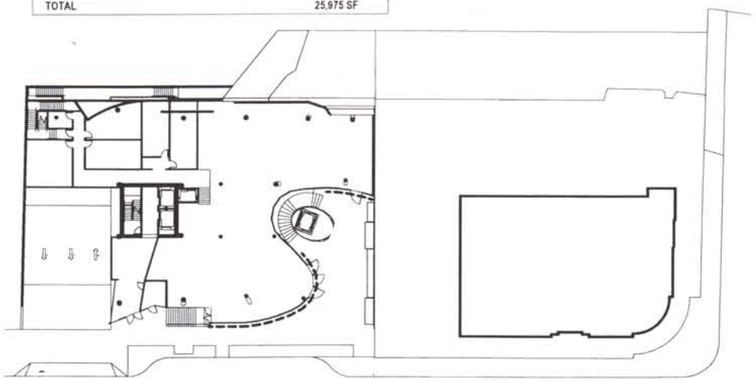
DESIGN REVIEW

SCALE	As indicated
DATE	December 16, 2010
BCJ PROJECT NUMBER	10406

A0.02.1
SHEET NUMBER

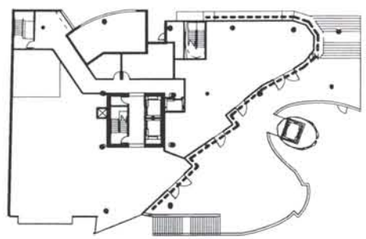
FAR AMENITY - PEDESTRIAN ORIENTED FRONTAGE

LEVEL	LF	MULTIPLIER	SF
LEVEL 1	89.25'	100	8,925 SF
LEVEL 2	170.50'	100	17,050 SF
TOTAL			**25,975 SF**



LINEAR FEET OF PEDESTRIAN ORIENTED FRONTAGE = 89' 3"

4 A0.10.1 PLAZA LEVEL 1 PLAN
SCALE: 1" = 30'-0"

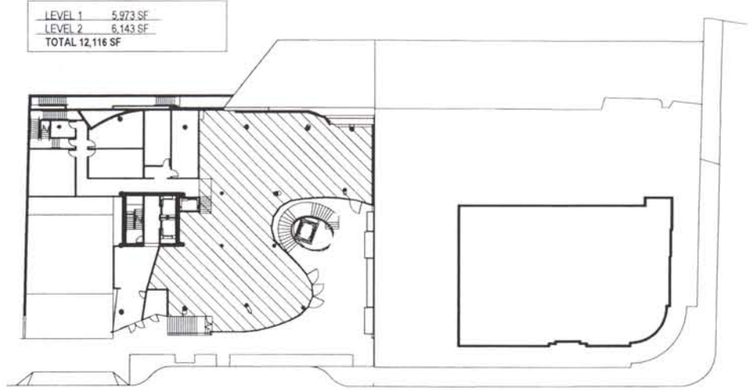


LINEAR FEET OF PEDESTRIAN ORIENTED FRONTAGE = 170'-6"

5 A0.10.1 POF Phase 1 PLAZA LEVEL 2
SCALE: 1" = 30'-0"

COMMERCIAL EXEMPT CALCULATIONS

LEVEL 1	5,973 SF
LEVEL 2	6,143 SF
TOTAL 12,116 SF	



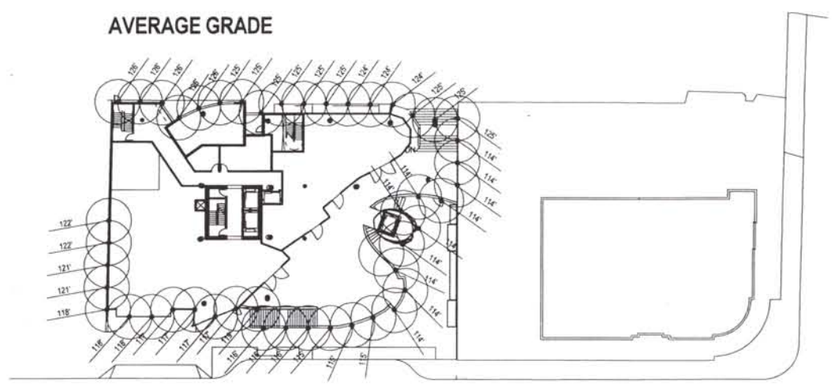
COMMERCIAL AREA = 5,973 sf

1 A0.10.1 PLAZA LEVEL 1 PLAN
SCALE: 1" = 30'-0"

COMMERCIAL AREA = 6,143 sf

2 A0.10.1 PLAZA LEVEL 2 PLAN
SCALE: 1" = 30'-0"

AVERAGE GRADE



AVERAGE GRADE - 119'-7"

3 A0.10.1 AVERAGE GRADE
SCALE: 1" = 30'-0"

FAR Calculations

	Notes	Area
Project area		19,556 SF
FAR Basic - Requirement	*20% of non residential FAR = .2 x .5 x Project Area*	1,956 SF
FAR Basic - Provided	*Pedestrian Oriented Frontage*	25,975 SF
FAR Max	*Maximum FAR of 5*	97,780 SF
FAR increase - Affordable housing	*Affordable housing bonus - 10% of Maximum FAR = .5*	9,778 SF
FAR Maximum allowed	*Affordable housing bonus + Max FAR of 5*	**107,558 SF**
FAR Actual		**118,068 SF**
Amenity Bonus required		97,780 SF
Amenity Bonus provided	*POF, Underground parking, Residential uses see also A0.11*	258,798 SF
Commercial exempt - Maximum allowed	*Project Area*	19,556 SF
Commercial exempt - Provided	*Levels 1 and 2 at 100% Exempt*	12,116 SF

FAR AMENITY - BONUS CALCULATIONS

Pedestrian Oriented Frontage	LF	MULTIPLIER	SF
Level 1	89.25	100	8,925 SF
Level 2	170.5	100	17,050 SF
		Total	**25,975 SF**

Residential Use	SF	MULTIPLIER	SF
Level 3	0	2	0
Level 5	3,959 SF	2	7,918 SF
Level 6	5,702 SF	2	11,404 SF
Level 7	5,552 SF	2	11,104 SF
Level 8	5,562 SF	2	11,124 SF
Level 9	5,636 SF	2	11,272 SF
Level 10	5,636 SF	2	11,272 SF
Level 11	5,636 SF	2	11,272 SF
Level 12	5,636 SF	2	11,272 SF
Level 15	5,636 SF	2	11,272 SF
Level 16	5,636 SF	2	11,272 SF
Level 17	5,636 SF	2	11,272 SF
Level 18	5,636 SF	2	11,272 SF
Level 19	5,636 SF	2	11,272 SF
Level 20	5,148 SF	2	10,296 SF
Level 21	5,148 SF	2	10,296 SF
Level 22	5,096 SF	2	10,192 SF
Level 23	4,785 SF	2	9,570 SF
Level 25	4,785 SF	2	9,570 SF
Total	**96,461 SF**		**192,922 SF**

Underground Parking	SF	MULTIPLIER	SF
Level P1	17,609 SF	0.5	8,805 SF
Level P2	17,609 SF	0.5	8,805 SF
Level P3	17,609 SF	0.5	8,805 SF
Level P4	17,609 SF	0.5	8,805 SF
Level P5	9,365 SF	0.5	4,683 SF
		Total	**39,901** SF

Total Amenity Bonus
POF + Residential Use + Underground Parking 25,975 + 192,922 + 39,901 = **258,798 SF**

PARKING CALCULATION

Parking Use	Req'd	Total # units or nsf	Total stalls required	Total stalls provided
Residential	1-2 / unit	142	142	172
Restaurant	10-20 / 1000nsf	4,000 nsf	40	40
Exhibition Hall	1.5-2 / 1000nsf	3,388 nsf	5	7
Retail (Mixed Use)	2-4 /1000nsf	5,180 nsf	10	16
Office (Business)	2.5-3 / 1000nsf	5,258 nsf	13	13
		Total	211	247
		(-) 20% shared	43	49
		Total	168	**198**

Parking per floor

Level	Standard	Compact	HC	Total	
P1	16	10	4	30	
P2	21	24	2	47	
P3	23	22	2	47	OUTSIDE GATE
P4	24	24	0	48	INSIDE GATE
P5	6	20	0	26	
Total	90	100	8	**198**	
		50.5%		4.1%	

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FAR INFO, AVERAGE GRADE, & PARKING COUNT

DESIGN REVIEW

1" = 30'-0"
SCALE

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A0.10.1
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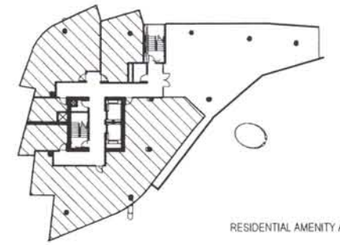
FAR AMENITY - RESIDENTIAL USES AREA CALCULATIONS

RESIDENTIAL AMENITY AREA = 4,785 sf EACH FLOOR

9 / A0.11.1 LEVELS 23 + 25
SCALE: 1" = 30'-0"

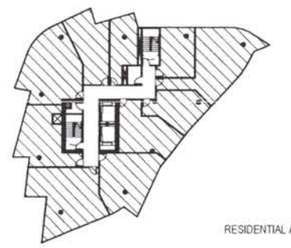
RESIDENTIAL AMENITY AREA = 5,636 sf

5 / A0.11.1 LEVEL 9
SCALE: 1" = 30'-0"



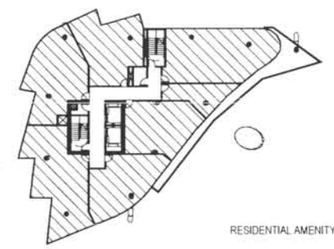
RESIDENTIAL AMENITY AREA = 3,959 sf

1 / A0.11.1 LEVEL 5
SCALE: 1" = 30'-0"



RESIDENTIAL AMENITY AREA = 5,636 sf PER FLOOR

6 / A0.11.1 LEVELS 10-19
SCALE: 1" = 30'-0"

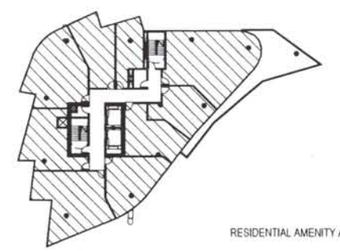


RESIDENTIAL AMENITY AREA =5,702 sf

2 / A0.11.1 LEVEL 6
SCALE: 1" = 30'-0"

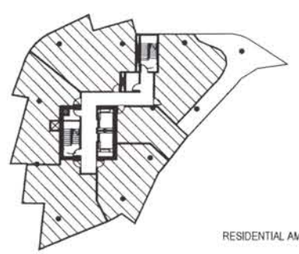
RESIDENTIAL AMENITY AREA = 5,148 sf PER FLOOR

7 / A0.11.1 LEVEL 20-21
SCALE: 1" = 30'-0"



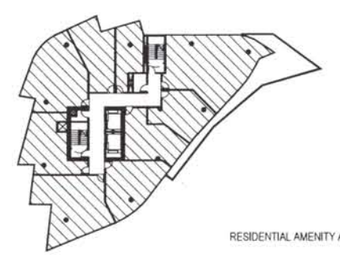
RESIDENTIAL AMENITY AREA = 5,552 sf

3 / A0.11.1 LEVEL 7
SCALE: 1" = 30'-0"



RESIDENTIAL AMENITY AREA = 5,096 sf

8 / A0.11.1 LEVEL 22
SCALE: 1" = 30'-0"



RESIDENTIAL AMENITY AREA = 5,562 sf

4 / A0.11.1 LEVEL 8
SCALE: 1" = 30'-0"

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FAR AMENITY BONUS

DESIGN REVIEW

SCALE: 1" = 30'-0"
DATE: December 16, 2010
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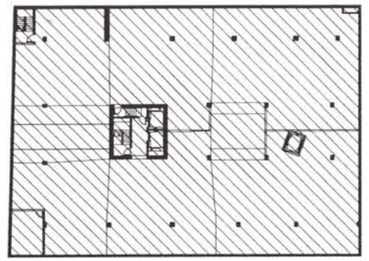
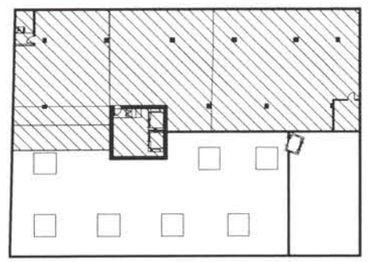
FAR AMENITY - UNDERGROUND PARKING

LEVEL P1	17,609 SF
LEVEL P2	17,609 SF
LEVEL P3	17,609 SF
LEVEL P4	17,609 SF
LEVEL P5	9,365 SF
TOTAL	**79,801 SF**



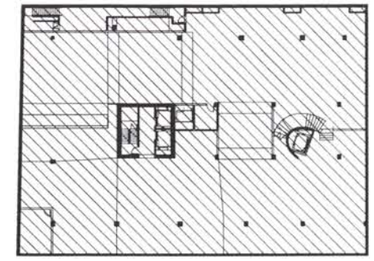
Area = 17,609 sf

4 A0.12.1 LEVEL P4
SCALE: 1" = 30'-0"



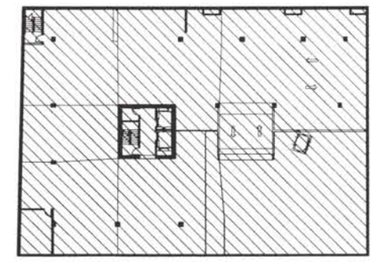
Area = 9,365 sf

5 A0.12.1 LEVEL P5
SCALE: 1" = 30'-0"



Area = 17,609 sf

1 A0.12.1 LEVEL P1
SCALE: 1" = 30'-0"



Area = 17,609 sf

2 A0.12.1 LEVEL P2
SCALE: 1" = 30'-0"

Area = 17,609 sf

3 A0.12.1 LEVEL P3
SCALE: 1" = 30'-0"

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FAR AMENITY - UNDERGROUND PARKING

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SCALE

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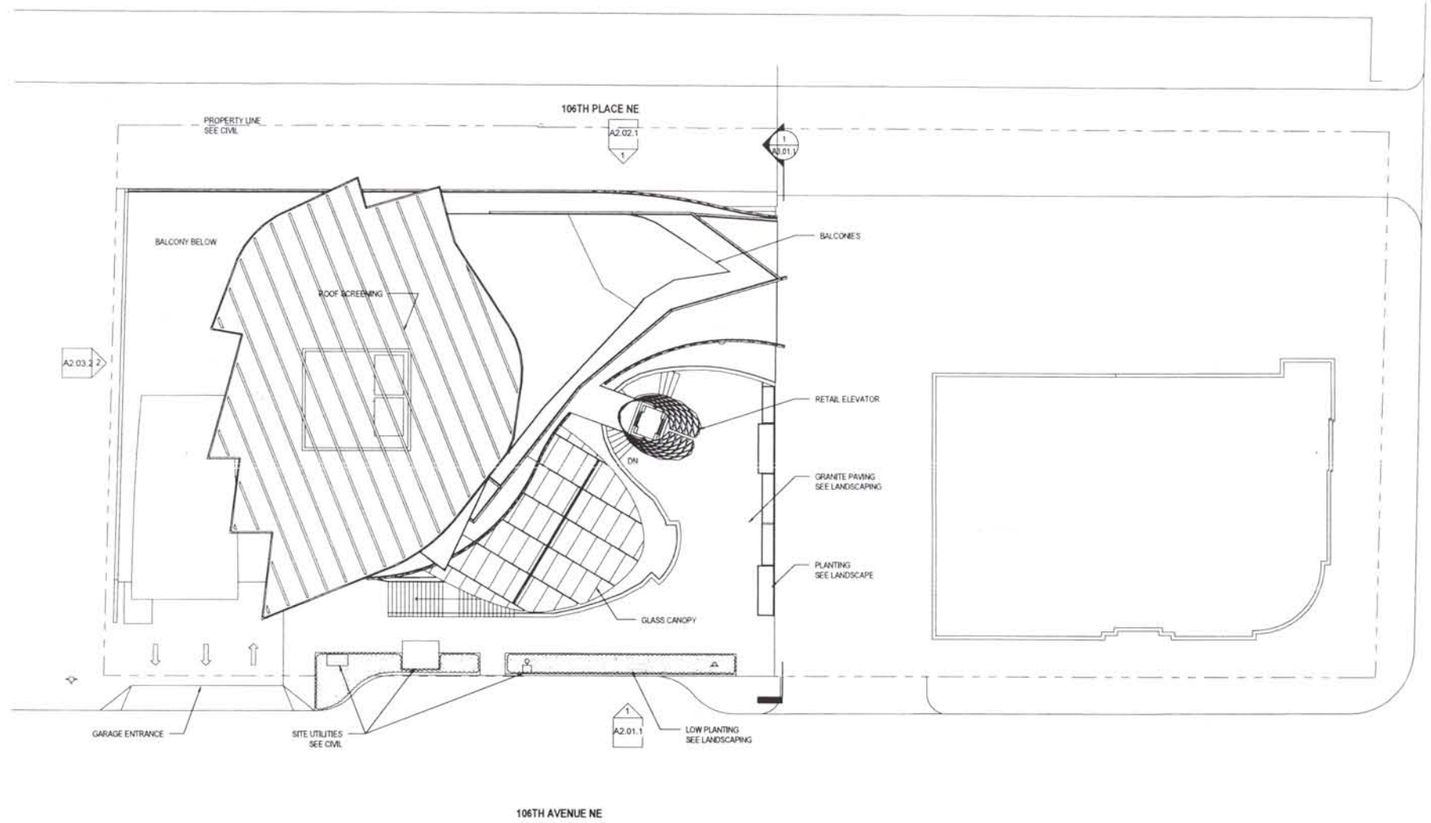

1 A1.00.1 SITE PLAN
SCALE: 1/16" = 1'-0"

8" 16" 32"

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SITE PLAN

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
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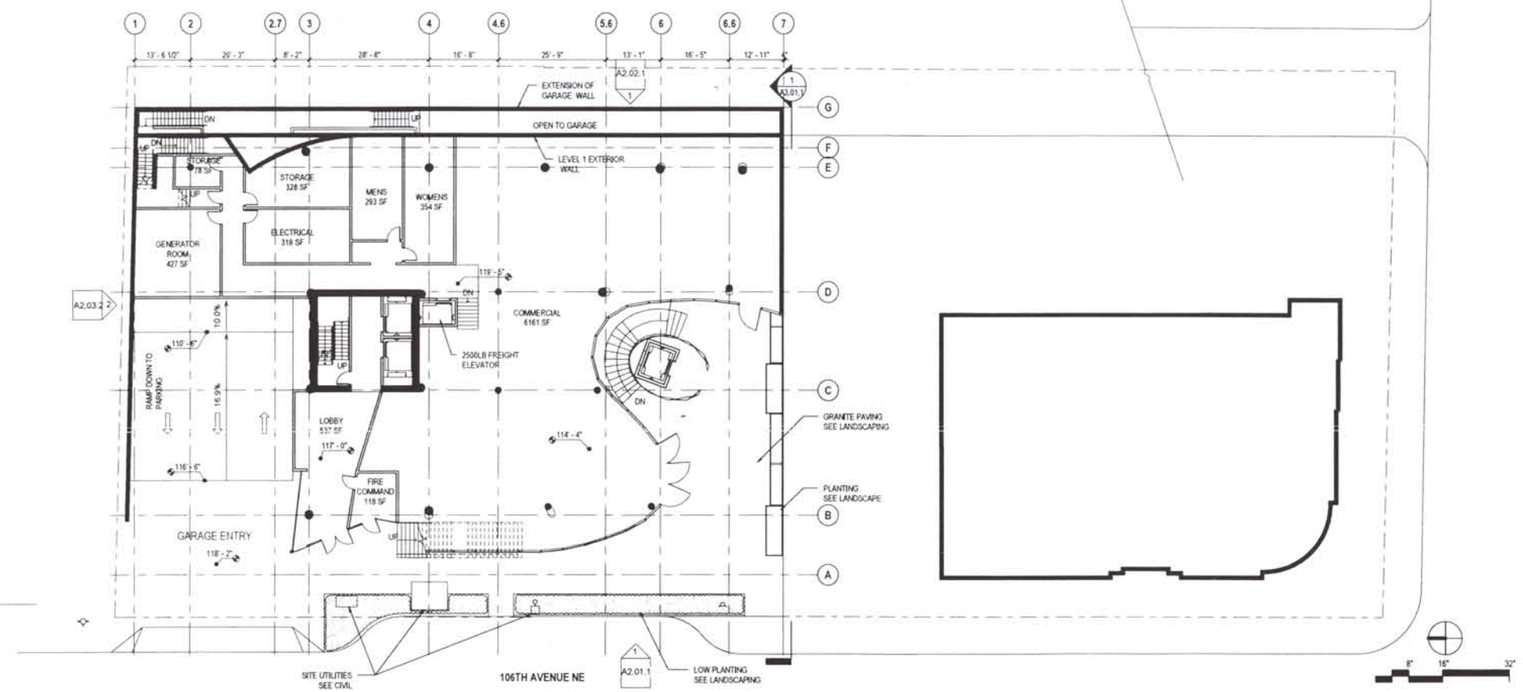
A1.00.1
SHEET NUMBER



1 / A1.01.1 PLAZA LEVEL 1
SCALE: 1/16" = 1'-0"

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LEVEL 1 FLOOR PLAN

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SCALE

December 16, 2010
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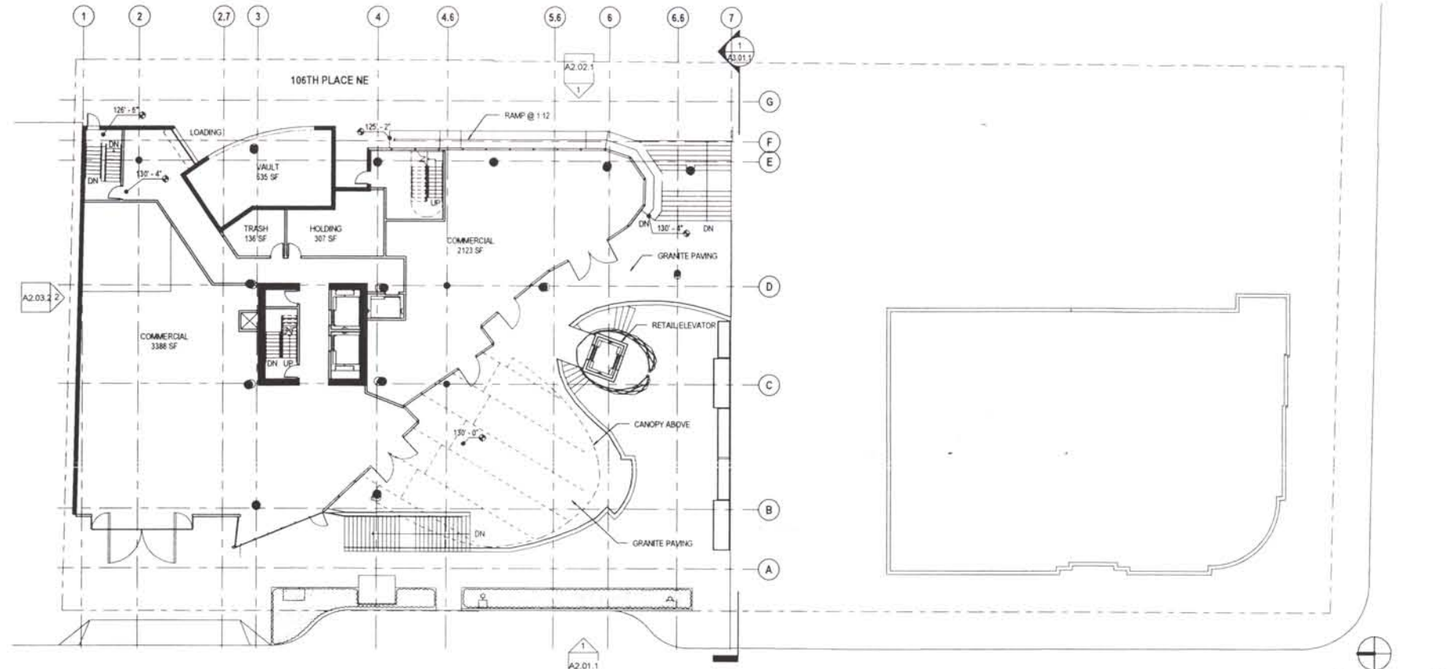
SHEET NUMBER



1 / A1.02.1 PLAZA LEVEL 2
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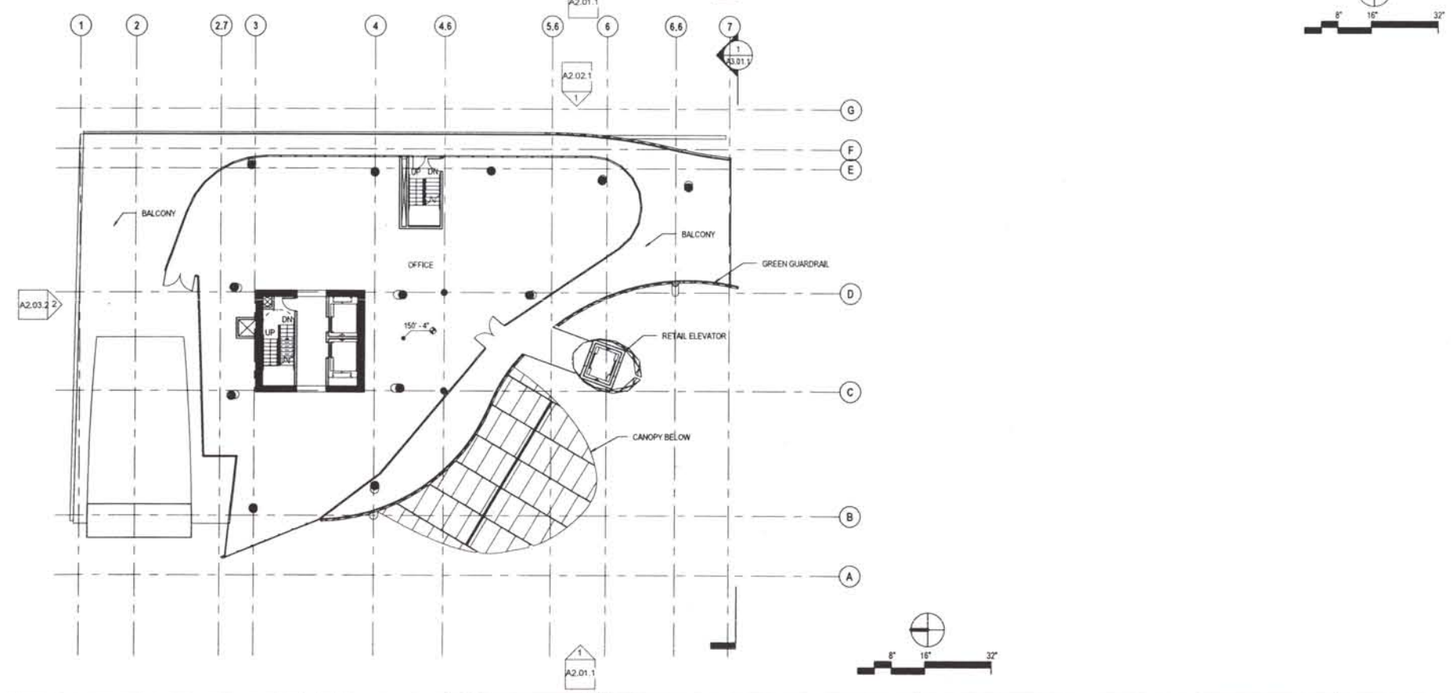

2 / A1.02.1 AMENITY LEVEL 3
SCALE: 1/16" = 1'-0"

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SOMA TOWERS
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LEVEL 2 & 3 FLOOR PLAN

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DATE: December 16, 2010
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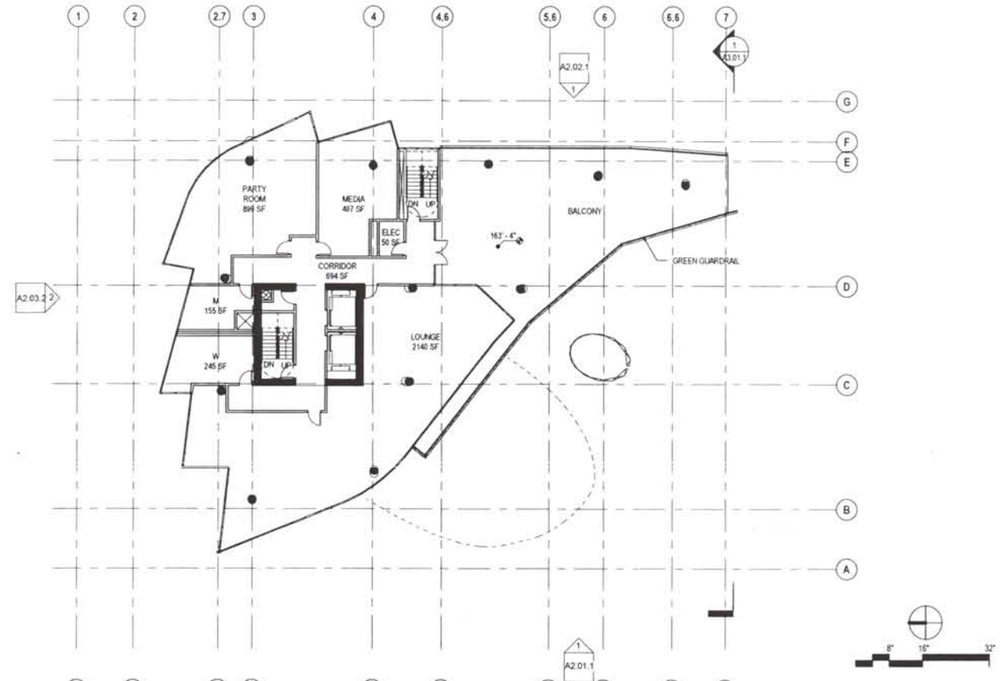
A1.02.1
SHEET NUMBER



1 A1.03.1 LEVEL 5
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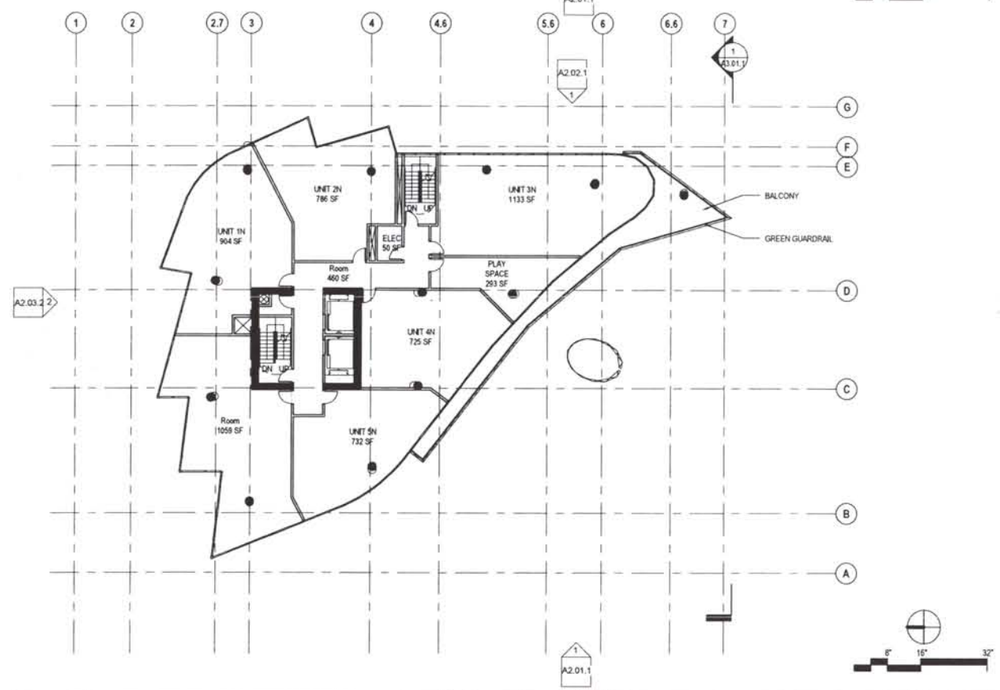

2 A1.03.1 LEVEL 6
SCALE: 1/16" = 1'-0"

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LEVEL 5 & 6 FLOOR PLAN

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DATE: December 16, 2010
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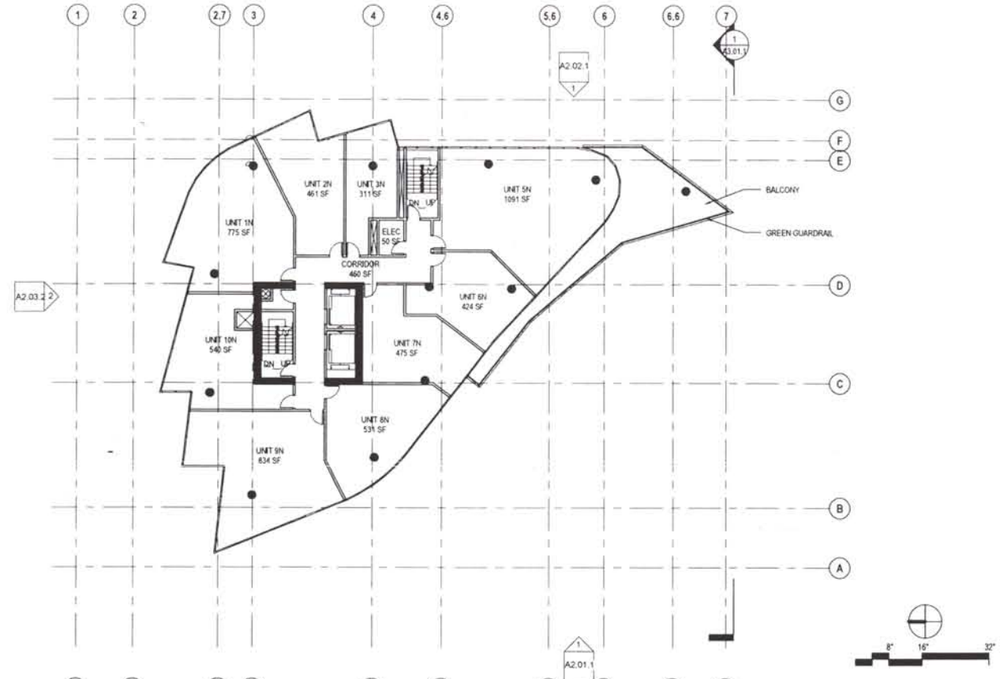
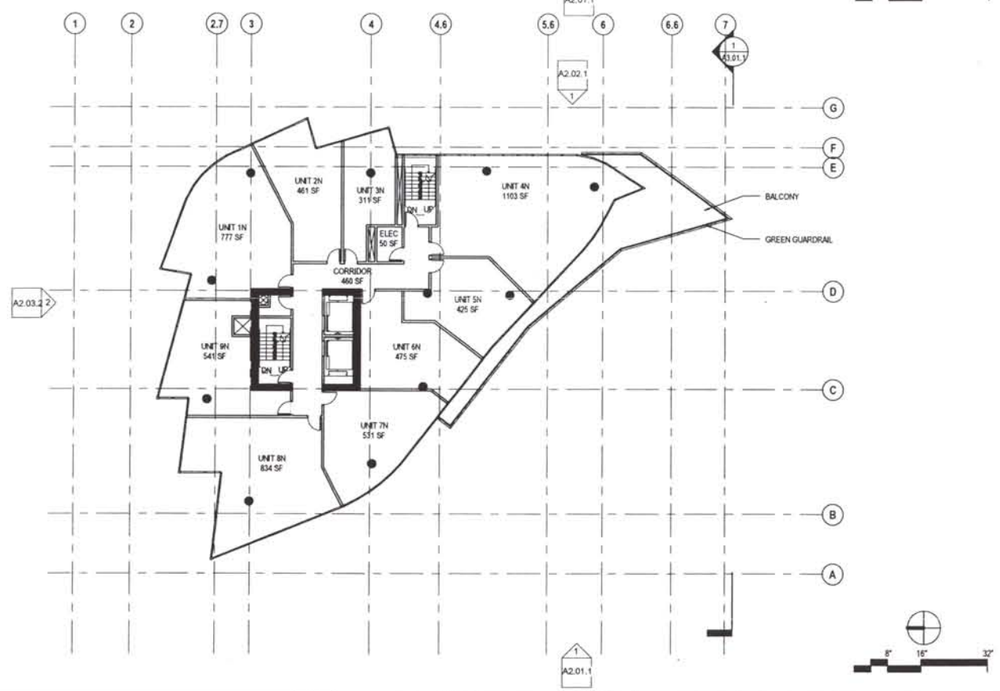
A1.03.1
SHEET NUMBER



1 LEVEL 7
A1.04.1 SCALE: 1/16" = 1'-0"



2 LEVEL 8
A1.04.1 SCALE: 1/16" = 1'-0"

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LEVEL 7 & 8 FLOOR PLANS

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
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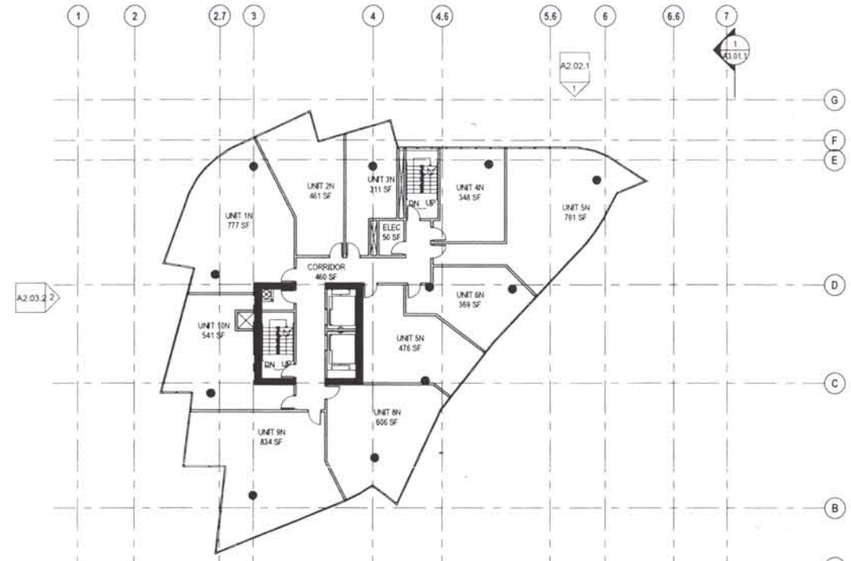
A1.04.1
SHEET NUMBER



1 A1.05.1 LEVEL 9
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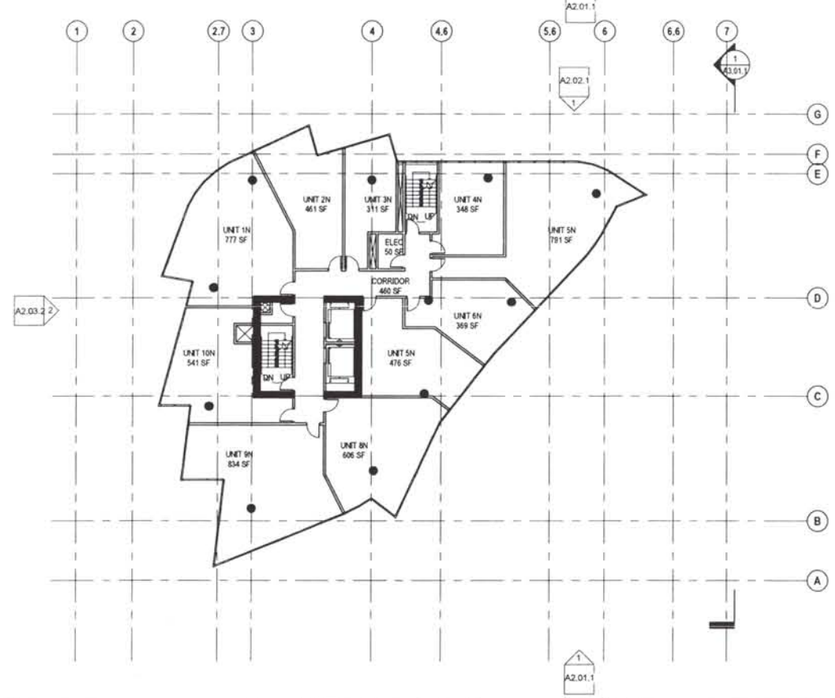

2 A1.05.1 LEVEL 10 - 15
SCALE: 1/16" = 1'-0"

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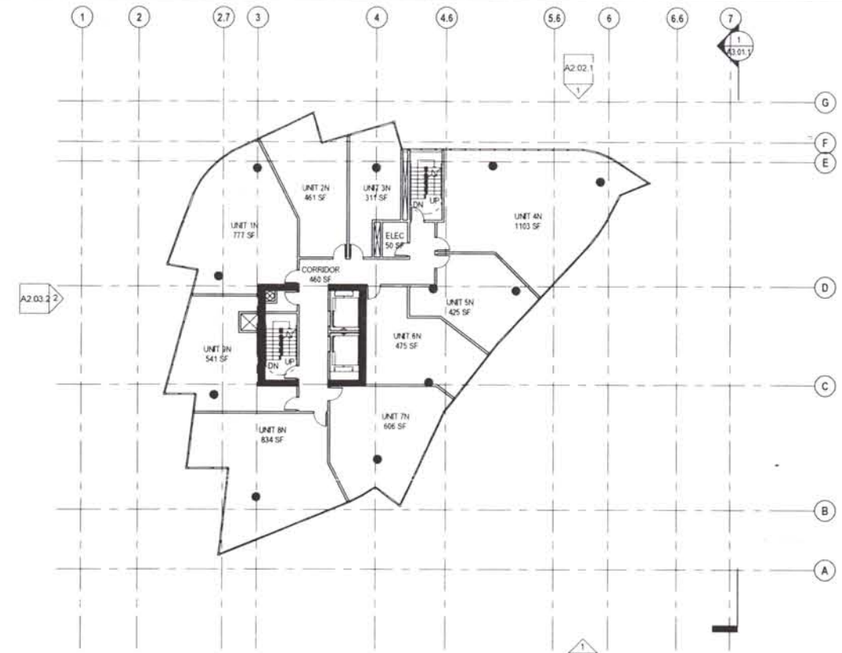
LEVEL 9 & 10 - 15 FLOOR PLANS

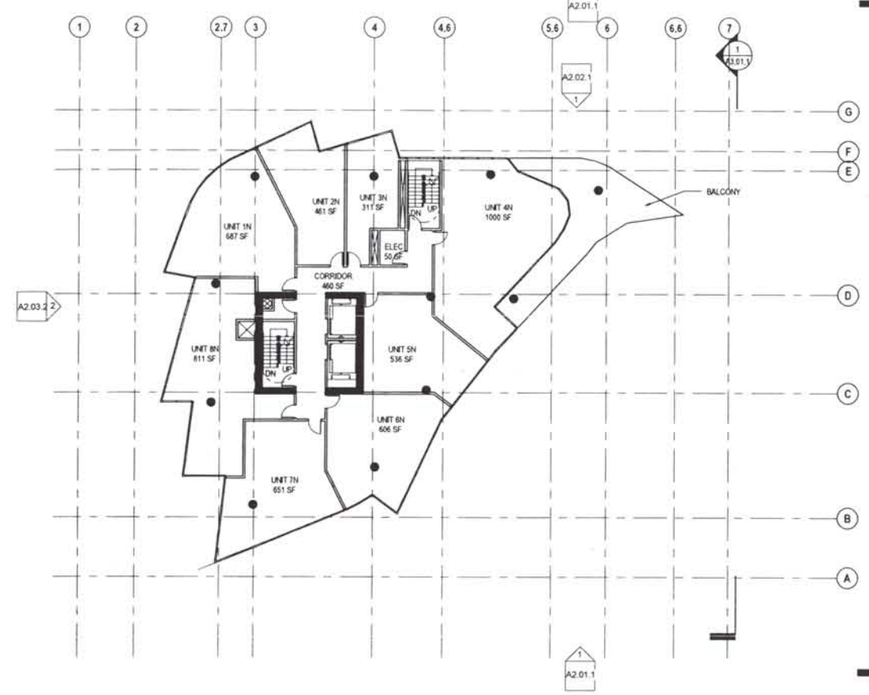
DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.05.1
SHEET NUMBER



1 A1.06.1 LEVEL 16 - 19
SCALE: 1/16" = 1'-0"



2 A1.06.1 LEVELS 20 & 21
SCALE: 1/16" = 1'-0"

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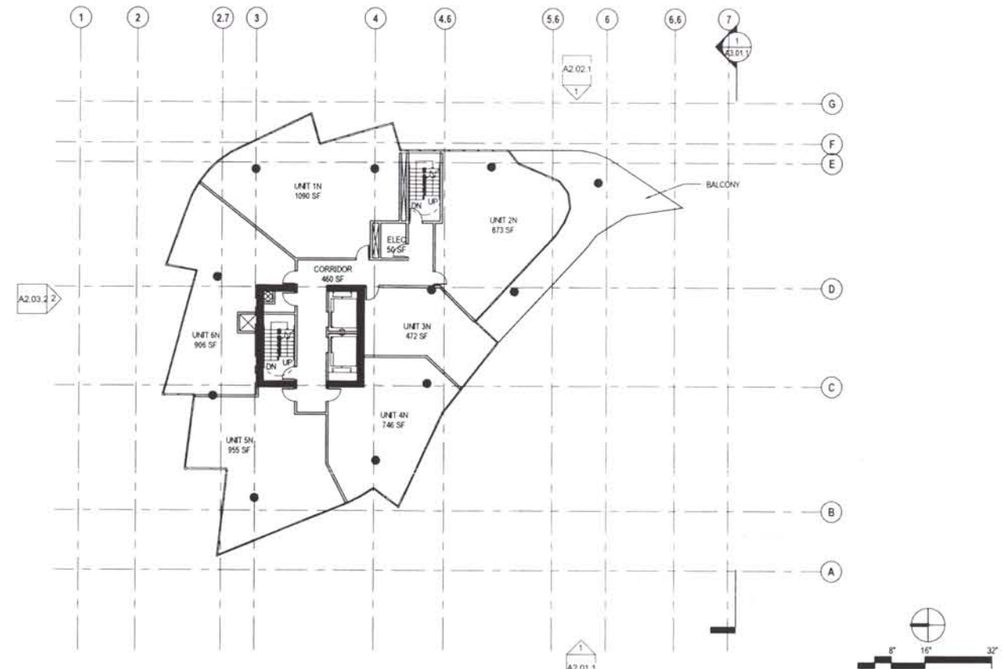
LEVEL 16 - 19 & 20 - 21 FLOOR PLANS

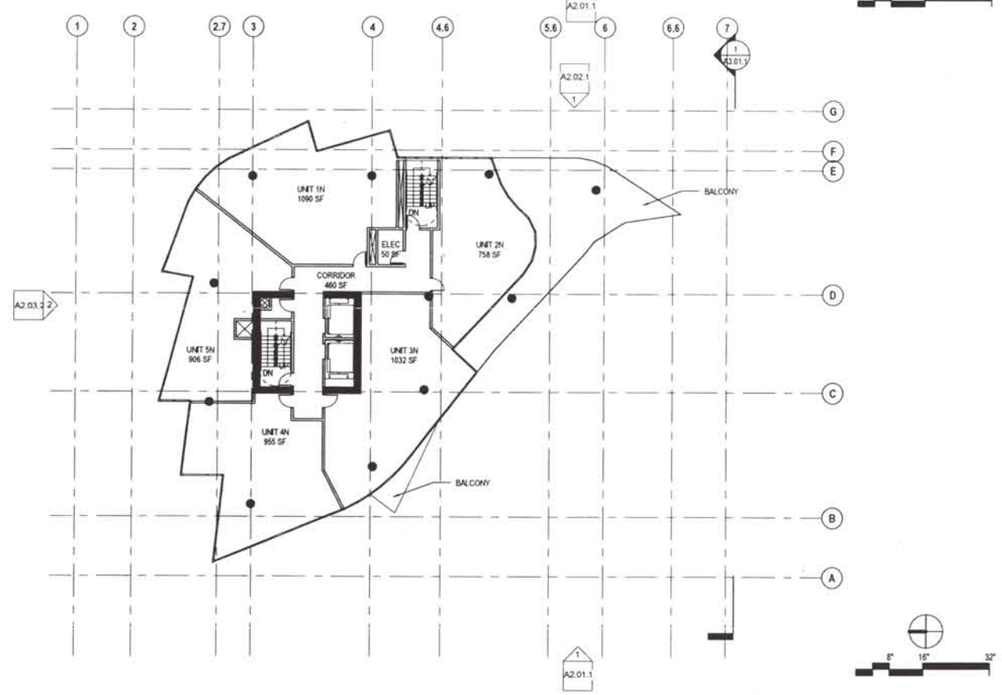
DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.06.1
SHEET NUMBER



1 LEVEL 22
A1.07.1 SCALE: 1/16" = 1'-0"



2 Level 23
A1.07.1 SCALE: 1/16" = 1'-0"

12/15/2010 2:30:13 PM

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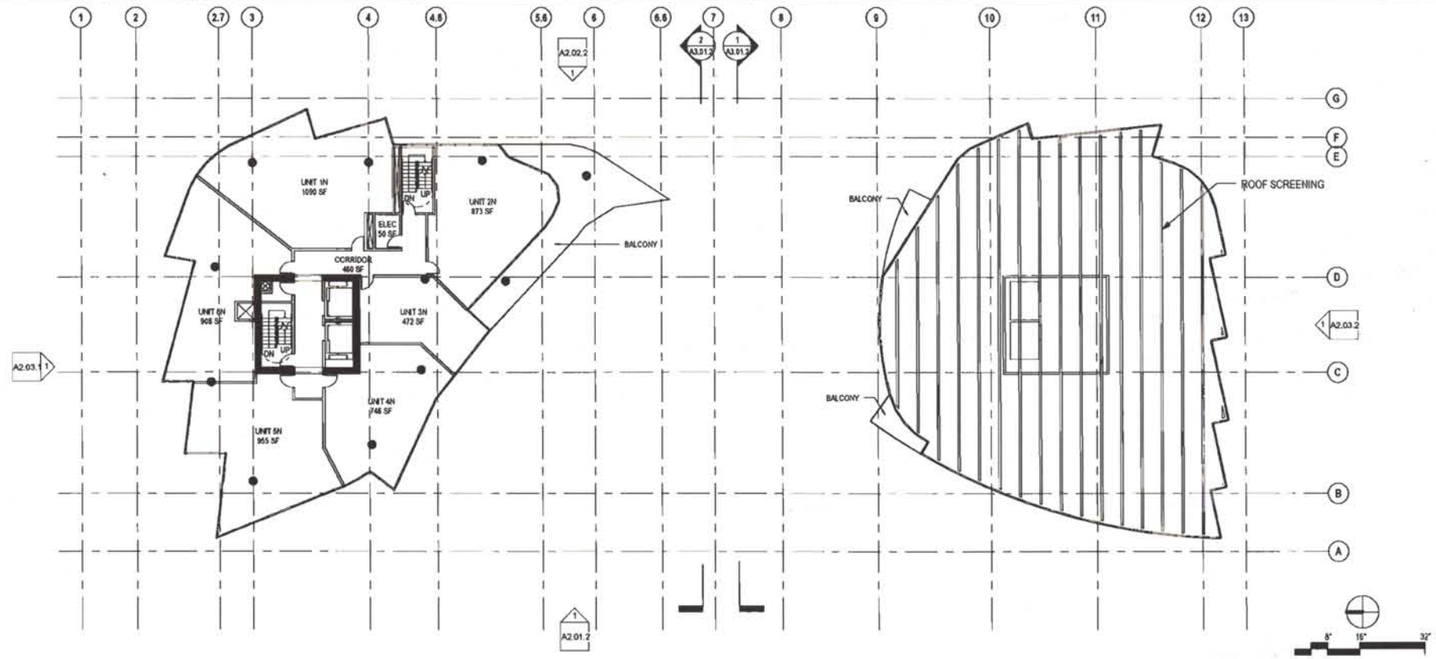
SOMA TOWERS
PROJECT ADDRESS

LEVEL 22 & 23 FLOOR PLANS

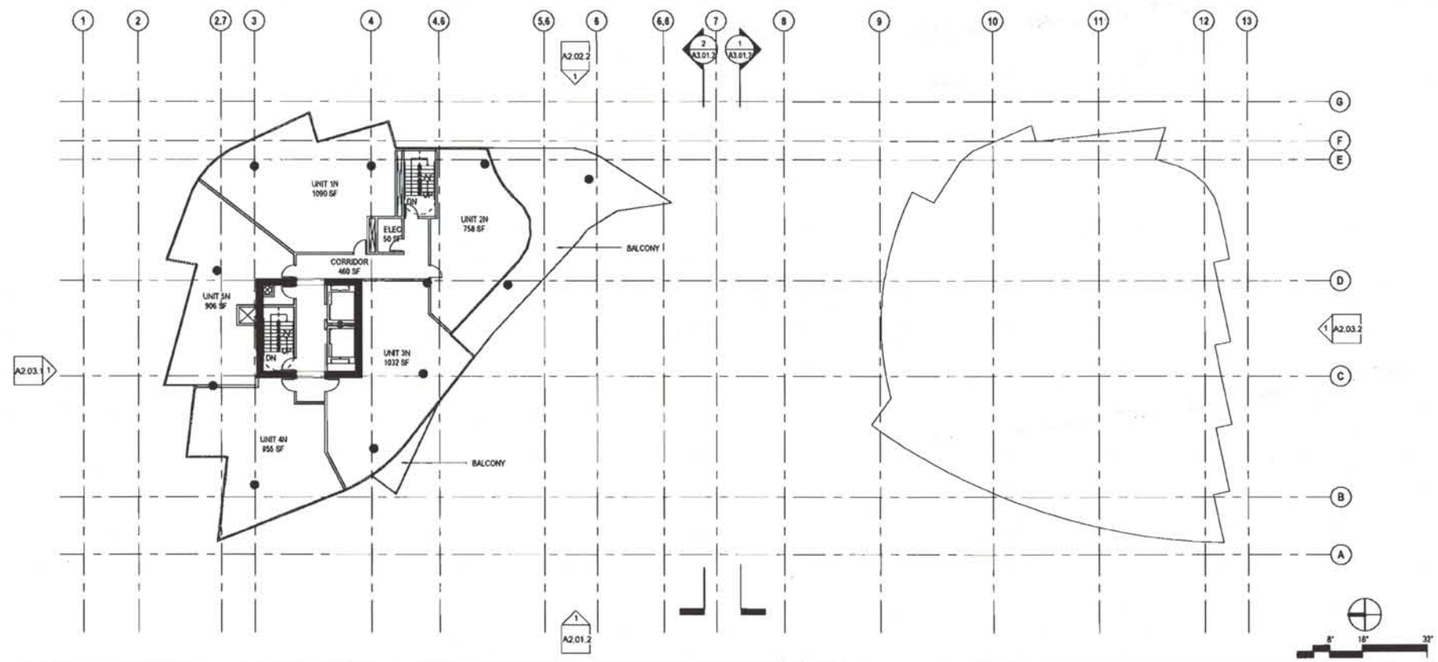
DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.07.1
SHEET NUMBER



1 A1.07.2 SOUTH ROOF & NORTH 22
SCALE: 1/16" = 1'-0"



2 A1.07.2 SOUTH ROOF OUTLINE & NORTH 23
SCALE: 1/16" = 1'-0"

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SOMA TOWERS
PROJECT ADDRESS

TOWER AND ROOF PLANS

DESIGN REVIEW

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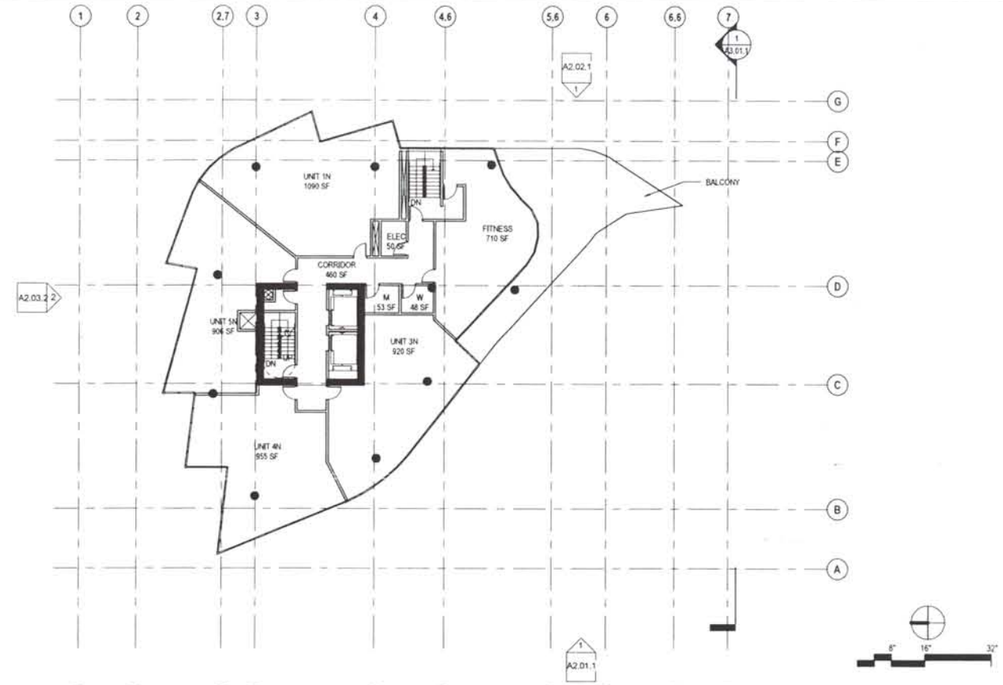
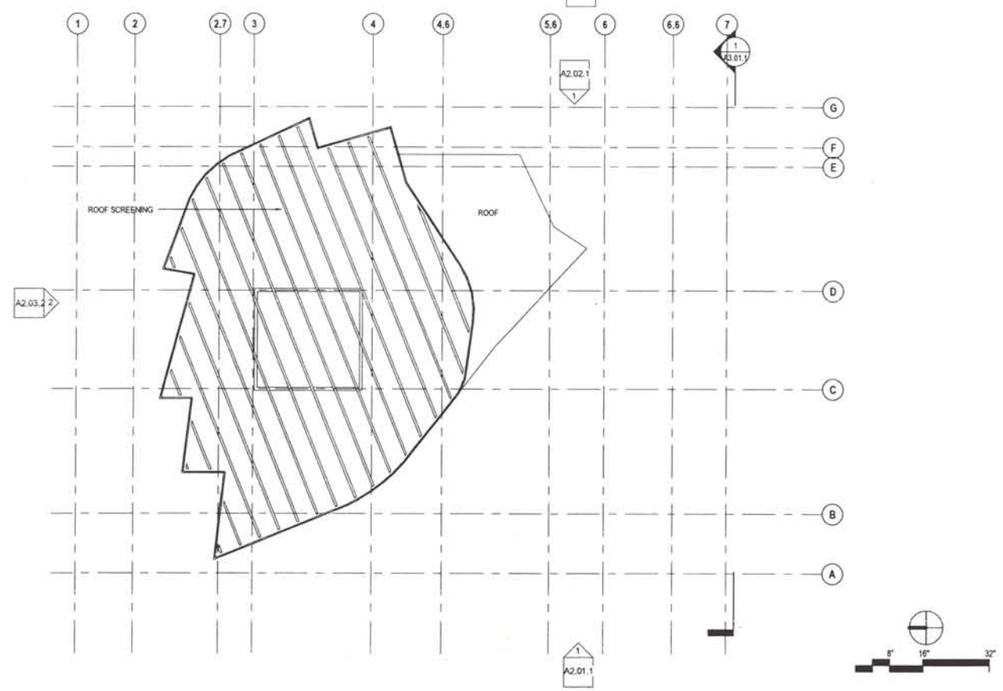
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.07.2
SHEET NUMBER

12/15/2010 2:30:20 PM



1 A1.08.1 LEVEL 25
SCALE: 1/16" = 1'-0"



2 A1.08.1 TOWER ROOF
SCALE: 1/16" = 1'-0"

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LEVEL 25 & ROOF PLANS

DESIGN REVIEW

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SCALE

December 16, 2010
DATE

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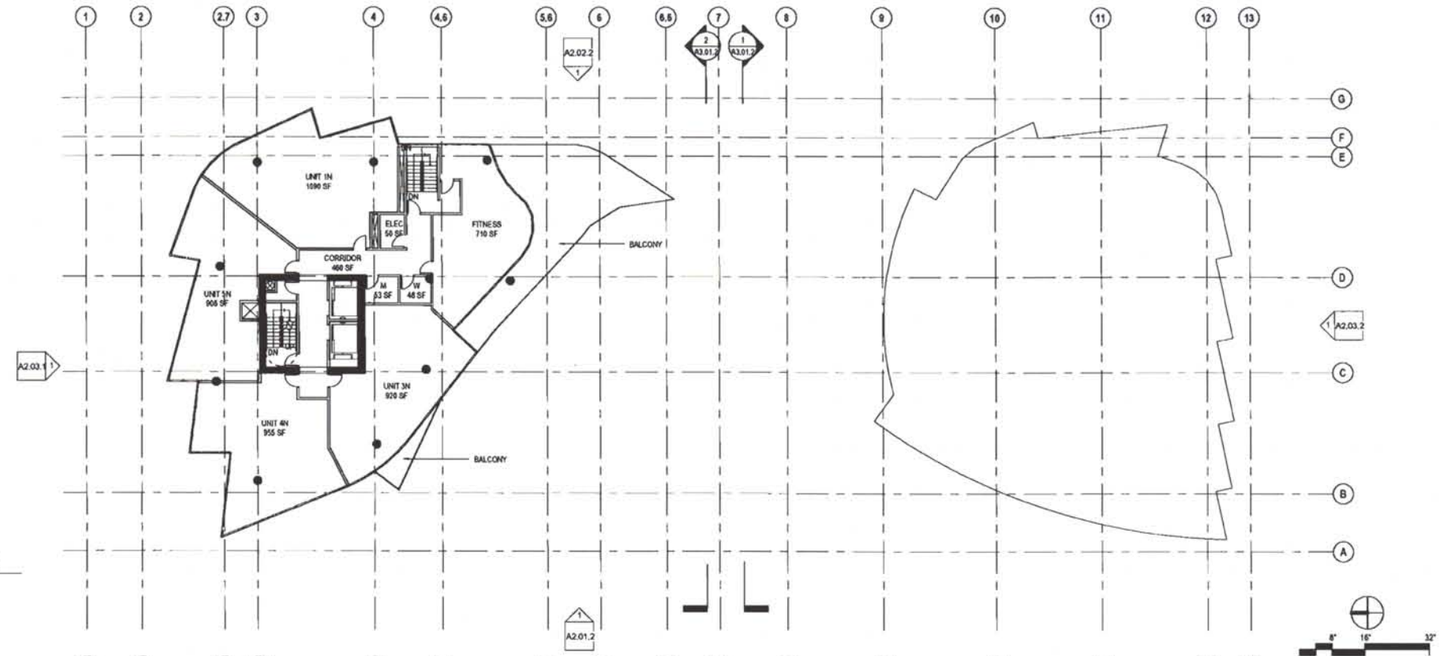
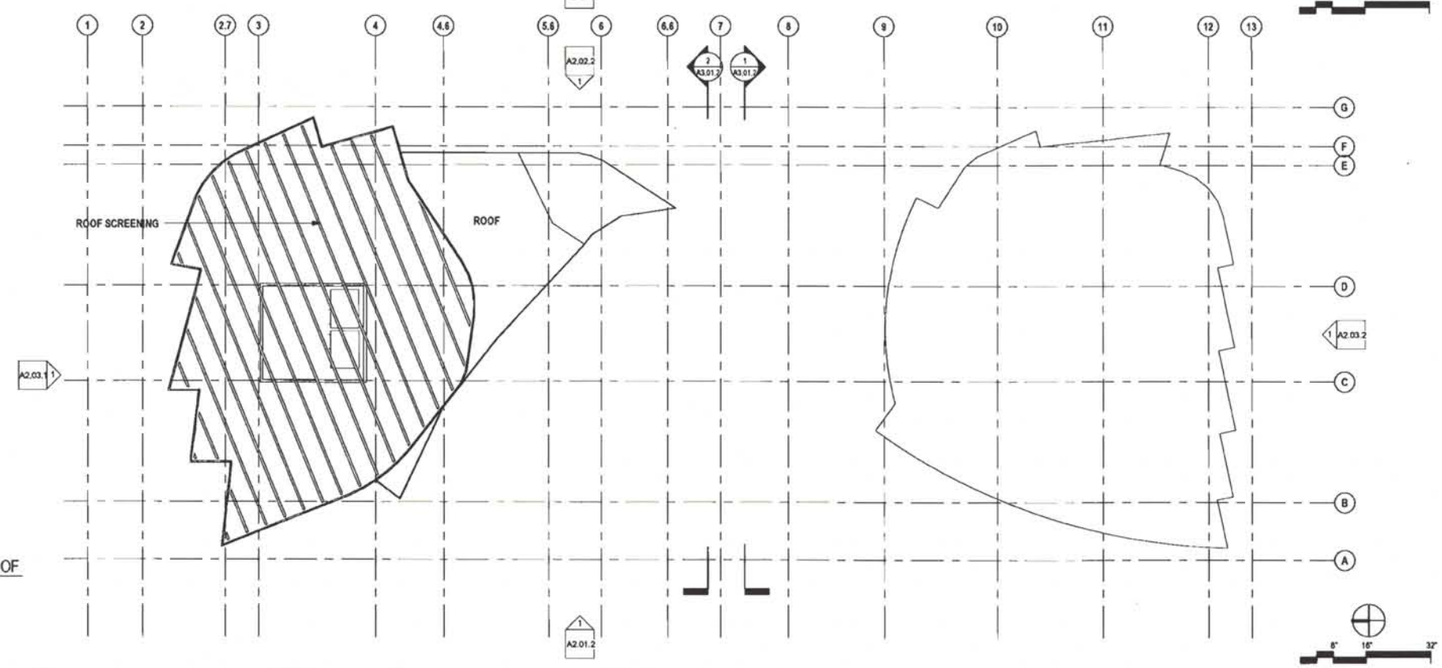
BCJ PROJECT NUMBER

A1.08.1
SHEET NUMBER



1 A1.08.2 SOUTH ROOF OUTLINE & NORTH 25
SCALE: 1/16" = 1'-0"



2 A1.08.2 SOUTH ROOF OUTLINE & NORTH ROOF
SCALE: 1/16" = 1'-0"

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SOMA TOWERS
PROJECT ADDRESS

LEVEL 25 & ROOF PLANS

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.08.2
SHEET NUMBER

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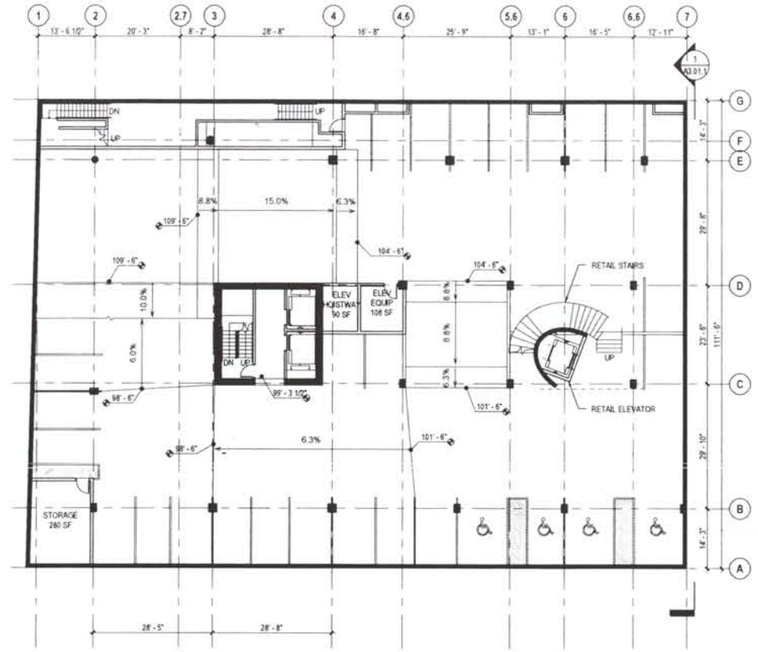

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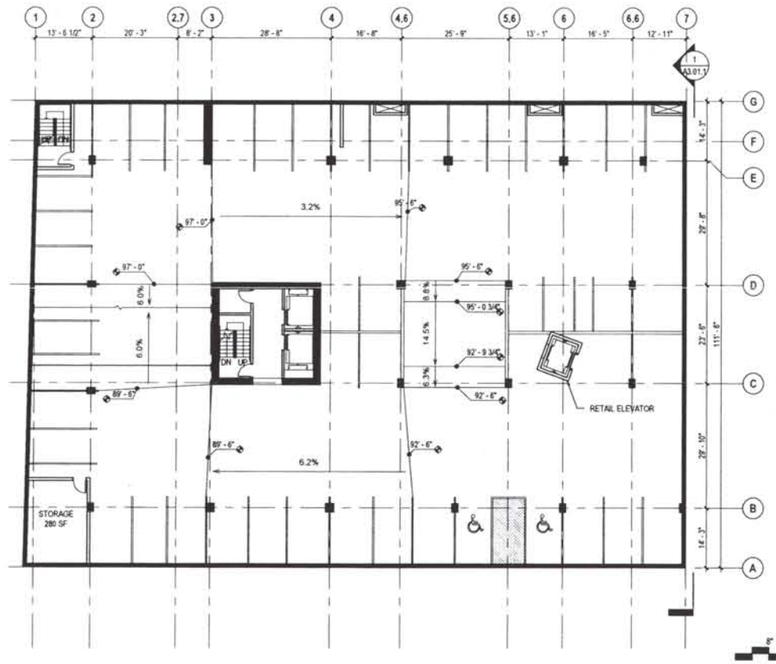

2 / A1.P1.1 LEVEL P2
SCALE: 1/16" = 1'-0"

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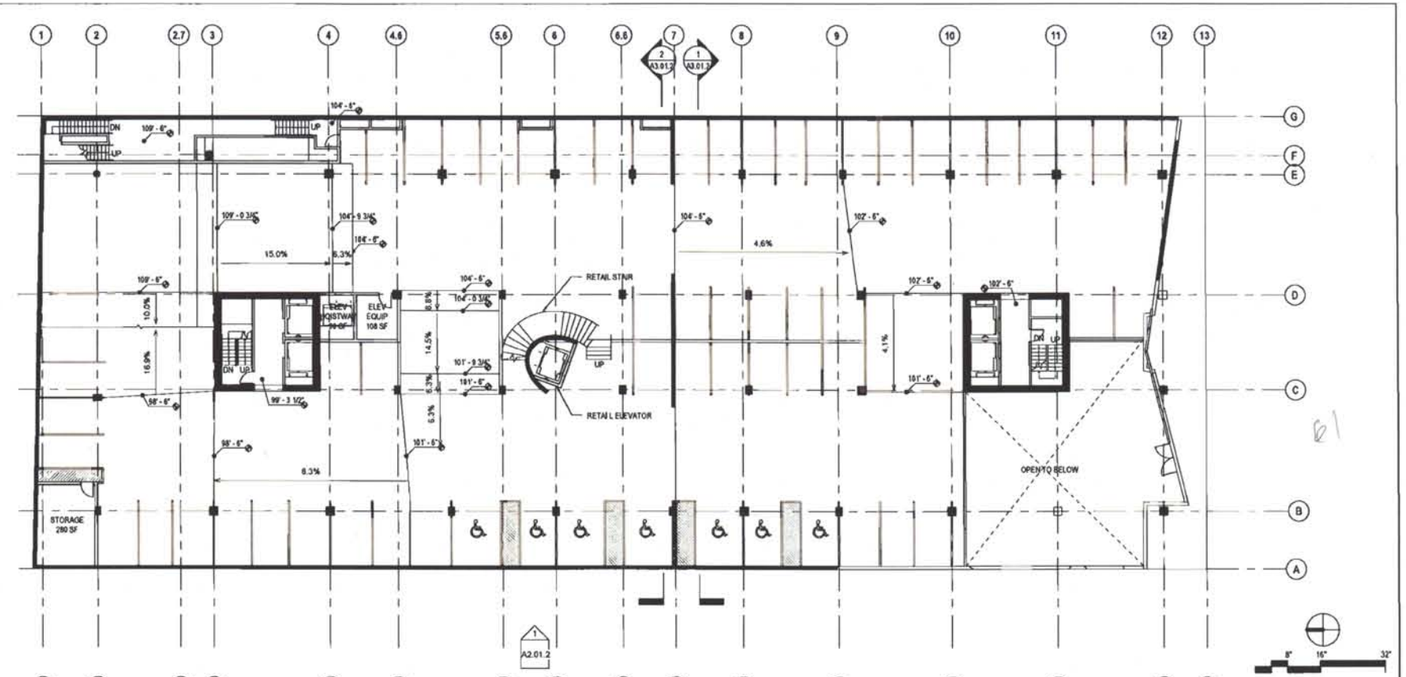
LEVEL P1 & P2 FLOOR PLAN

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.P1.1
SHEET NUMBER



1 A1.P1.2 PHASE 2 LEVEL P1
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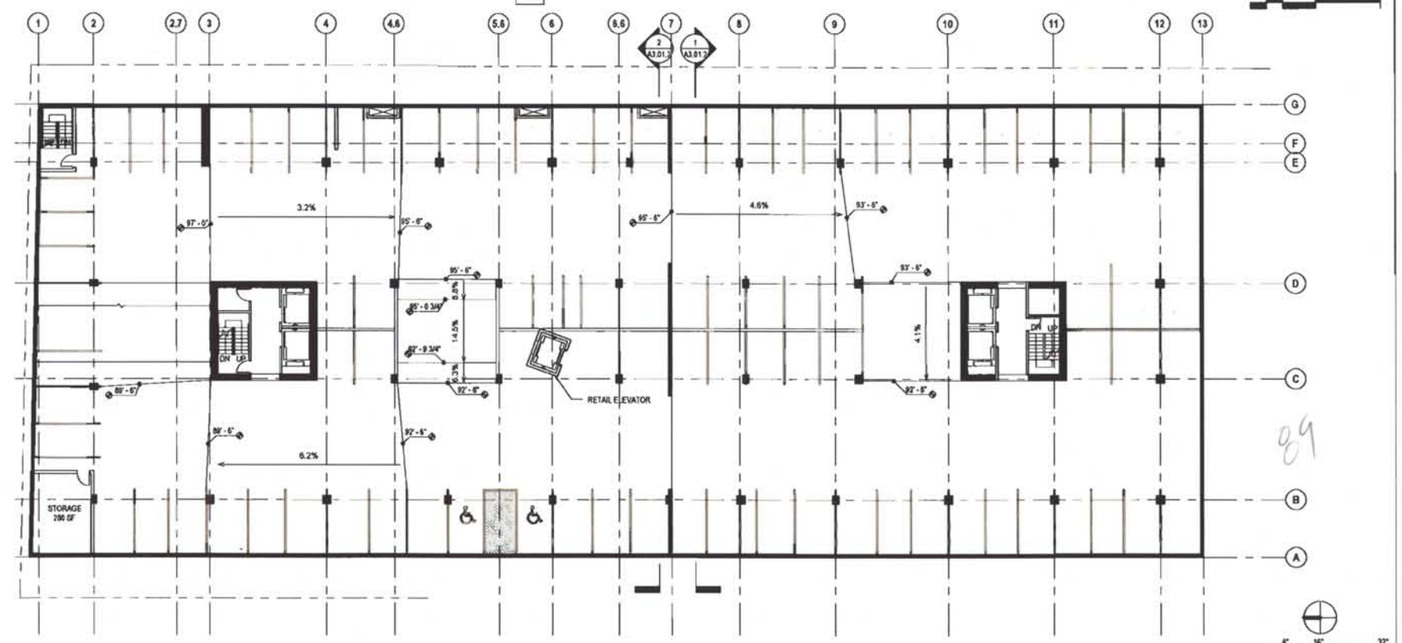

2 A1.P1.2 PHASE 2 LEVEL P2
SCALE: 1/16" = 1'-0"

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LEVEL P1 & P2 FLOOR PLAN

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.P1.2
SHEET NUMBER

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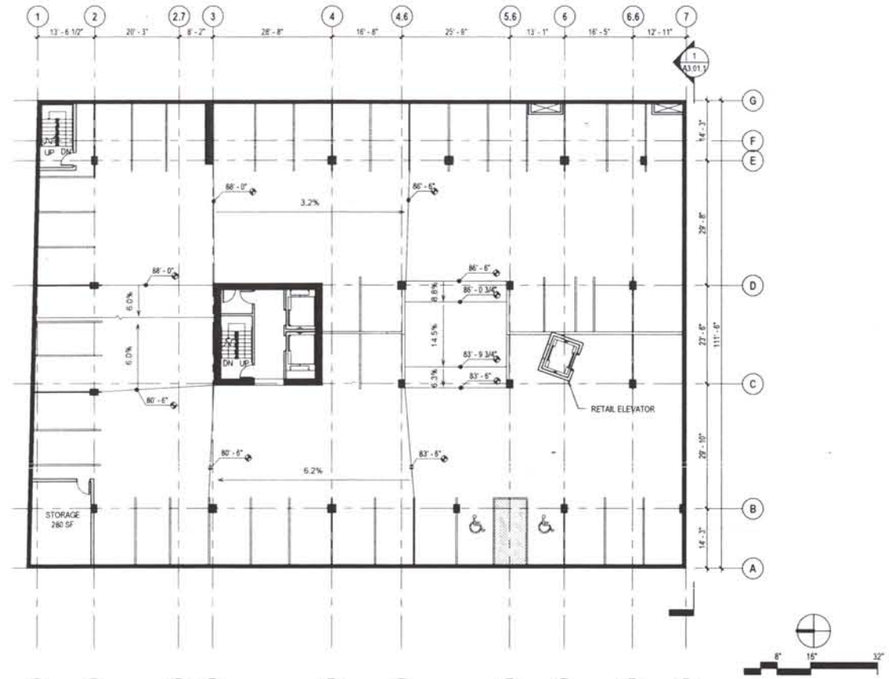

1 / A1.P3.1 LEVEL P3
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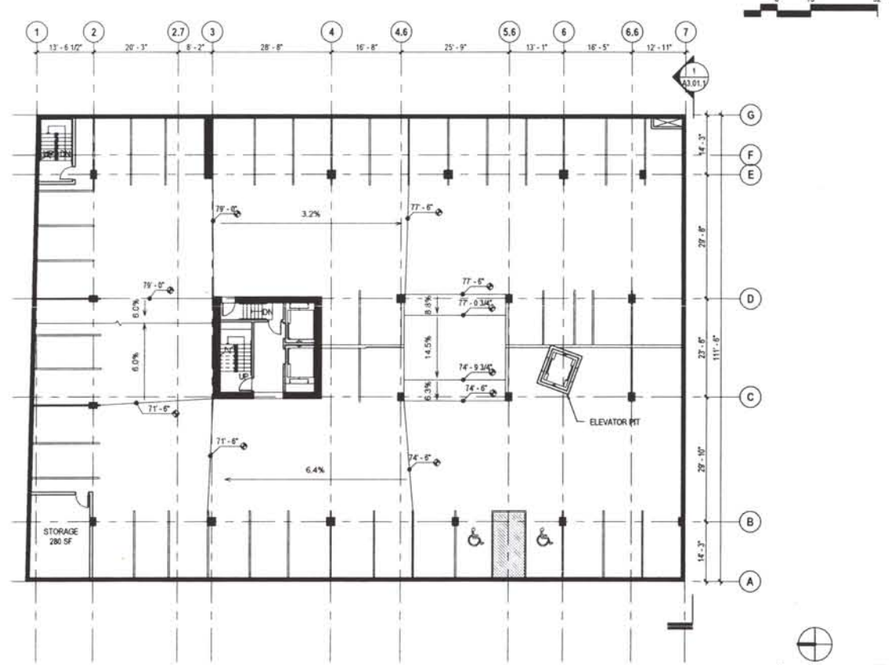

2 / A1.P3.1 LEVEL P4
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LEVEL P3 & P4 FLOOR PLAN

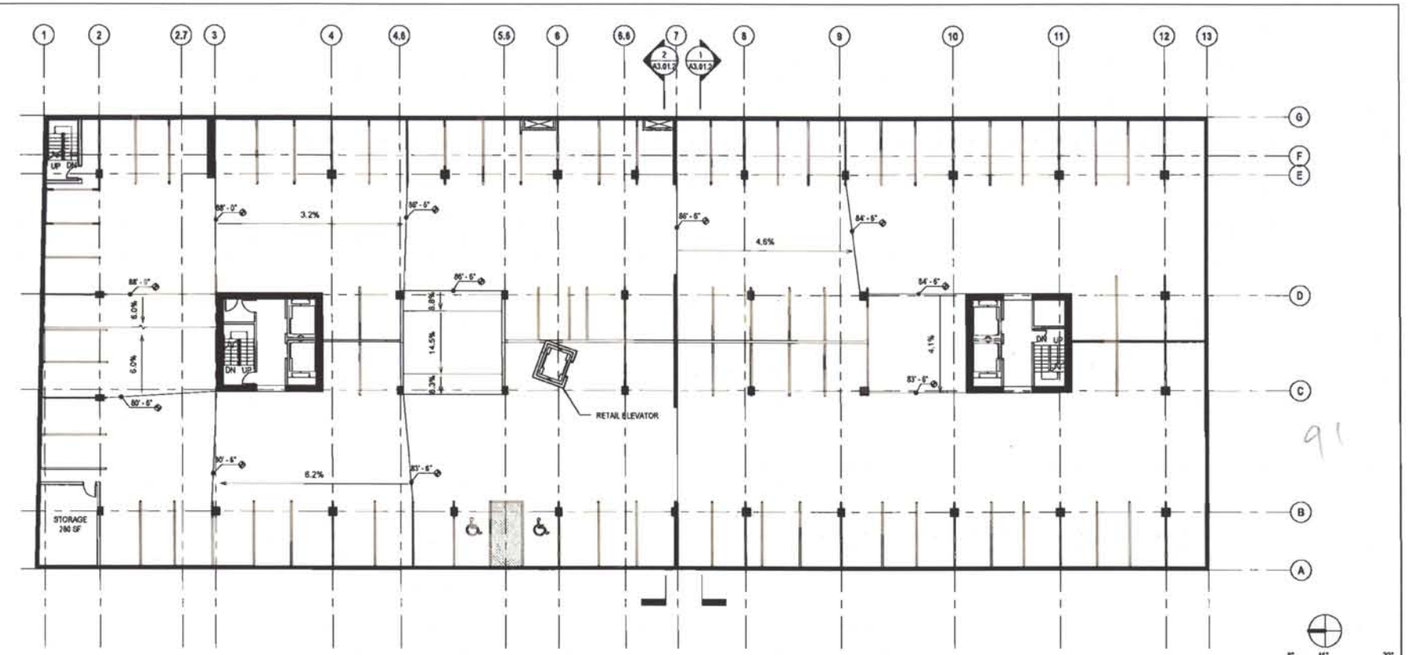
DESIGN REVIEW

1/16" = 1'-0"
SCALE

December 16, 2010
DATE

10406
BCJ PROJECT NUMBER

A1.P3.1
SHEET NUMBER



1 A1.P3.2 PHASE 2 LEVEL P3
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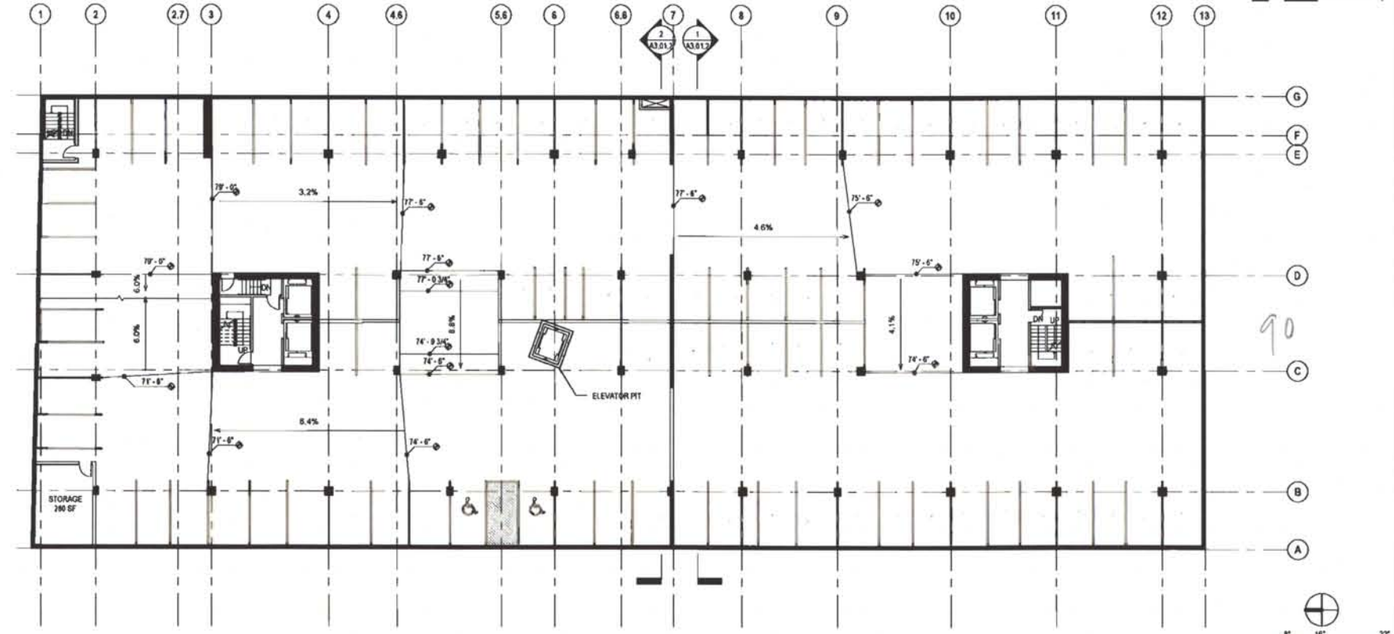

2 A1.P3.2 PHASE 2 LEVEL P4
SCALE: 1/16" = 1'-0"

12/15/2010 2:30:43 PM

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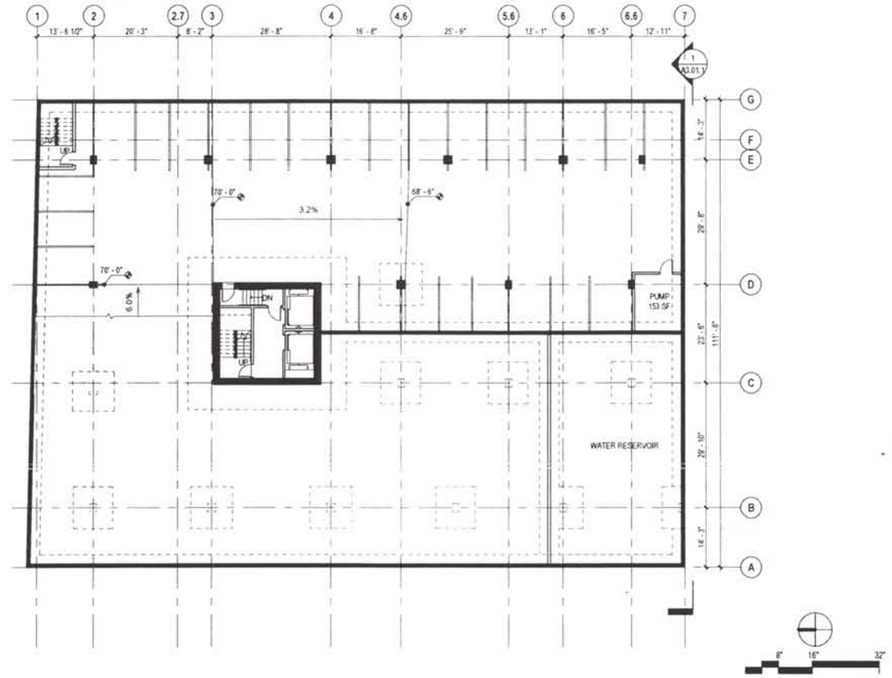
LEVEL P3 & P4 FLOOR PLAN

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.P3.2
SHEET NUMBER



1 A1.P5.1 LEVEL P5
SCALE: 1/16" = 1'-0"

12/15/2010 2:30:45 PM

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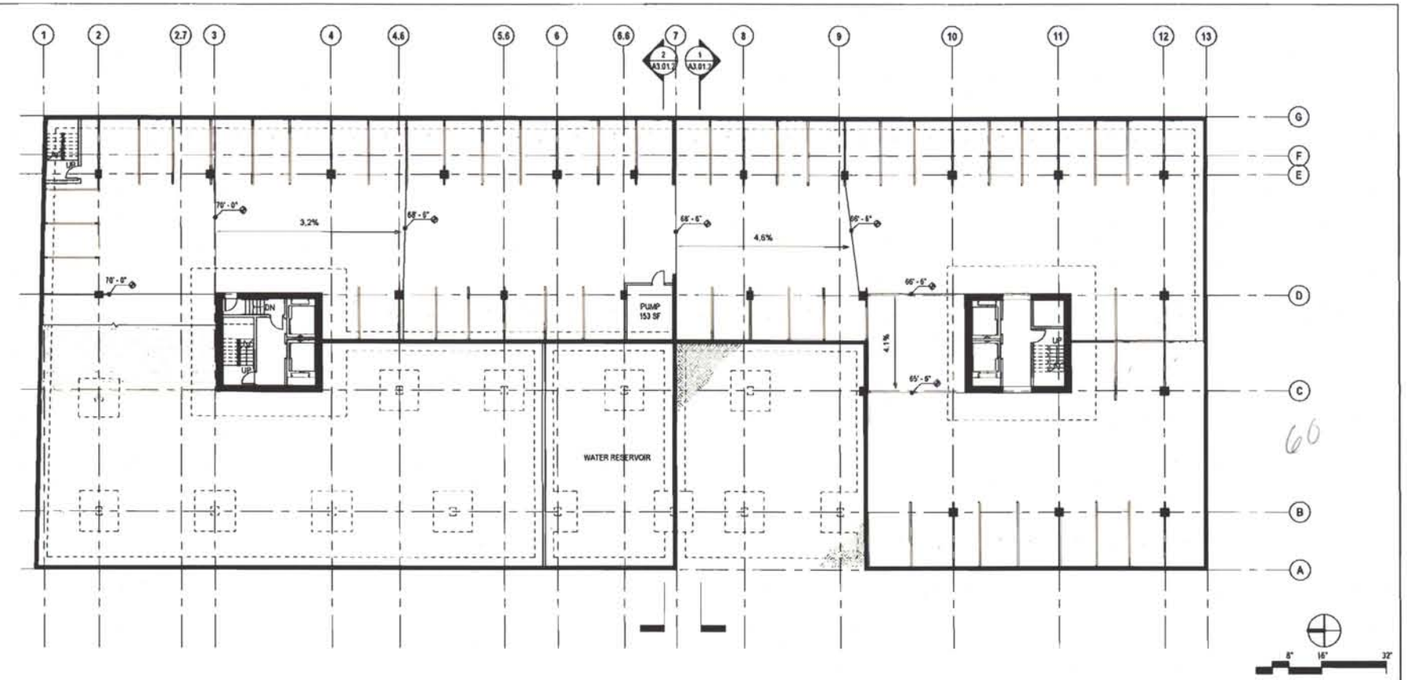
LEVEL P5 FLOOR PLAN

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.P5.1
SHEET NUMBER



1 A1.P5.2 PHASE 2 LEVEL P5
SCALE: 1/16" = 1'-0"

60

12/15/2010 2:30:47 PM

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LEVEL P5 FLOOR PLAN

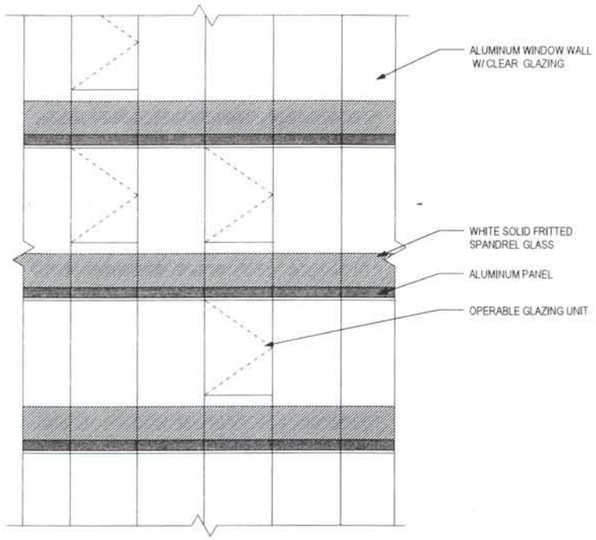
DESIGN REVIEW

1/16" = 1'-0"
SCALE

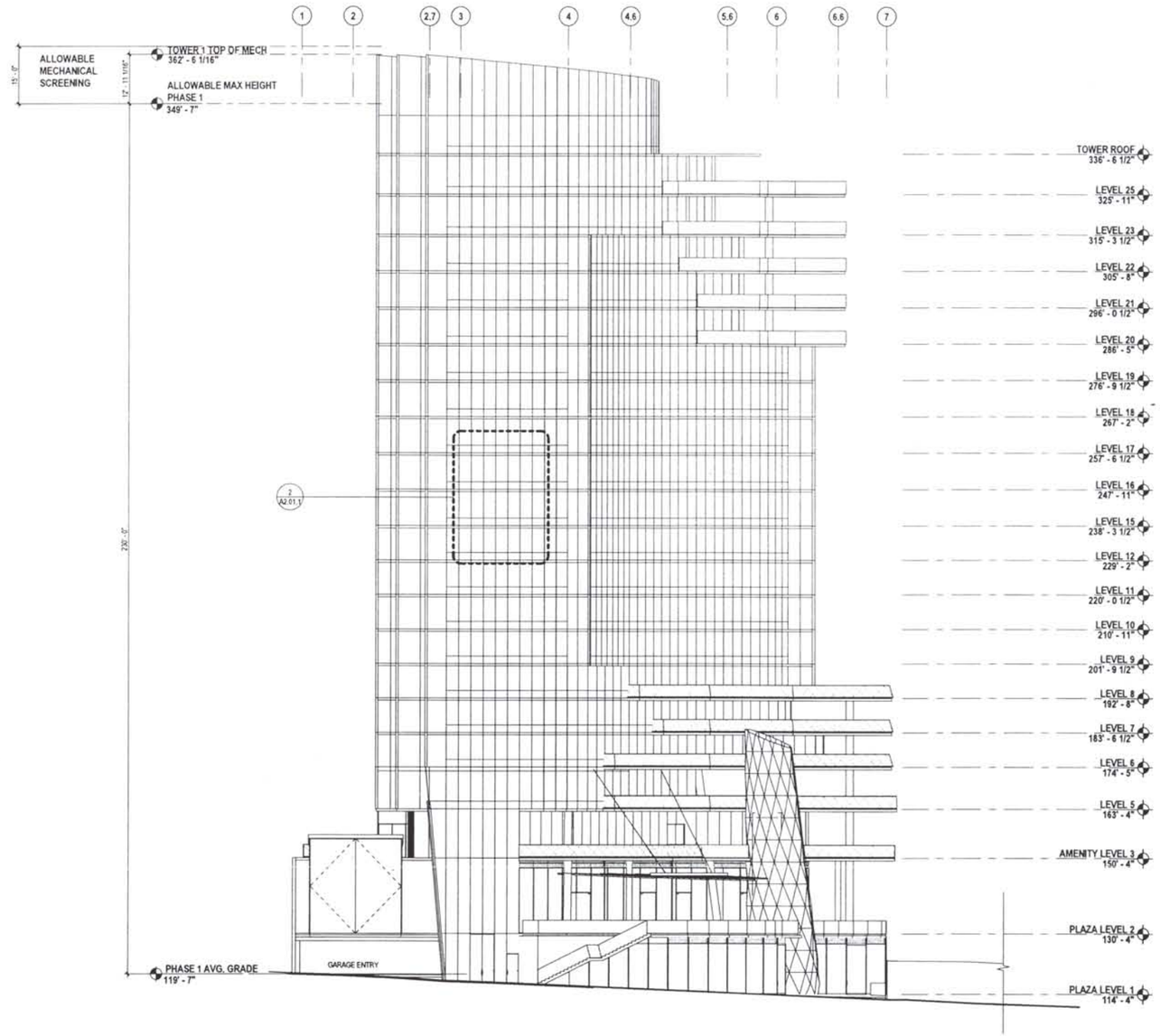
December 16, 2010
DATE

10406
BCJ PROJECT NUMBER

A1.P5.2
SHEET NUMBER



2 A2.01.1 TYPICAL ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



1 A2.01.1 ELEVATION
SCALE: 1/16" = 1'-0"
8" 16" 32"

12/15/2010 2:30:59 PM

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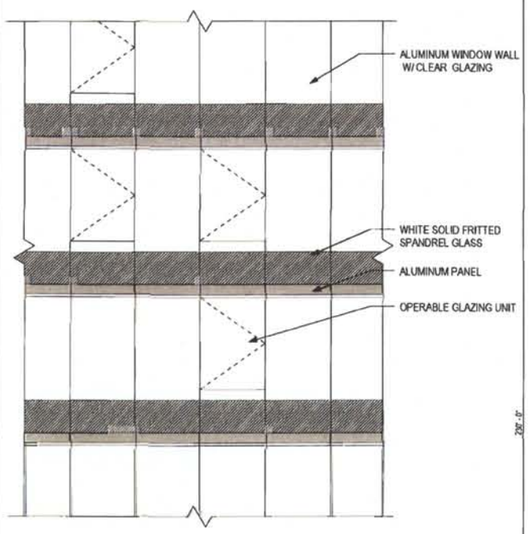
WEST BUILDING ELEVATION

DESIGN REVIEW

SCALE: As indicated
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A2.01.1
SHEET NUMBER



2 A2.01.2 TYPICAL ENLARGED ELEVATION
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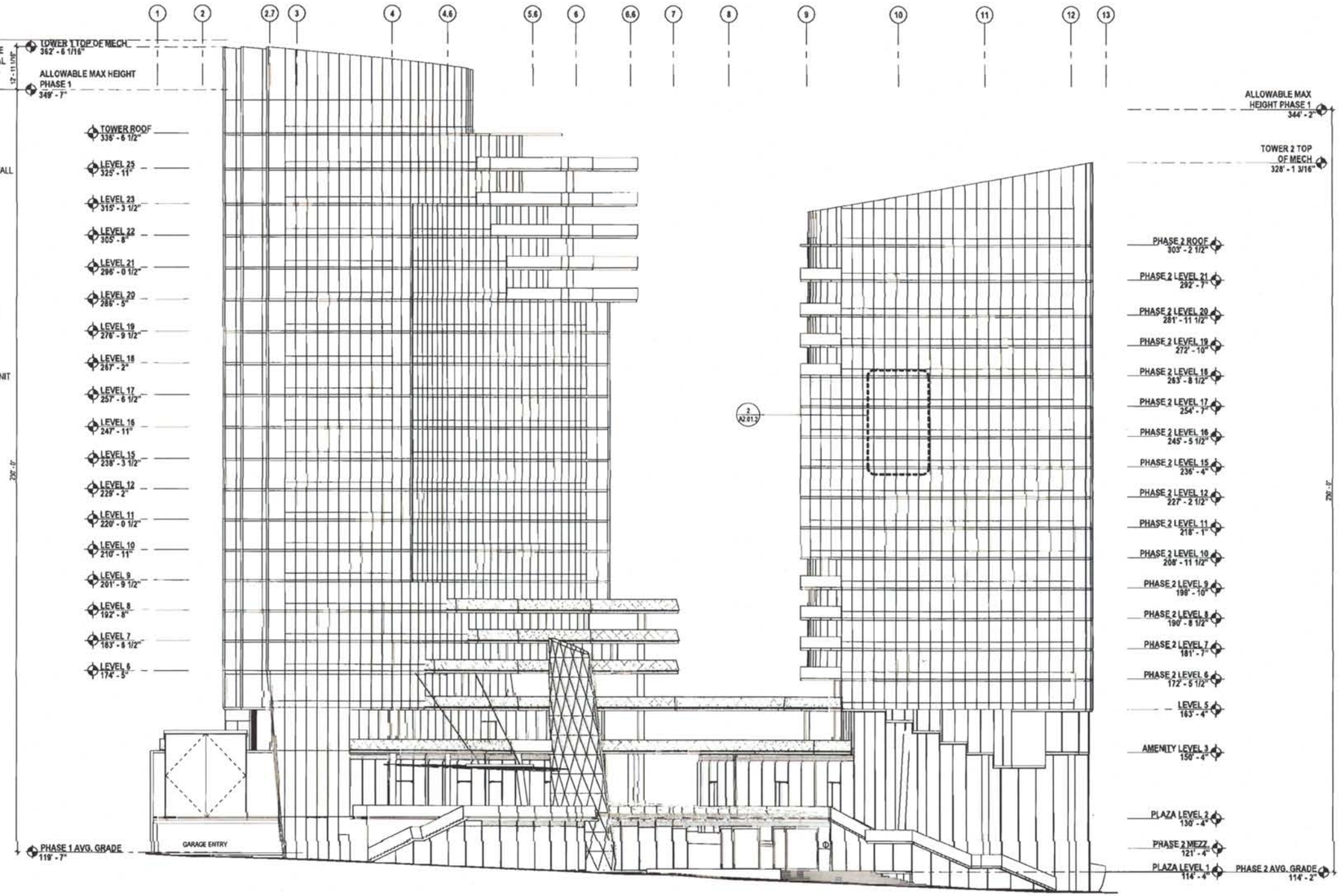
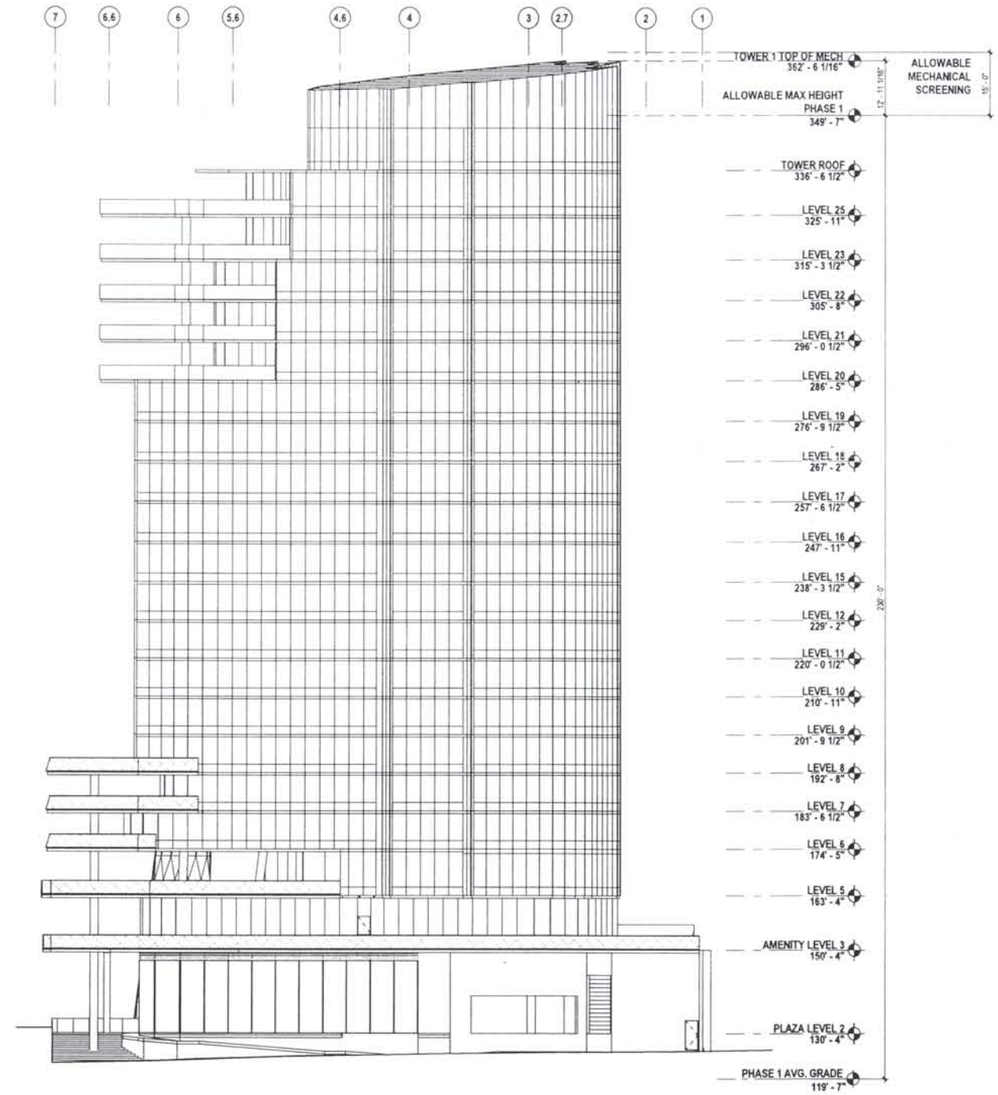


1 A2.01.2 ELEVATION
SCALE: 1/16" = 1'-0"

	Bohlin Cywinski Jackson Architecture Planning Interior Design Wilkes-Barre Pittsburgh Philadelphia Seattle San Francisco 1932 First Avenue Suite 918 Seattle, WA 98101 v: 206.256.0082 f: 206.256.0864 © 2010 Bohlin Cywinski Jackson	No.	Description	Date	SoMa Towers LLC SOMA TOWERS PROJECT ADDRESS	WEST BUILDING ELEVATION DESIGN REVIEW	SCALE: As indicated DATE: December 16, 2010 BCJ PROJECT NUMBER: 10406	A2.01.2 SHEET NUMBER

12/15/2010 2:31:13 PM



1 / A2.02.1 ELEVATION
SCALE: 1/16" = 1'-0"

8" 16" 32"

12/15/2010 2:31:20 PM

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SOMA TOWERS
PROJECT ADDRESS

EAST BUILDING ELEVATION

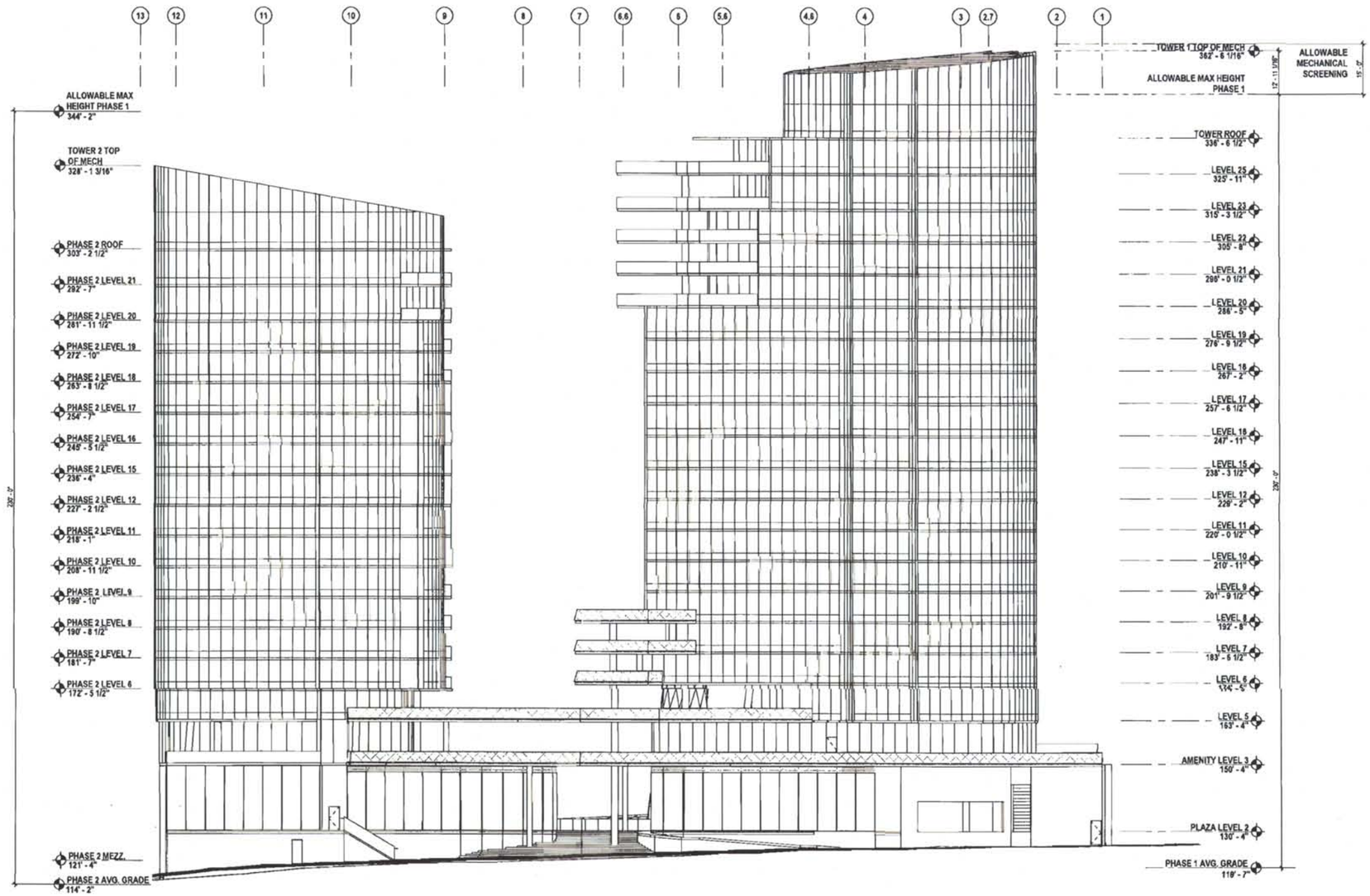
DESIGN REVIEW

1/16" = 1'-0"
SCALE

December 16, 2010
DATE

10406
BCJ PROJECT NUMBER

A2.02.1
SHEET NUMBER



1 / A2.02.2 ELEVATION
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8" 16" 32"

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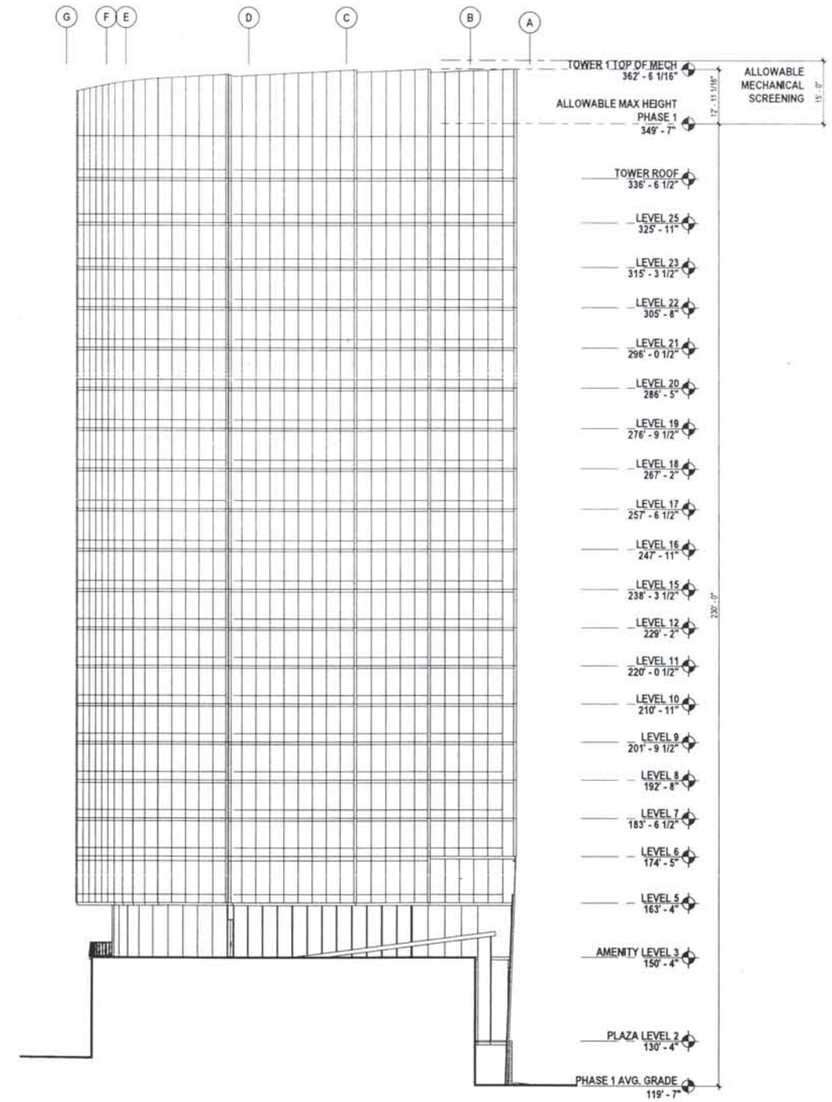
EAST BUILDING ELEVATION

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A2.02.2
SHEET NUMBER



1 A2.03.1 ELEVATION
SCALE: 1/16" = 1'-0"

8" 16" 32"

12/15/2010 2:31:43 PM

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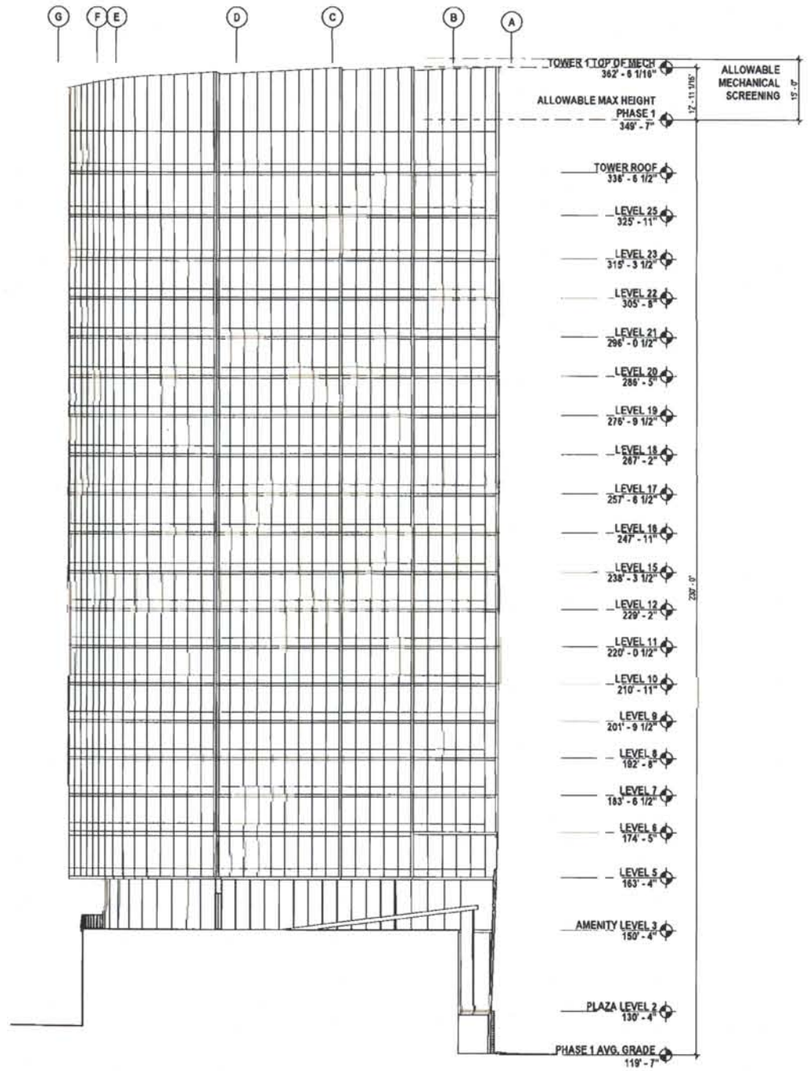
PROJECT ADDRESS

NORTH ELEVATION

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A2.03.1
SHEET NUMBER



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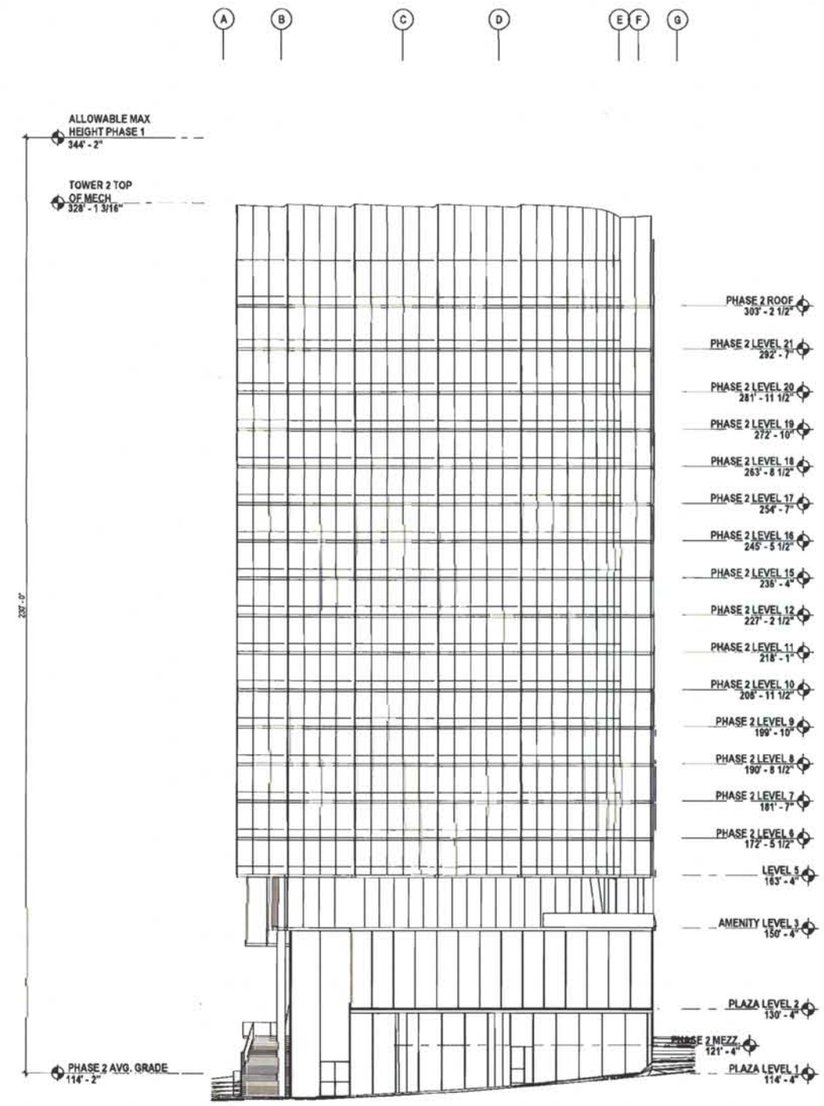

1 A2.03.2 ELEVATION
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SOMA TOWERS
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NORTH AND SOUTH BUILDING ELEVATIONS

DESIGN REVIEW

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DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

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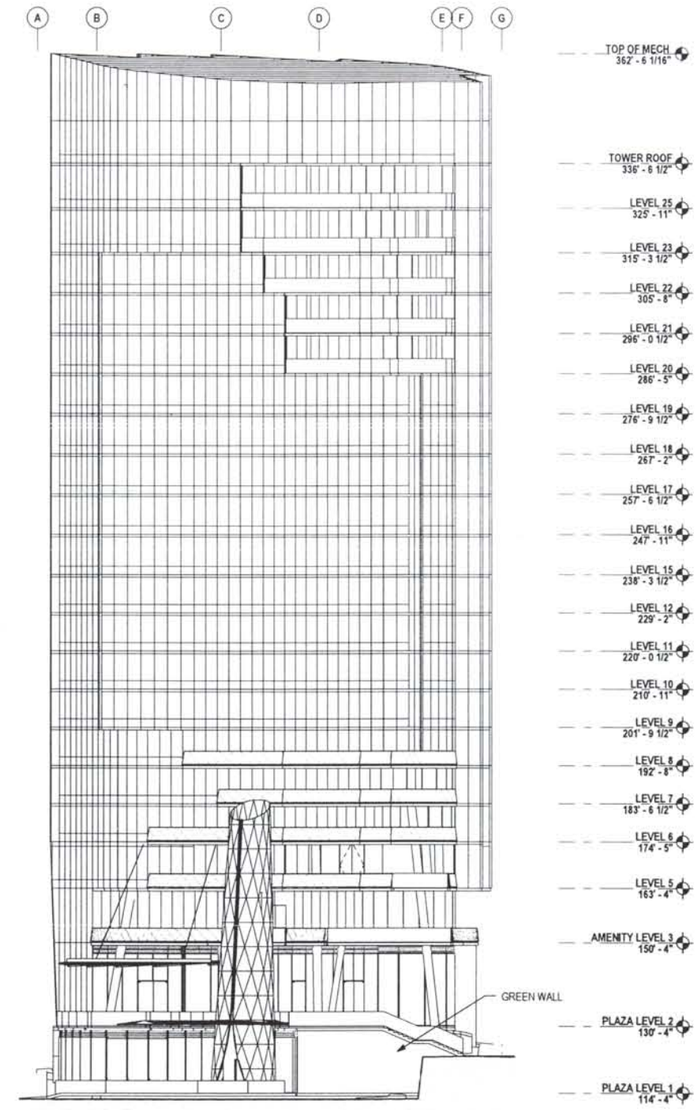
SHEET NUMBER



1 / A3.01.1 NORTH SECTION
SCALE: 1/16" = 1'-0"

8" 16" 32"

12/15/2010 2:32:02 PM

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EXTERIOR BUILDING SECTION

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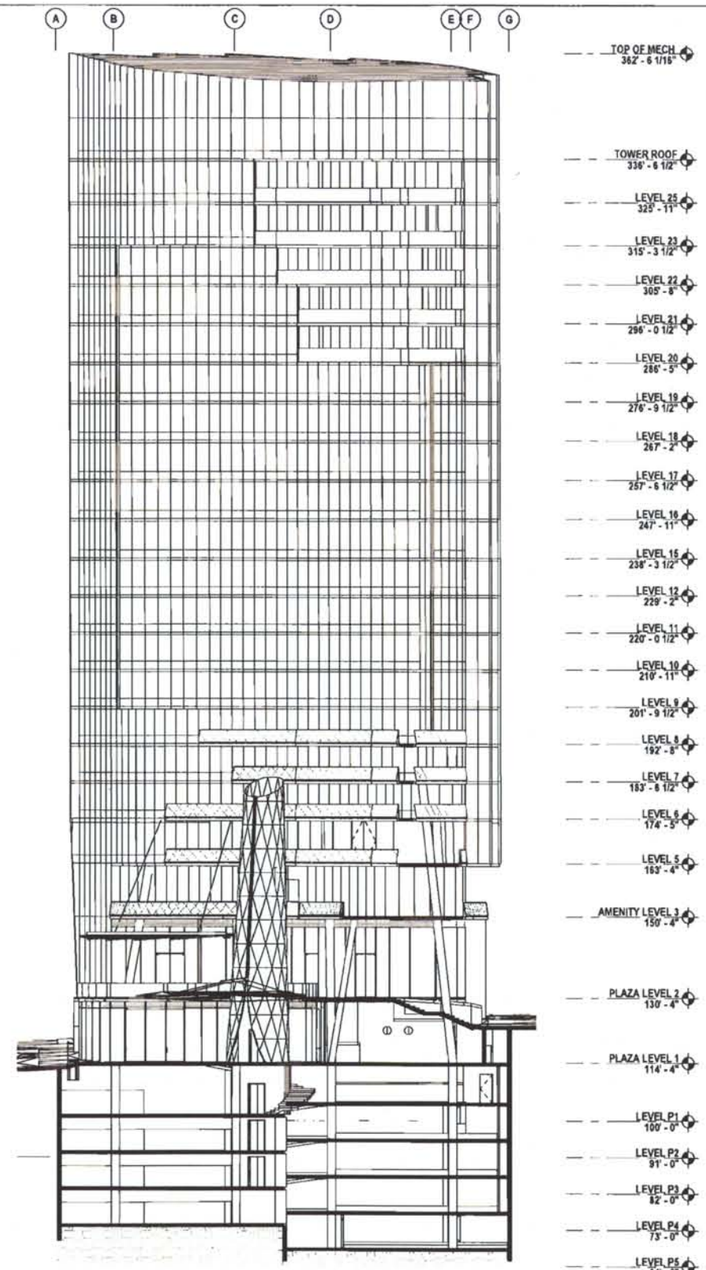
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A3.01.1
SHEET NUMBER



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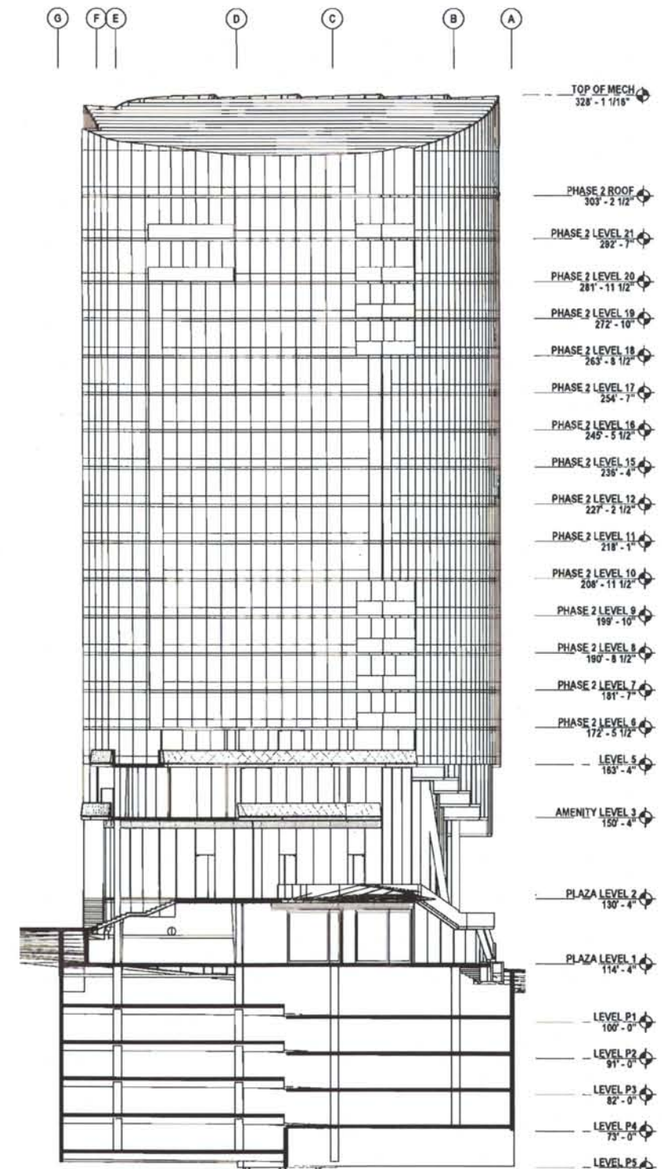
SCALE: 1/16" = 1'-0"



1 A3.01.2 BUILDING SECTION
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EXTERIOR BUILDING SECTIONS

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A3.01.2
SHEET NUMBER

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SoMa Towers

Phase 2

Bellevue, Washington

City of Bellevue

DESIGN REVIEW SUBMITTAL

December 16, 2010

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SOMA TOWERS
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GENERAL INFO

DESIGN REVIEW

SCALE

DATE: December 16, 2010

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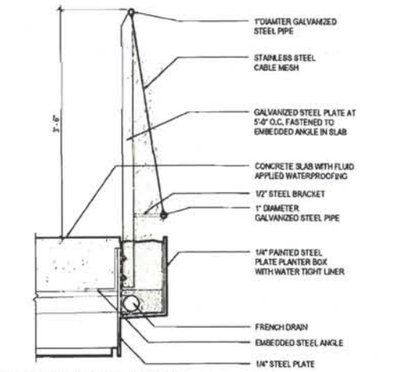
SHEET NUMBER: A0.00.2



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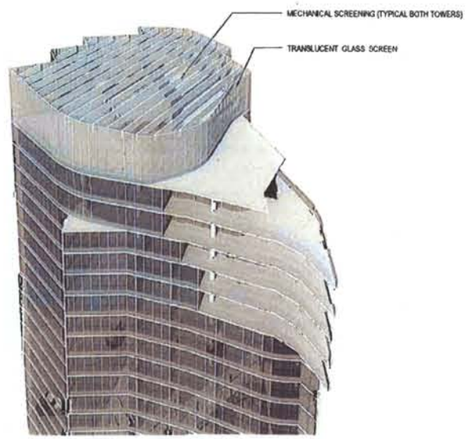
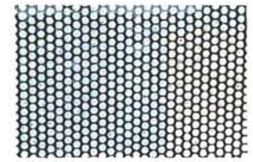


ROOF SCREEN

TRANSLUCENT GLASS MECHANICAL SCREEN

ALUMINUM PANEL

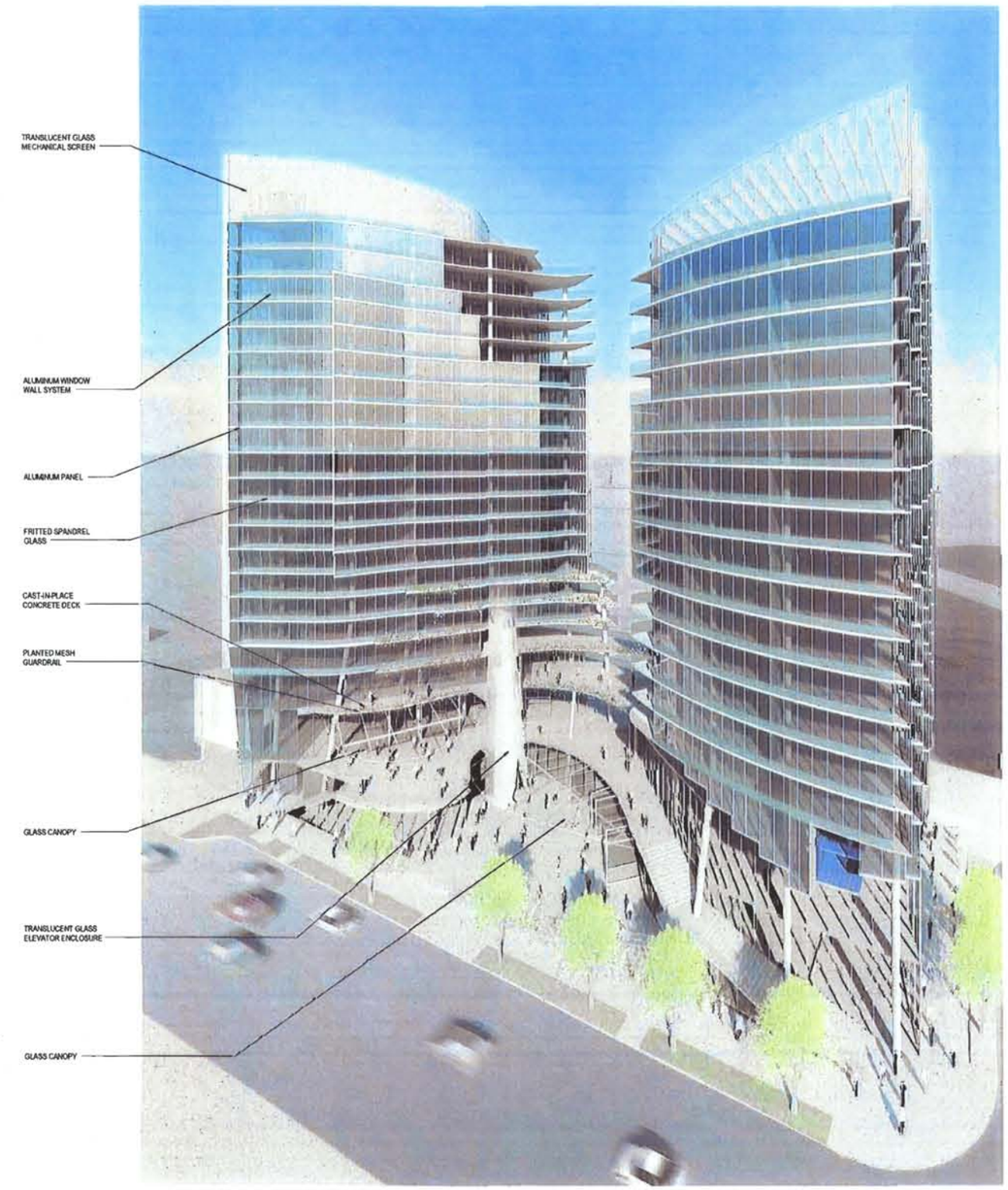


FRITTED GLASS

PLANTED MESH GUARDRAIL

CAST-IN-PLACE CONCRETE DECK

STREET LEVEL PERSPECTIVE



BIRD'S EYE VIEW

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PERSPECTIVE VIEWS AND MATERIAL DESIGNATIONS

DESIGN REVIEW

SCALE: As indicated
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BCJ PROJECT NUMBER: 10406

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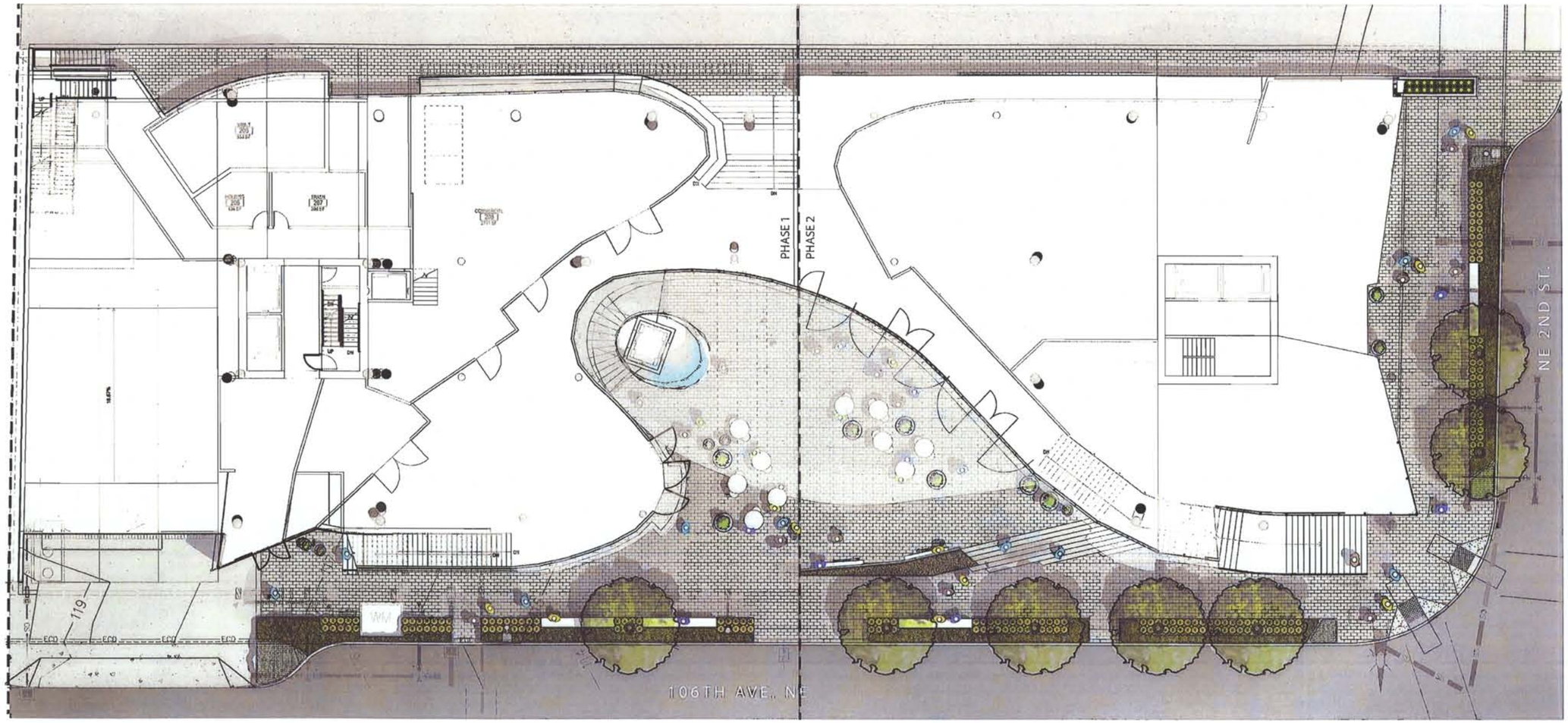
SHEET NUMBER



N 0' 5' 10' 20' 30'

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION/REMARKS
STREET TREES			
	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	MIN. 3" CAL., 10'-12' HT. MIN., WELL-BRANCHED, MATCHED, B&B.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION/REMARKS
SHRUBS AND GROUNDCOVERS			
	CALAMAGROSTIS 'KARL FOERESTER'	FEATHER REED GRASS	MIN. 6 GAL., FULL & BUSHY, PLANT 18" O.C.
	CAREX MORROWII 'SILVER SCEPTRE'	CAREX SILVER SCEPTRE	MIN. 2 GAL. CONT., FULL AND BUSHY, PLANT 18" O.C.
	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	MIN. 2 GAL., FULL & BUSHY, PLANT 18" O.C.
	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	PLANT BENEATH BAMBOO, MIN. 1 GAL., FULL & BUSHY, PLANT 12" O.C.
	PHYLLOSTACHYS AUREA	GOLDEN BAMBOO	5 GAL., 5'-6' HT., MIN. 4 CANES
	GREEN WALL MIX		ORNAMENTAL GRASSES, FERNS AND PERENNIALS. SPECIES TO BE DETERMINED.

General Notes

Seal

SU DEVELOPMENT

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2329 E MADISON ST SEATTLE WA 98112
206-322-1332 WWW.WDGINC.COM

No.	Description	Date

Soma Towers LLC
Soma Towers

Level 1 - Landscape Plan

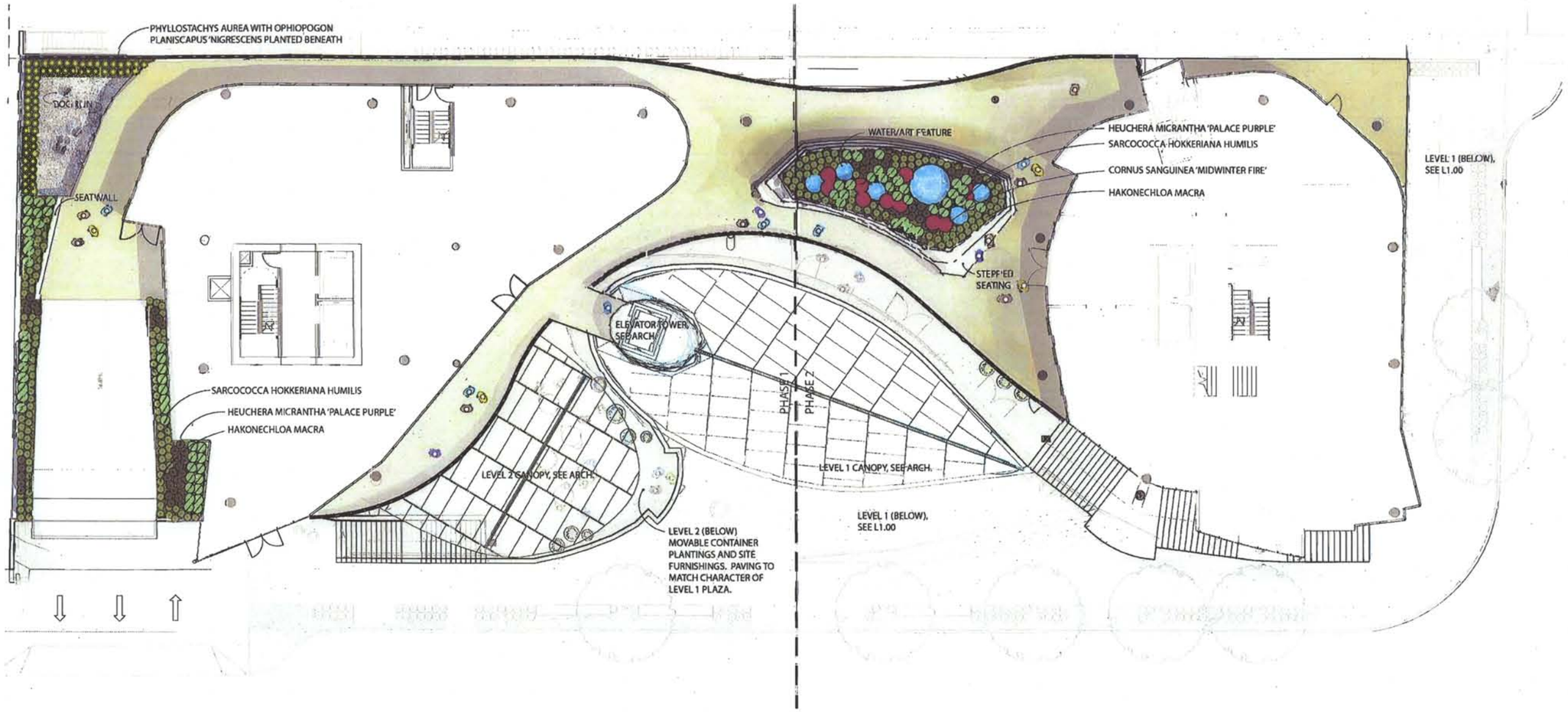
Design Review

Not For Construction

SCALE 1"=10'-0"
DATE 12.18.10

L1.00

SHEET NUMBER



LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION/REMARKS
SHRUBS AND GROUNDCOVERS			
⊗	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	MIN. 2 GAL., FULL & BUSHY, PLANT 18" O.C.
●	HEUCHERA MICRANTHA 'PALACE PURPLE'	CORAL BELLS	2 GAL., FULL & BUSHY
●	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	2 GAL., 18" HT., FULL & BUSHY
⊘	SARCOCOCCA HOKKERIANA HUMILIS	SWEET BOX	2 GAL., 18" HT. AND SPREAD, FULL & BUSHY
⊙	PHYLLOSTACHYS AUREA	GOLDEN BAMBOO	5 GAL., 5'-6' HT., MIN. 4 CANES
■	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	PLANT BENEATH BAMBOO, MIN. 1 GAL., FULL & BUSHY, PLANT 12" O.C.

N 0' 5' 10' 20' 30'

General Notes

Seal

SU DEVELOPMENT

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE
2328 E MADISON ST SEATTLE WA 98112
206-322-1732 WWW.WDGINC.COM

No.	Description	Date

Soma Towers LLC
Soma Towers

Level 3 - Landscape Plan

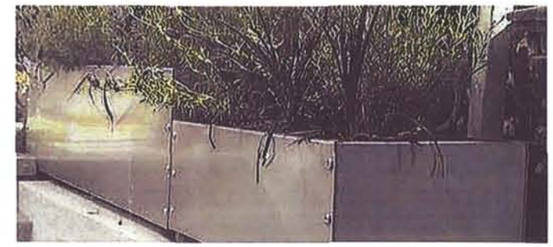
Design Review

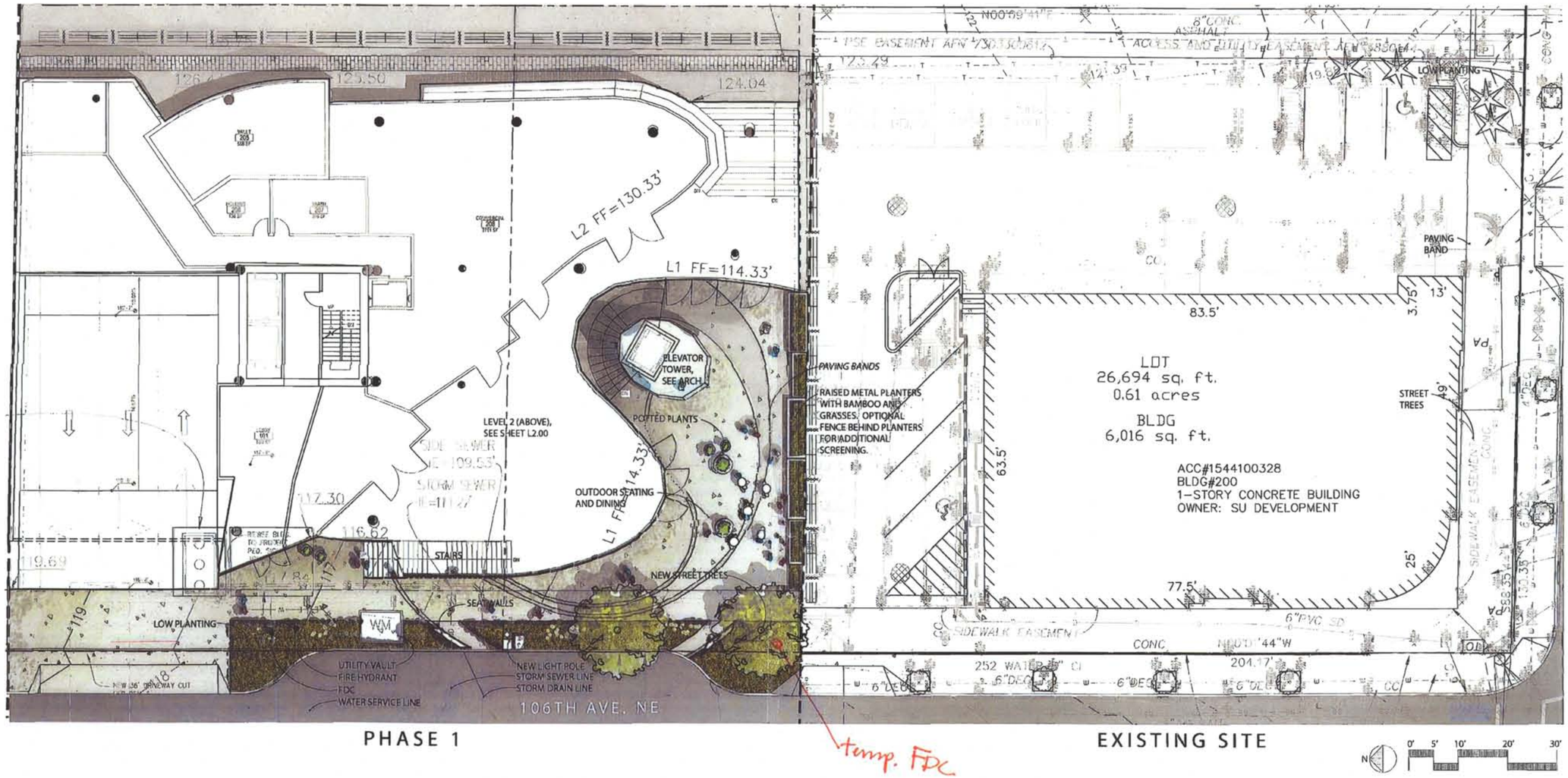
Not For Construction

SCALE 1"=10'-0"
DATE 12.16.10

L2.00
SHEET NUMBER

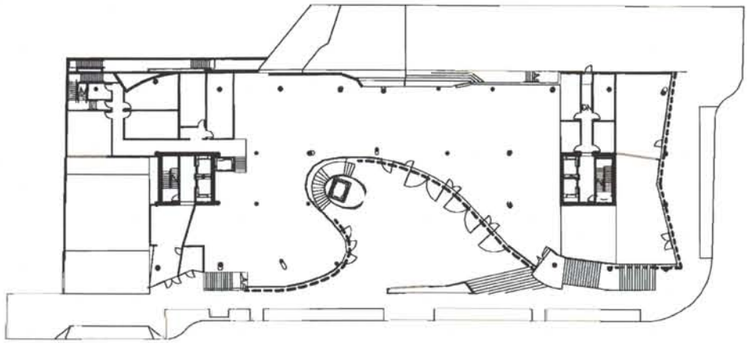
PHASE ONE SOUTH
BUFFER/SCREENING OPTIONS





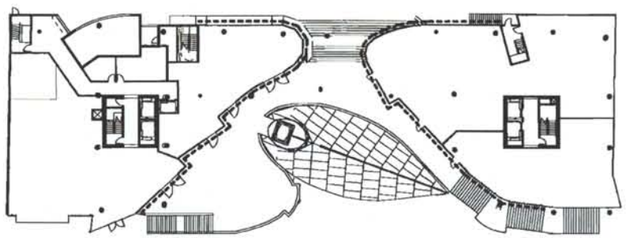
General Notes	Seal		No.	Description	Date			
		WEISMANDESIGNGROUP LANDSCAPE ARCHITECTURE 2329 E MADISON ST SEATTLE WA 98112 206-322-1732 WWW.WDGINC.COM				Soma Towers LLC Soma Towers	Level 1 - Landscape Plan Design Review Not For Construction	SCALE 1"=10'-0" DATE 11.12.10 L1.00 SHEET NUMBER

FAR AMENITY - PEDESTRIAN ORIENTED FRONTAGE



LINEAR FEET OF PEDESTRIAN ORIENTED FRONTAGE = 284'

4 / A0.10.2 PLAZA LEVEL 1 PLAN
SCALE: 1" = 30'-0"

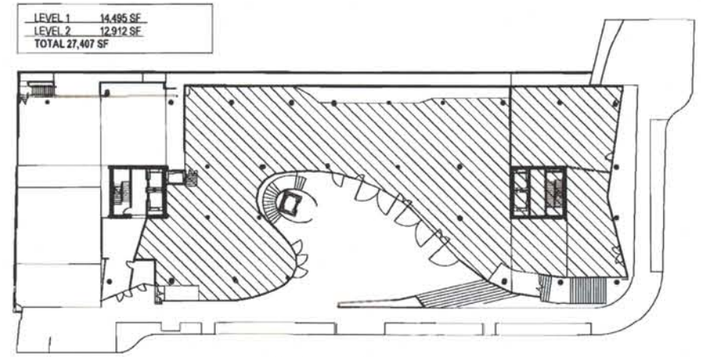


LINEAR FEET OF PEDESTRIAN ORIENTED FRONTAGE = 353'

5 / A0.10.2 PLAZA LEVEL 2 PLAN
SCALE: 1" = 30'-0"

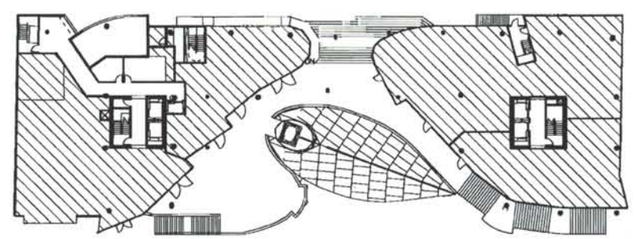
COMMERCIAL EXEMPT CALCULATIONS

LEVEL 1	14,495 SF
LEVEL 2	12,912 SF
TOTAL 27,407 SF	



COMMERCIAL AREA = 14,495 sf

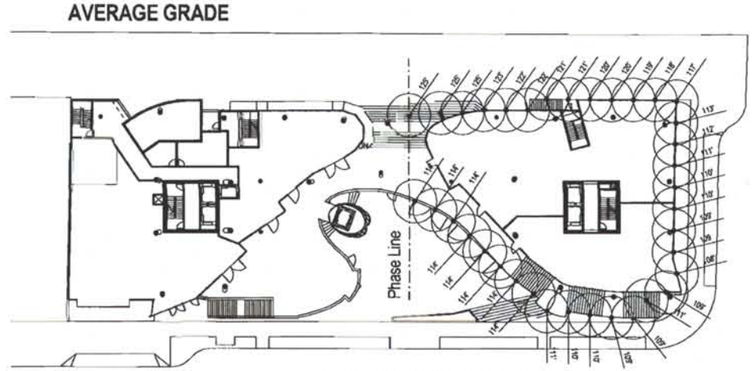
1 / A0.10.2 PLAZA LEVEL 1 PLAN
SCALE: 1" = 30'-0"



COMMERCIAL AREA = 12,912 sf

2 / A0.10.2 PLAZA LEVEL 2 PLAN
SCALE: 1" = 30'-0"

AVERAGE GRADE



AVERAGE GRADE OF PHASE 2 TOWER = 114'-7"

3 / A0.10.2 AVERAGE GRADE PLAN
SCALE: 1" = 30'-0"

FAR Calculations

	Notes	Area
Project area		39,823 SF
FAR Basic - Requirement	*20% of non residential FAR = .2 x .5 x Project Area*	3,982 SF
FAR Basic - Provided	*Pedestrian Oriented Frontage*	63,700 SF
FAR Max	*Maximum FAR of 5*	199,115 SF
FAR Increase - Affordable housing	*Affordable housing bonus - 10% of Maximum FAR = .5*	19,012 SF
FAR Maximum allowed	*Affordable housing bonus + Max FAR of 5*	**219,027 SF**
FAR Actual		**218,960 SF**
Amenity Bonus required		199,115 SF
Amenity Bonus provided	*POF, Underground parking, Residential uses see also A0.11*	505,225 SF
Commercial exempt - Maximum allowed	*Project Area*	39,823 SF
Commercial exempt - Provided	*Levels 1 and 2 at 100% Exempt*	27,407 SF

FAR AMENITY - BONUS CALCULATIONS

Pedestrian Oriented Frontage	LF	MULTIPLIER	SF
Level 1	284	100	28,400 SF
Level 2	353	100	35,300 SF
		Total	**63,700 SF**

Residential Use	SF	MULTIPLIER	SF
Level 3	5,119 SF	2	10,238 SF
Level 5	8,625 SF	2	17,250 SF
Level 6	11,284 SF	2	22,568 SF
Level 7	11,126 SF	2	22,252 SF
Level 8	11,157 SF	2	22,314 SF
Level 9	11,231 SF	2	22,462 SF
Level 10	11,298 SF	2	22,596 SF
Level 11	11,298 SF	2	22,596 SF
Level 12	11,298 SF	2	22,596 SF
Level 15	11,298 SF	2	22,596 SF
Level 16	11,298 SF	2	22,596 SF
Level 17	11,298 SF	2	22,596 SF
Level 18	11,231 SF	2	22,462 SF
Level 19	11,231 SF	2	22,462 SF
Level 20	10,664 SF	2	21,328 SF
Level 21	10,664 SF	2	21,328 SF
Level 22	5,096 SF	2	10,192 SF
Level 23	4,785 SF	2	9,570 SF
Level 25	4,785 SF	2	9,570 SF
Total	184,786 SF		**369,572 SF**

Underground Parking	SF	MULTIPLIER	SF
Level P1	30,869 SF	0.5	15,435 SF
Level P2	32,027 SF	0.5	16,014 SF
Level P3	32,027 SF	0.5	16,014 SF
Level P4	32,027 SF	0.5	16,014 SF
Level P5	16,956 SF	0.5	8,478 SF
		Total	**71,953 SF**

Total Amenity Bonus
POF + Residential Use + Underground Parking 63,700 + 369,572 + 71,953 = **505,225 SF**

PARKING CALCULATION

Parking Use	Req'd	Total # units or nsf	Total stalls required	Total stalls provided
Residential	1-2 / unit	266	266	326
Restaurant	10-20 / 1000nsf	8,000 nsf	70	85
Exhibition Hall	1.5-2 / 1000nsf	3,388 nsf	5	7
Retail (Mixed Use)	2-4 /1000nsf	16,919 nsf	37	63
Office (Business)	2.5-3 / 1000nsf	5,258 nsf	13	13
		Total	392	494
		(-) 20% shared	79	99
		Total	313	**395**

Parking per floor

Level	Standard	Compact	HC	Total	
P1	21	34	7	62	
P2	28	62	2	92	
P3	29	56	5	90	OUTSIDE GATE
P4	31	62	0	93	INSIDE GATE
P5	16	42	0	58	
Total	125	256	14	**395**	
		64.8%	3.5%		

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No.	Description	Date

SoMa Towers LLC

SOMA TOWERS
PROJECT ADDRESS

FAR INFO, AVERAGE GRADE, & PARKING COUNT

DESIGN REVIEW

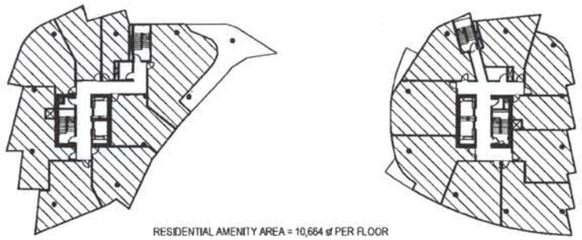
1" = 30'-0"
SCALE

December 16, 2010
DATE

10406
BCJ PROJECT NUMBER

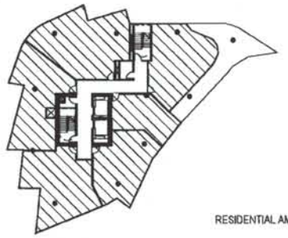
A0.10.2
SHEET NUMBER

FAR AMENITY - RESIDENTIAL USES AREA CALCULATIONS



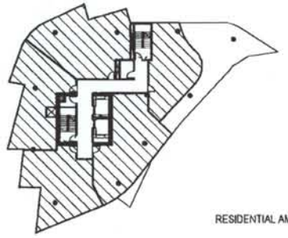
RESIDENTIAL AMENITY AREA = 10,664 sf PER FLOOR

9 A0.11.2 LEVELS 20 - 21
SCALE: 1" = 30'-0"



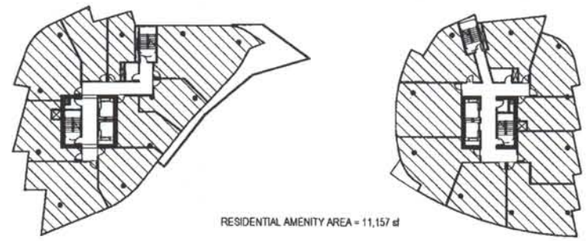
RESIDENTIAL AMENITY AREA = 5,096 sf

10 A0.11.2 LEVEL 22
SCALE: 1" = 30'-0"



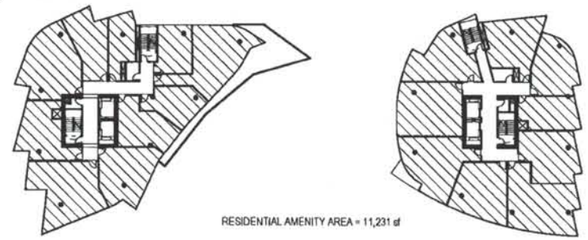
RESIDENTIAL AMENITY AREA = 4,785 sf EACH FLOOR

11 A0.11.2 LEVELS 23 AND 25
SCALE: 1" = 30'-0"



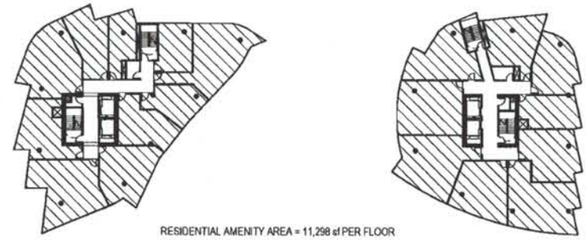
RESIDENTIAL AMENITY AREA = 11,157 sf

5 A0.11.2 LEVEL 8
SCALE: 1" = 30'-0"



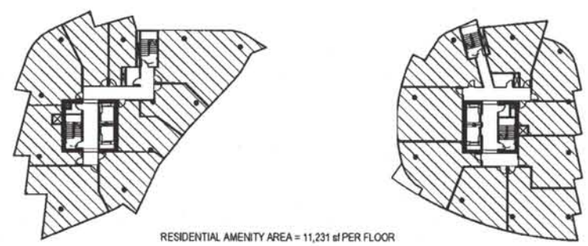
RESIDENTIAL AMENITY AREA = 11,231 sf

6 A0.11.2 LEVEL 9
SCALE: 1" = 30'-0"



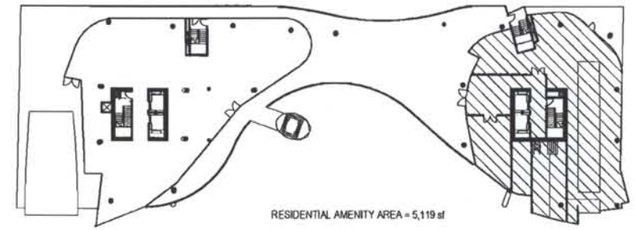
RESIDENTIAL AMENITY AREA = 11,298 sf PER FLOOR

7 A0.11.2 LEVELS 10 - 17
SCALE: 1" = 30'-0"



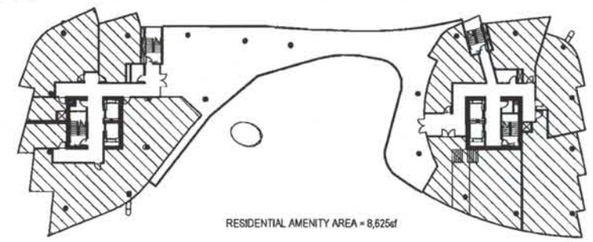
RESIDENTIAL AMENITY AREA = 11,231 sf PER FLOOR

8 A0.11.2 LEVELS 18 - 19
SCALE: 1" = 30'-0"



RESIDENTIAL AMENITY AREA = 5,119 sf

1 A0.11.2 LEVEL 3
SCALE: 1" = 30'-0"



RESIDENTIAL AMENITY AREA = 8,625sf

2 A0.11.2 LEVEL 5
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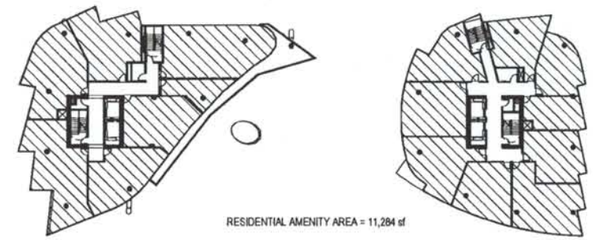
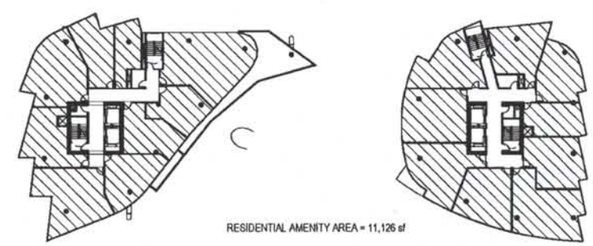


RESIDENTIAL AMENITY AREA = 11,284 sf

3 A0.11.2 LEVEL 6
SCALE: 1" = 30'-0"



RESIDENTIAL AMENITY AREA = 11,126 sf

4 A0.11.2 LEVEL 7
SCALE: 1" = 30'-0"

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No.	Description	Date

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SOMA TOWERS
PROJECT ADDRESS

FAR AMENITY BONUS

DESIGN REVIEW

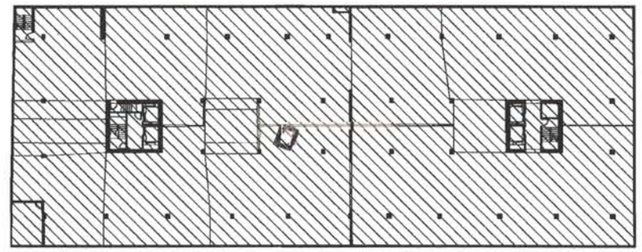
SCALE: 1" = 30'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A0.11.2
SHEET NUMBER

12/15/2010 2:26:17 PM

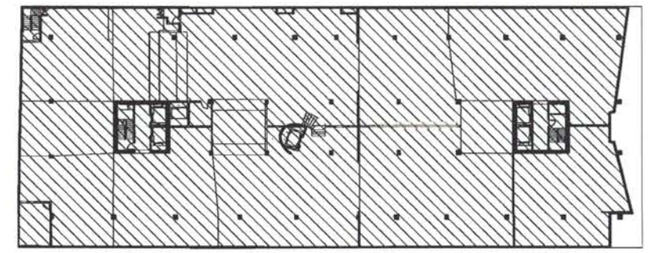
FAR AMENITY - UNDERGROUND PARKING

LEVEL P1	30,869 SF
LEVEL P2	32,027 SF
LEVEL P3	32,027 SF
LEVEL P4	32,027 SF
LEVEL P5	16,956 SF
TOTAL	143,906 SF



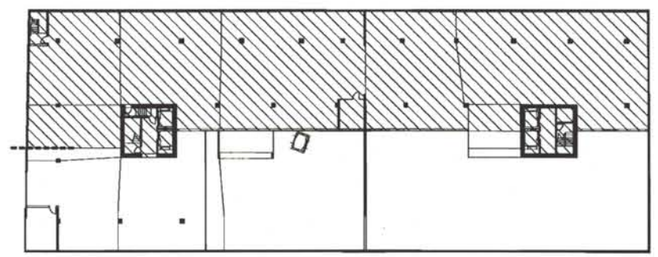
Area = 32,027 sf

4 A0.12.2 LEVEL P4
SCALE: 1" = 30'-0"



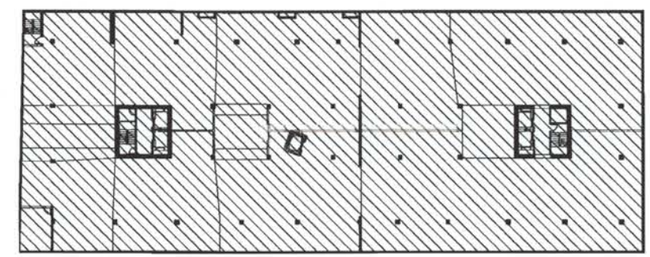
Area = 30,869 sf

1 A0.12.2 LEVEL P1
SCALE: 1" = 30'-0"



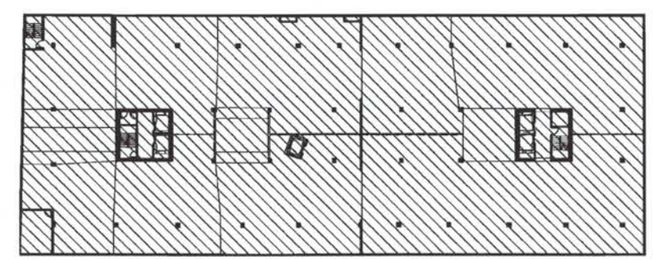
Area = 16,956 sf

5 A0.12.2 LEVEL P5
SCALE: 1" = 30'-0"



Area = 32,027 sf

2 A0.12.2 LEVEL P2
SCALE: 1" = 30'-0"



Area = 32,027 sf

3 A0.12.2 LEVEL P3
SCALE: 1" = 30'-0"

12/15/2010 2:28:28 PM

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No.	Description	Date

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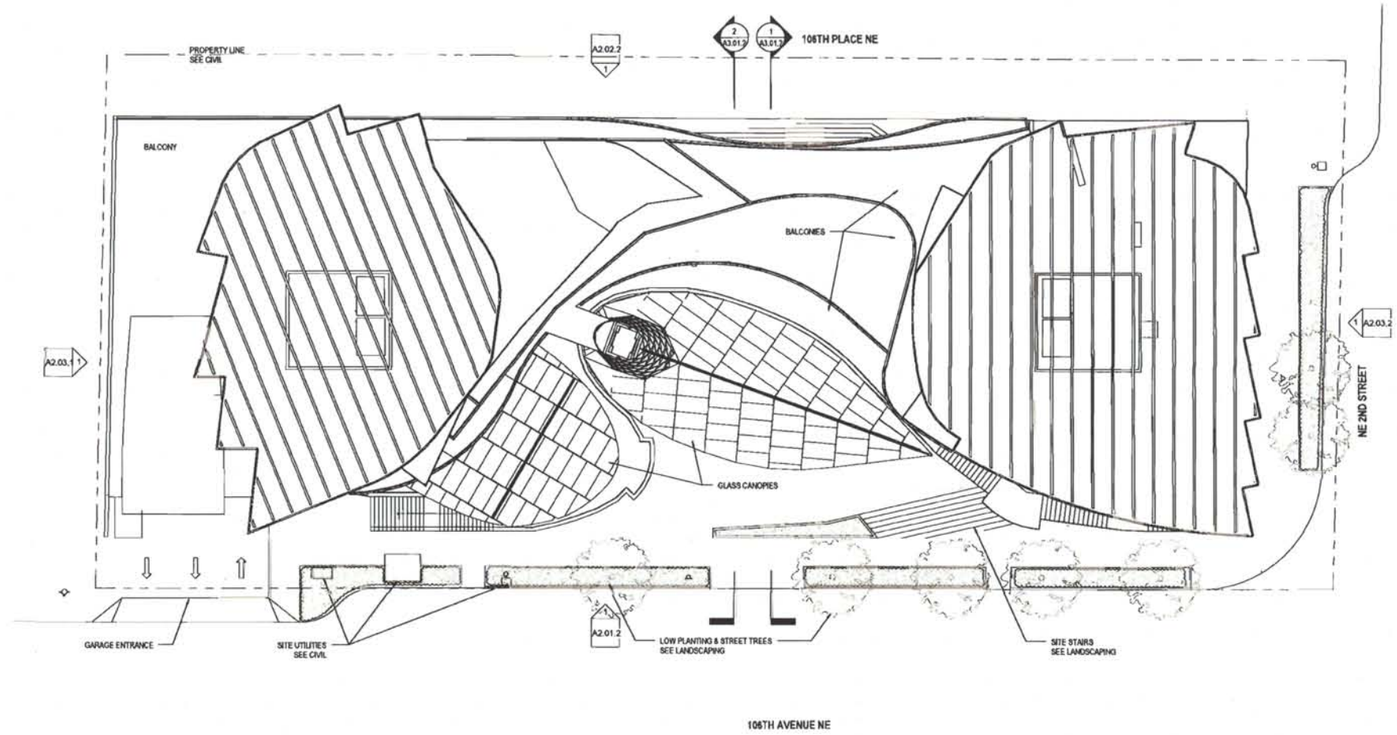
FAR AMENITY
UNDERGROUND PARKING

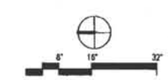
DESIGN REVIEW

SCALE: 1" = 30'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A0.12.2
SHEET NUMBER



1 / A1.00.2 PHASE 2 SITE PLAN
SCALE: 1/16" = 1'-0"



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No.	Description	Date

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SOMA TOWERS
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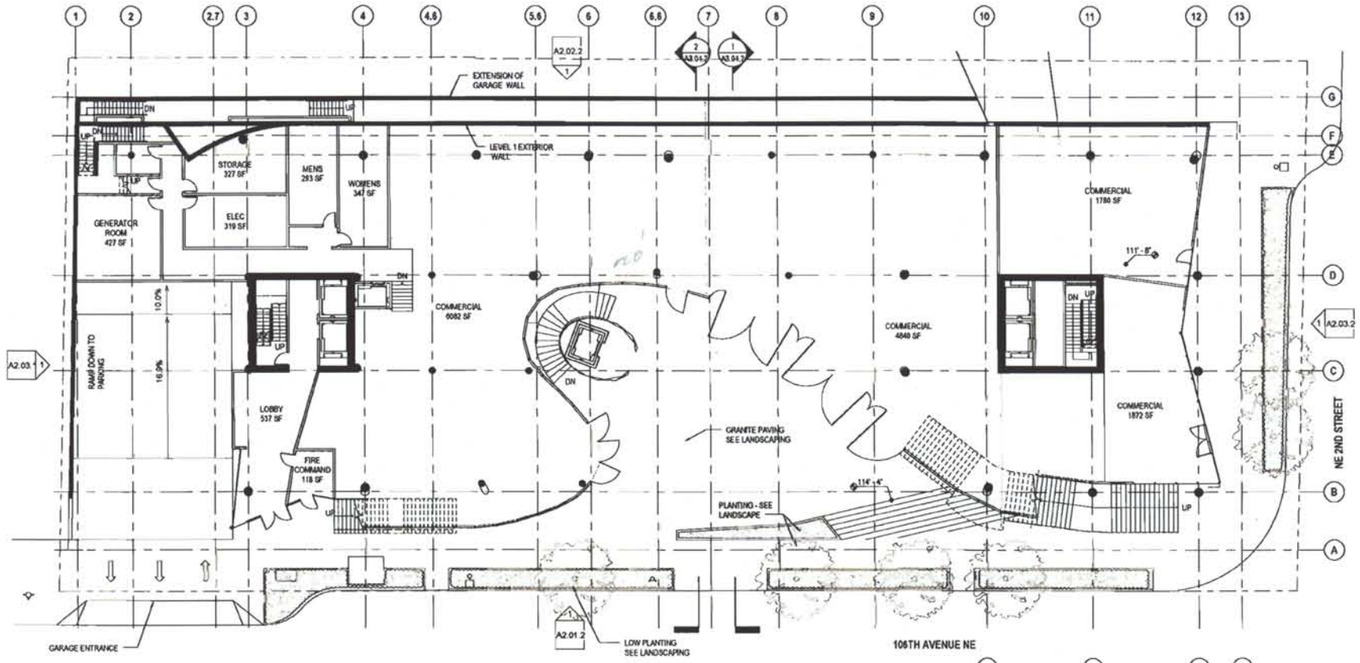
PHASE 2 SITE PLAN

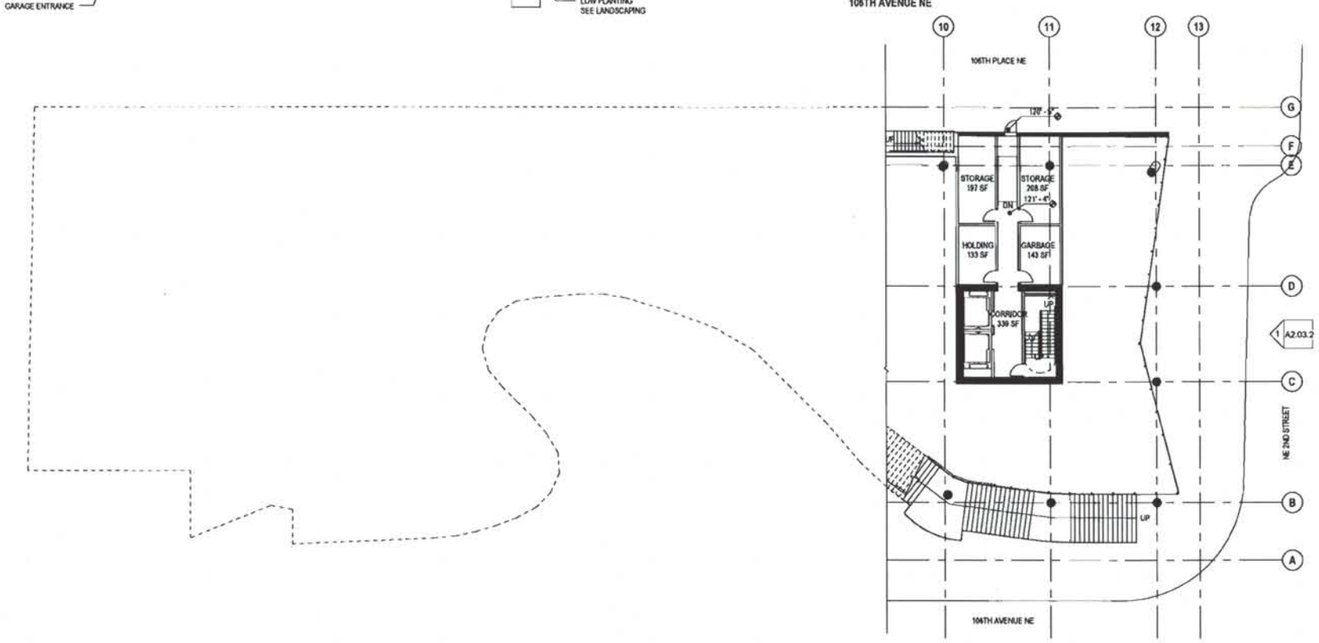
DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.00.2
SHEET NUMBER



1 A1.01.2 PHASE 2 LEVEL 1
SCALE: 1/16" = 1'-0"



2 A1.01.2 PHASE 2 MEZZANINE PLAN
SCALE: 1/16" = 1'-0"

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No.	Description	Date

SoMa Towers LLC

SOMA TOWERS
PROJECT ADDRESS

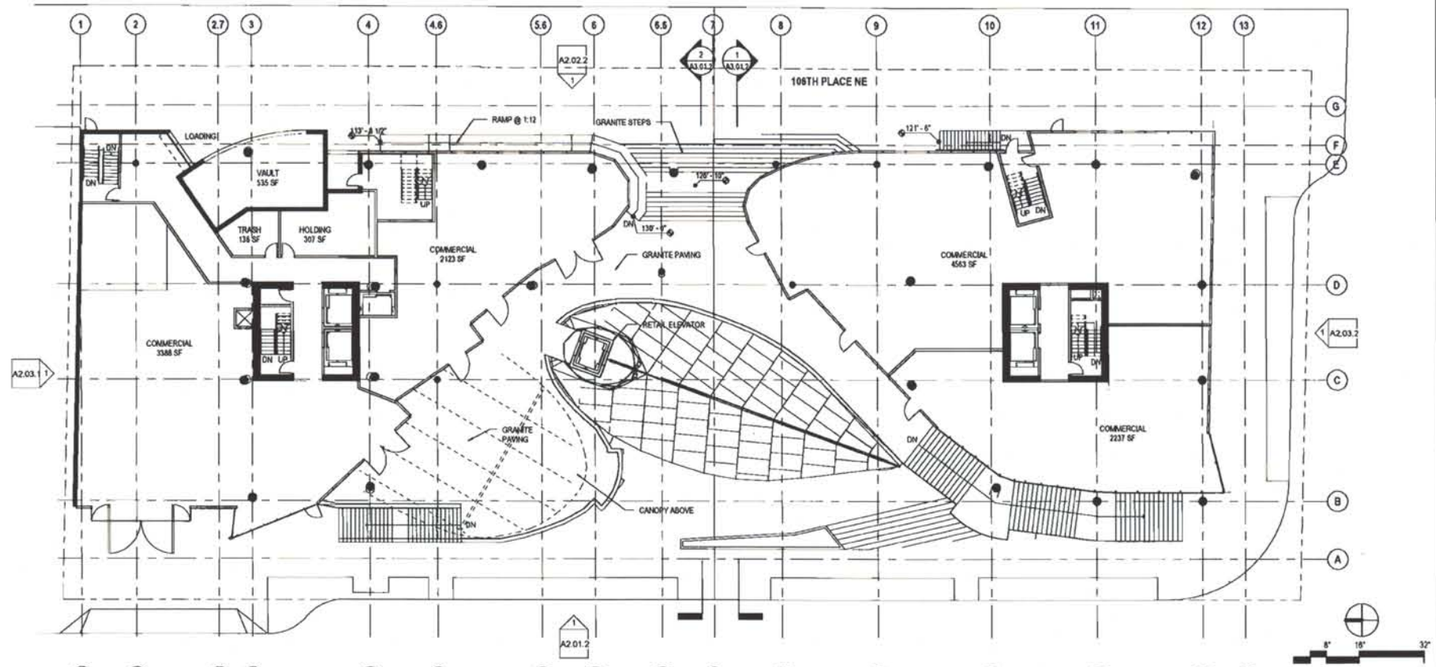
LEVEL 1 & 1A FLOOR PLAN

DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.01.2
SHEET NUMBER

6:17 PM



1 A1.02.2 PHASE 2 LEVEL 2
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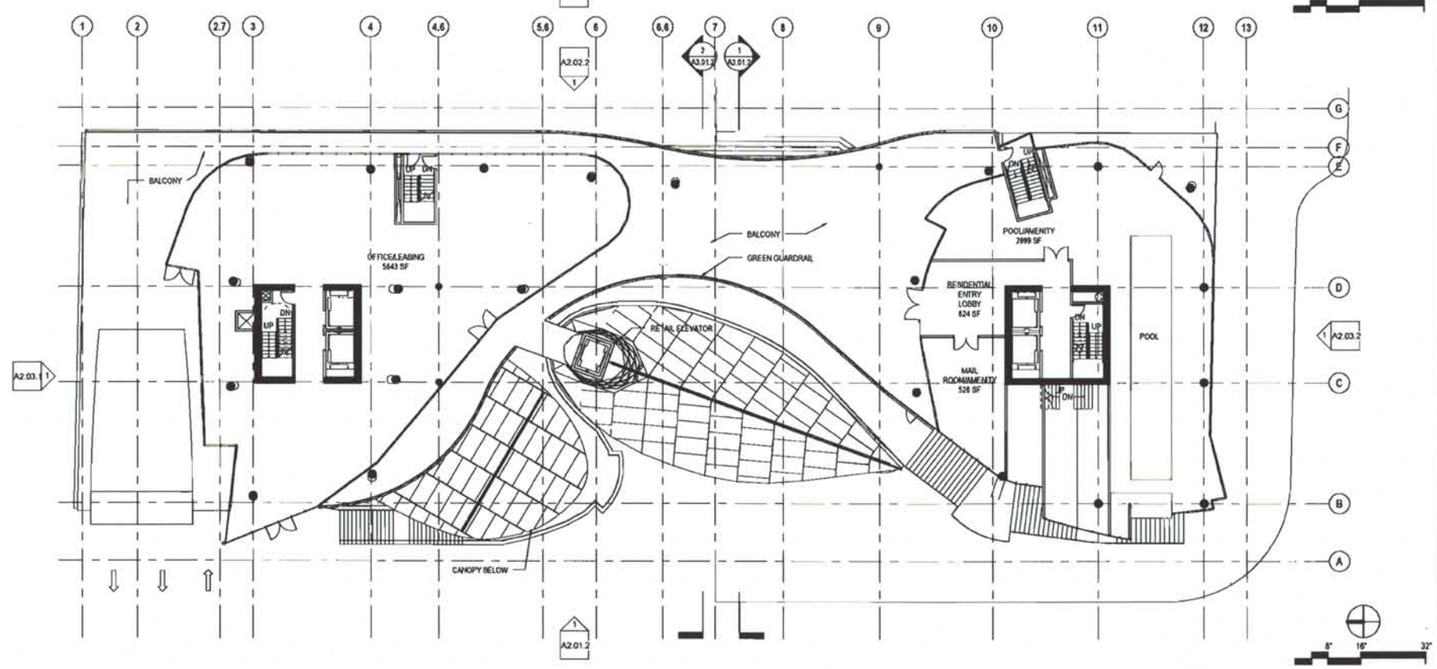

2 A1.02.2 PHASE 2 LEVEL 3
SCALE: 1/16" = 1'-0"

12/15/2010 2:29:30 PM

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LEVEL 2 & 3 FLOOR PLAN

DESIGN REVIEW

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DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.02.2
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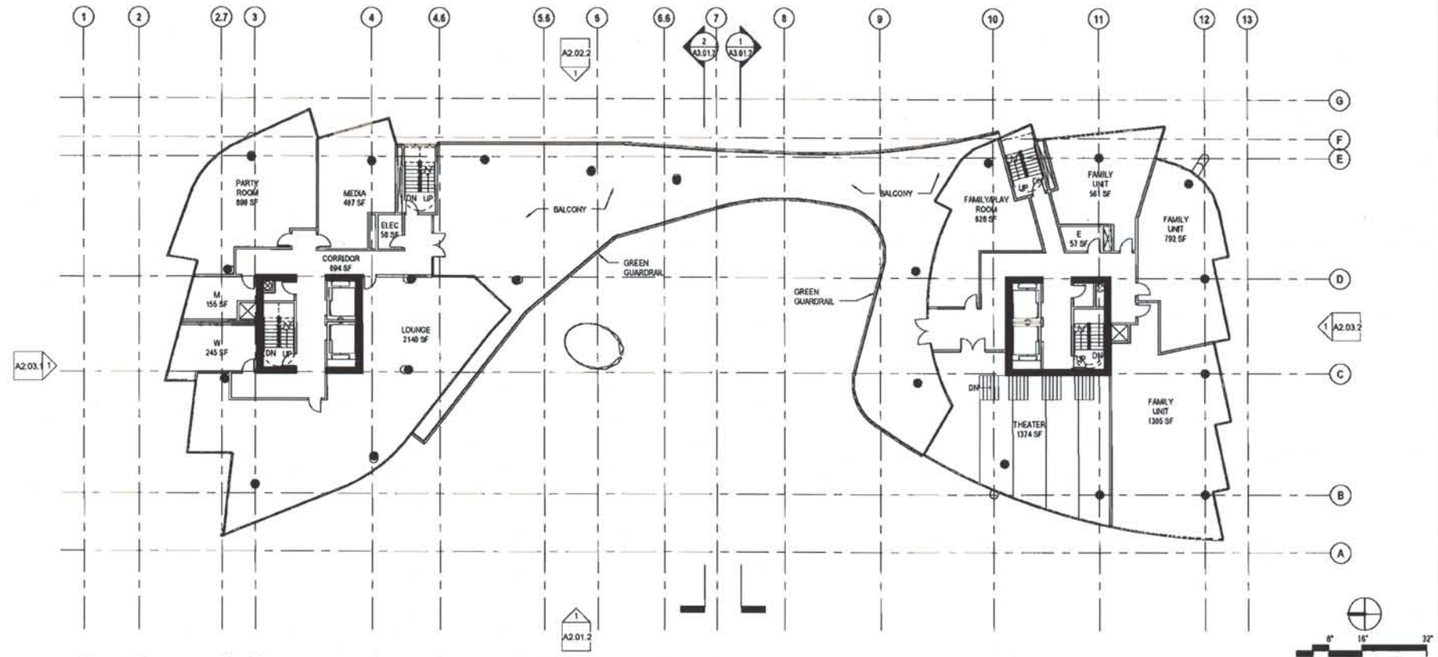
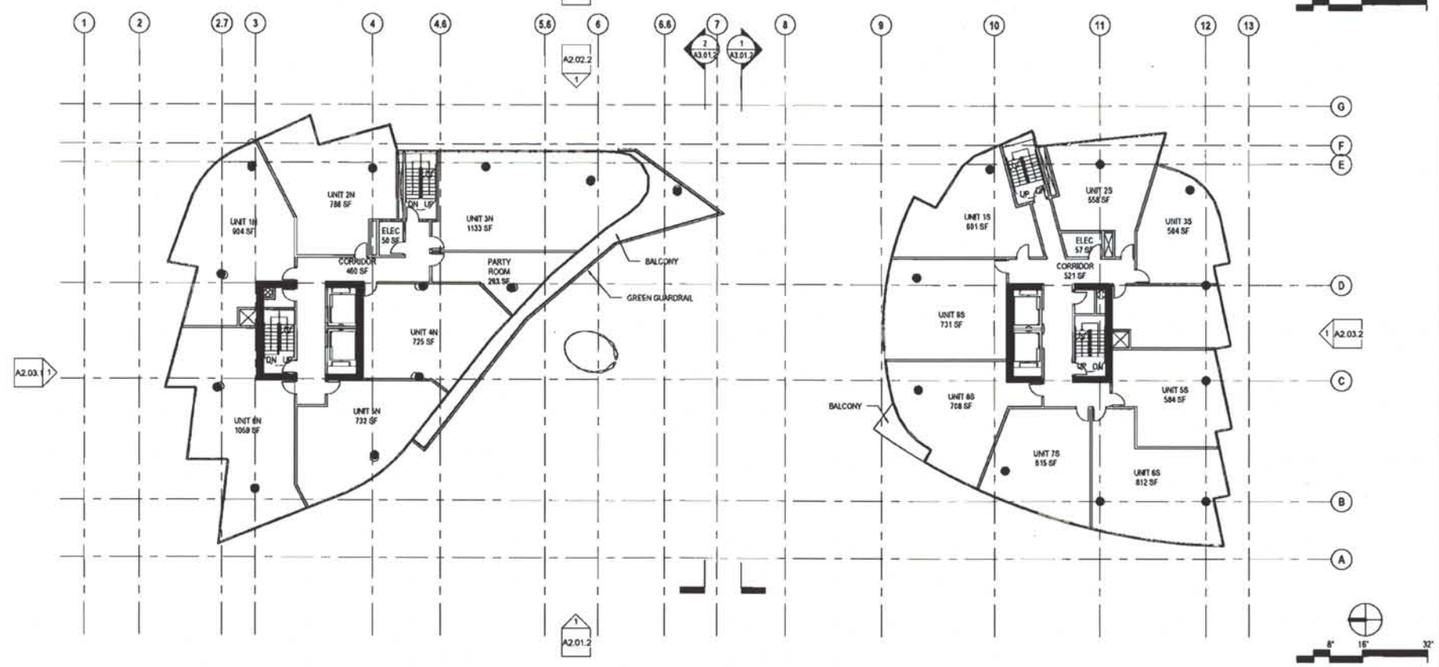


1 A1.03.2 PHASE 2 LEVEL 5
SCALE: 1/16" = 1'-0"



2 A1.03.2 PHASE 2 LEVEL 6
SCALE: 1/16" = 1'-0"

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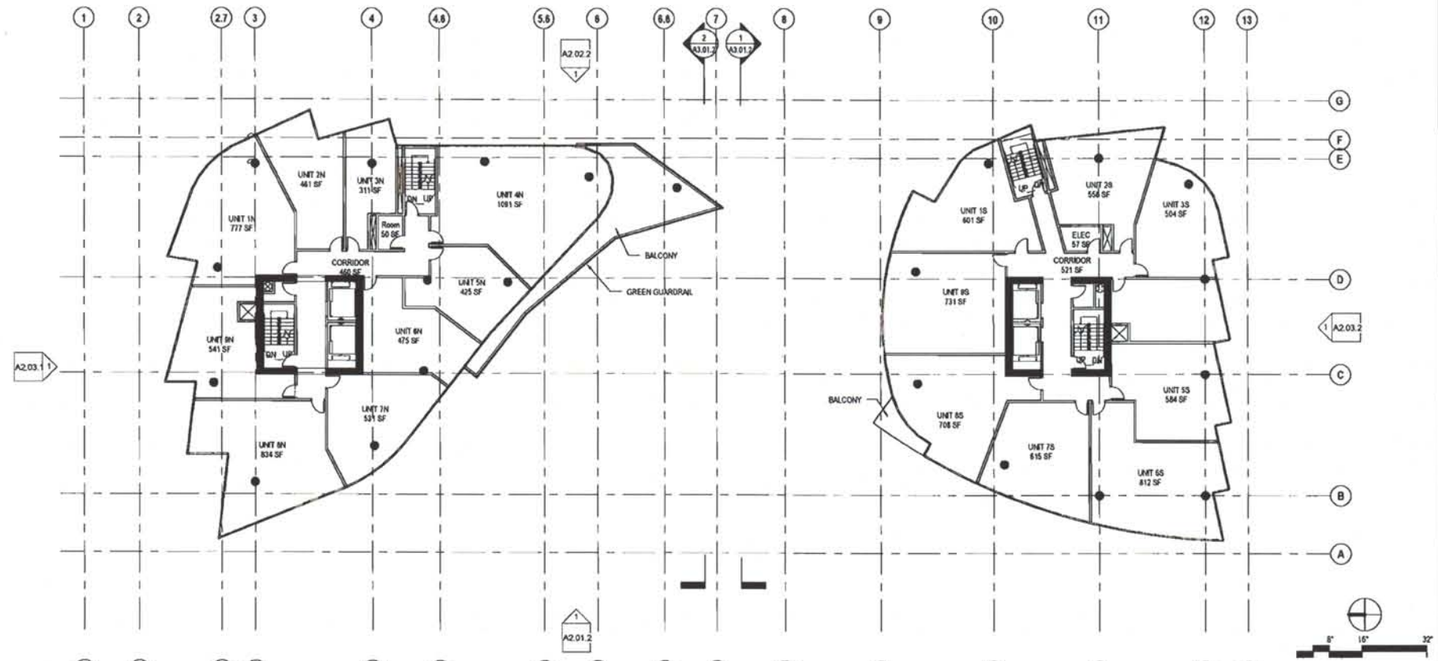
LEVEL 5 & 6 FLOOR PLAN

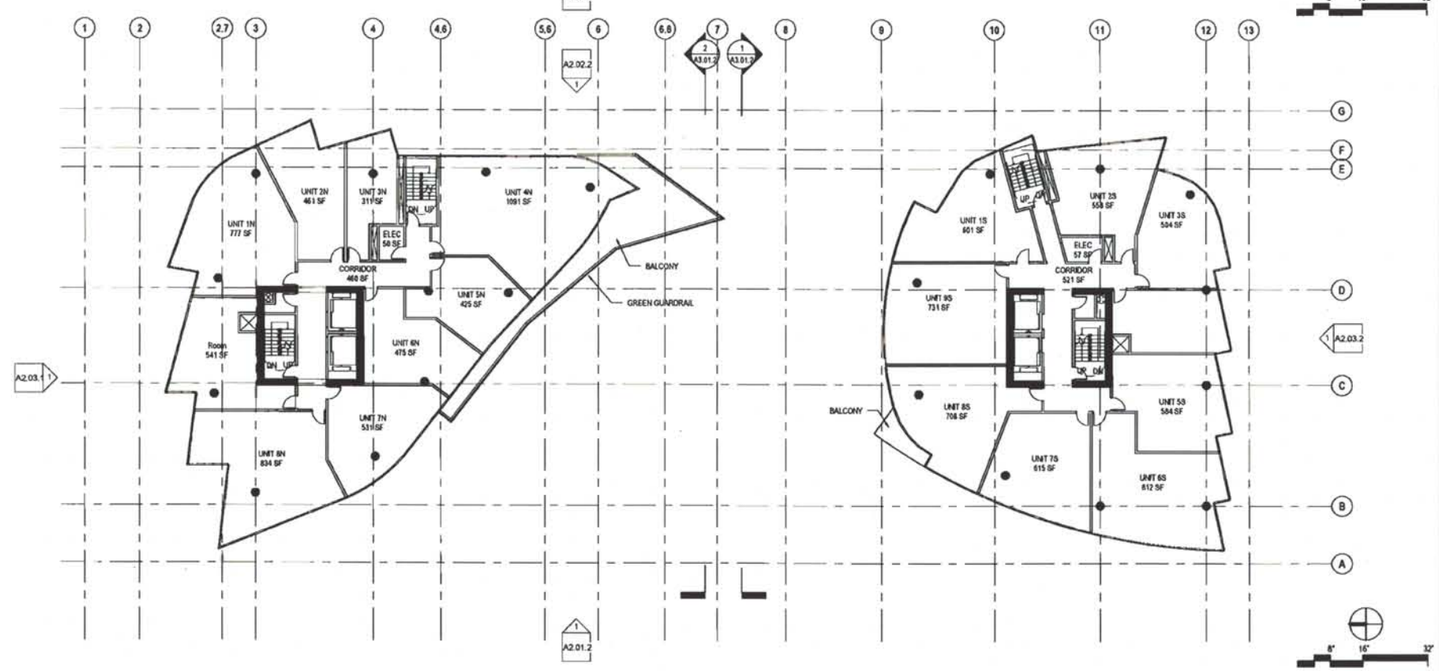
DESIGN REVIEW

SCALE: 1/16" = 1'-0"
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.03.2
SHEET NUMBER



1 A1.04.2 PHASE 2 LEVEL 7
SCALE: 1/16" = 1'-0"



2 A1.04.2 PHASE 2 LEVEL 8
SCALE: 1/16" = 1'-0"

12/15/2010 2:29:51 PM

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LEVEL 7 & 8 FLOOR PLAN

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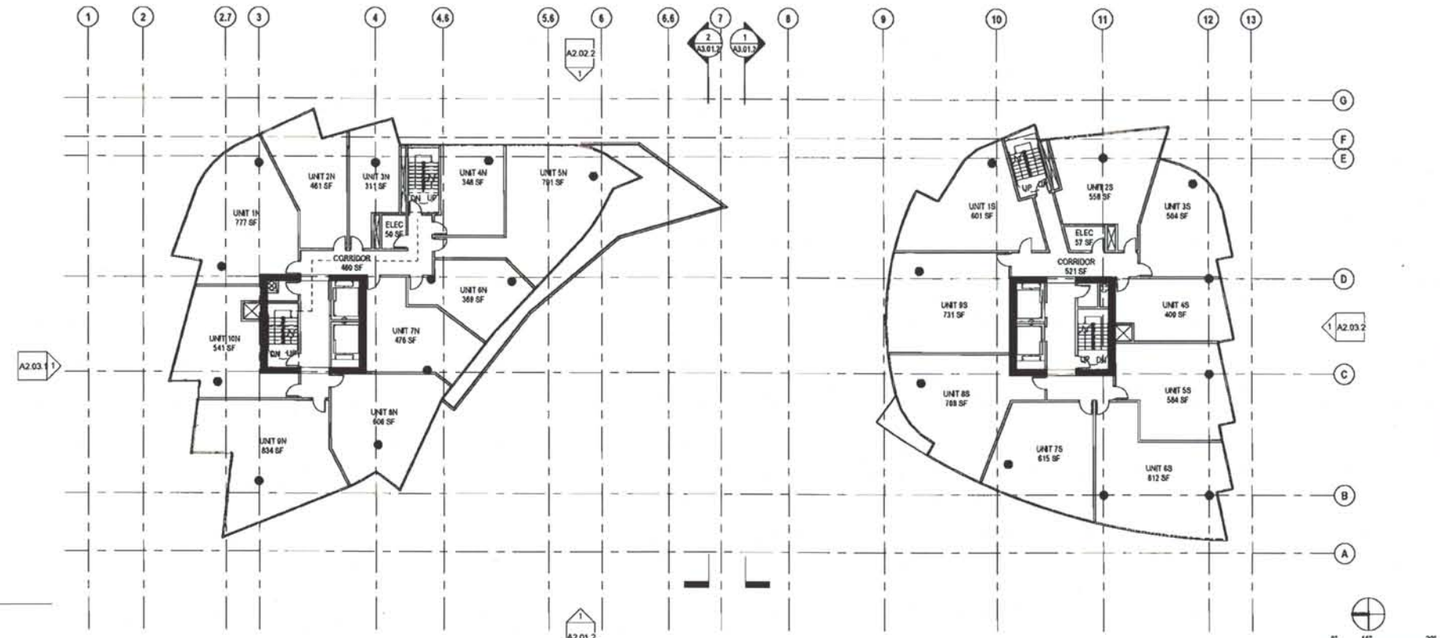
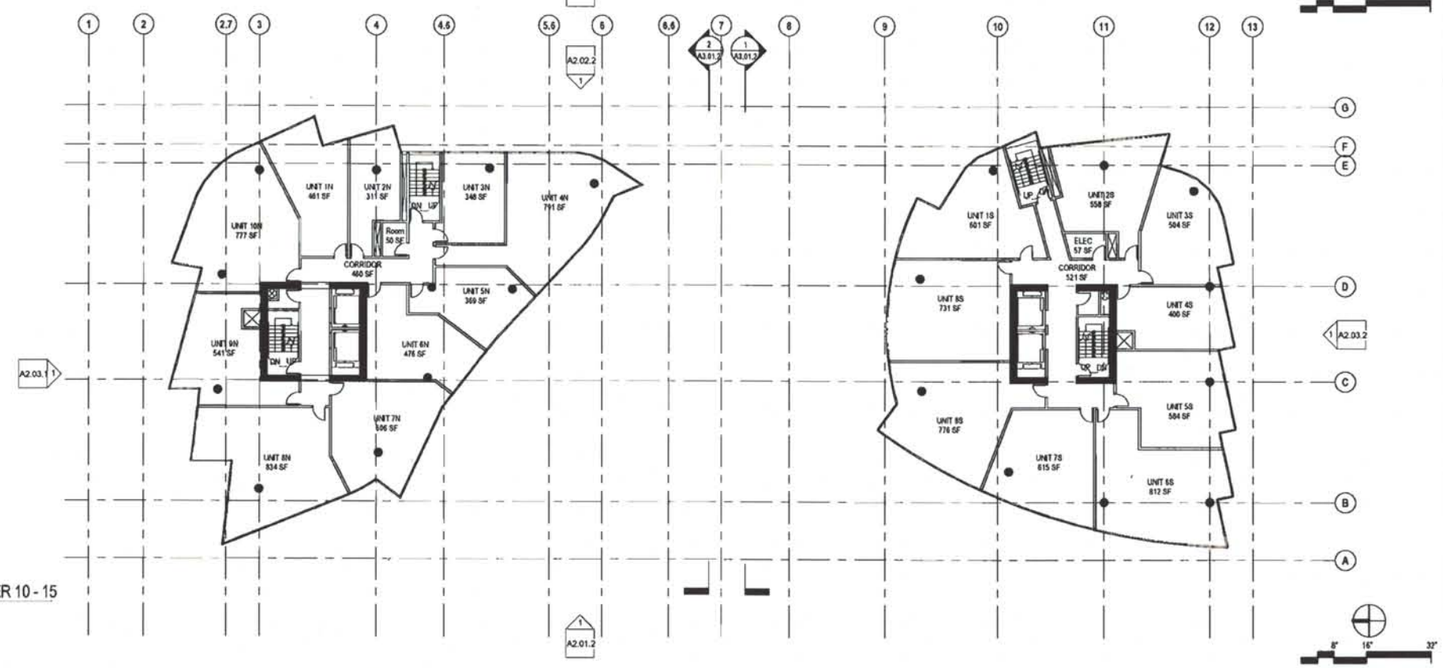
DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.04.2
SHEET NUMBER



1 A1.05.2 LEVEL 9
SCALE: 1/16" = 1'-0"



2 A1.05.2 SOUTH TOWER 10 - 17, NORTH TOWER 10 - 15
SCALE: 1/16" = 1'-0"

12/15/2010 2:30:00 PM

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LEVEL 9 & 10 - 17 FLOOR PLANS

DESIGN REVIEW

1/16" = 1'-0"
SCALE

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10406
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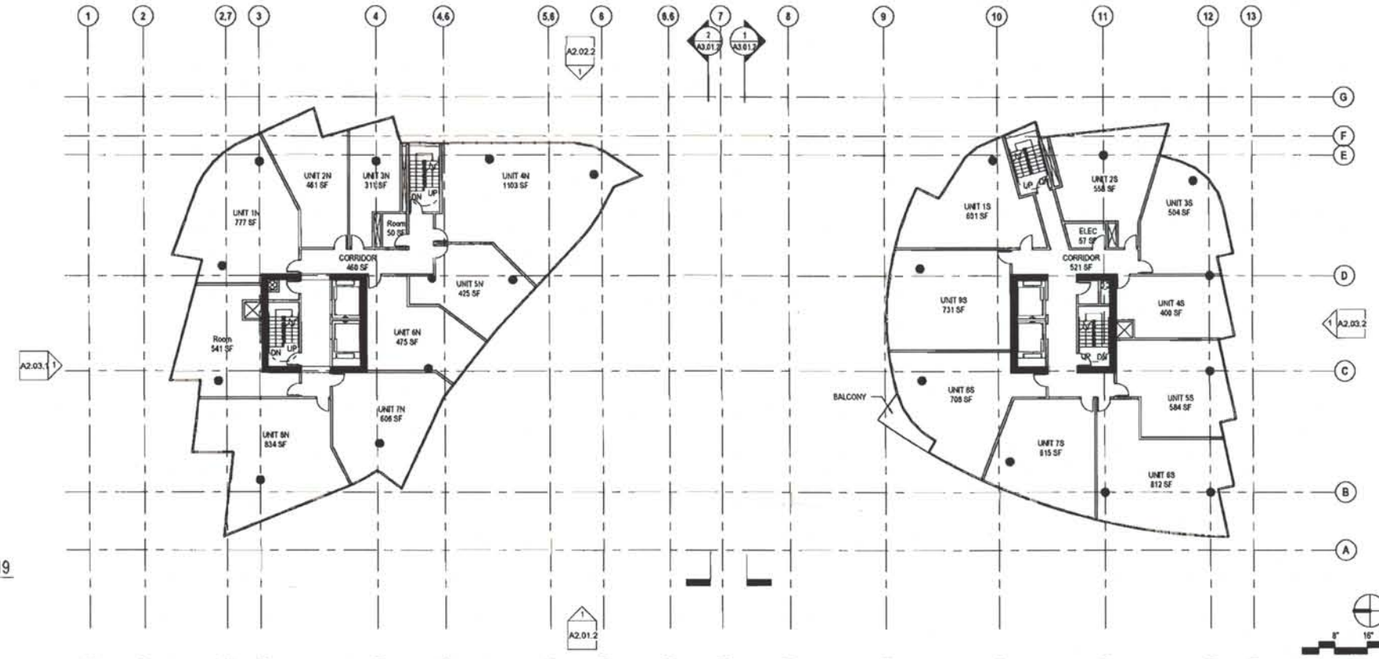
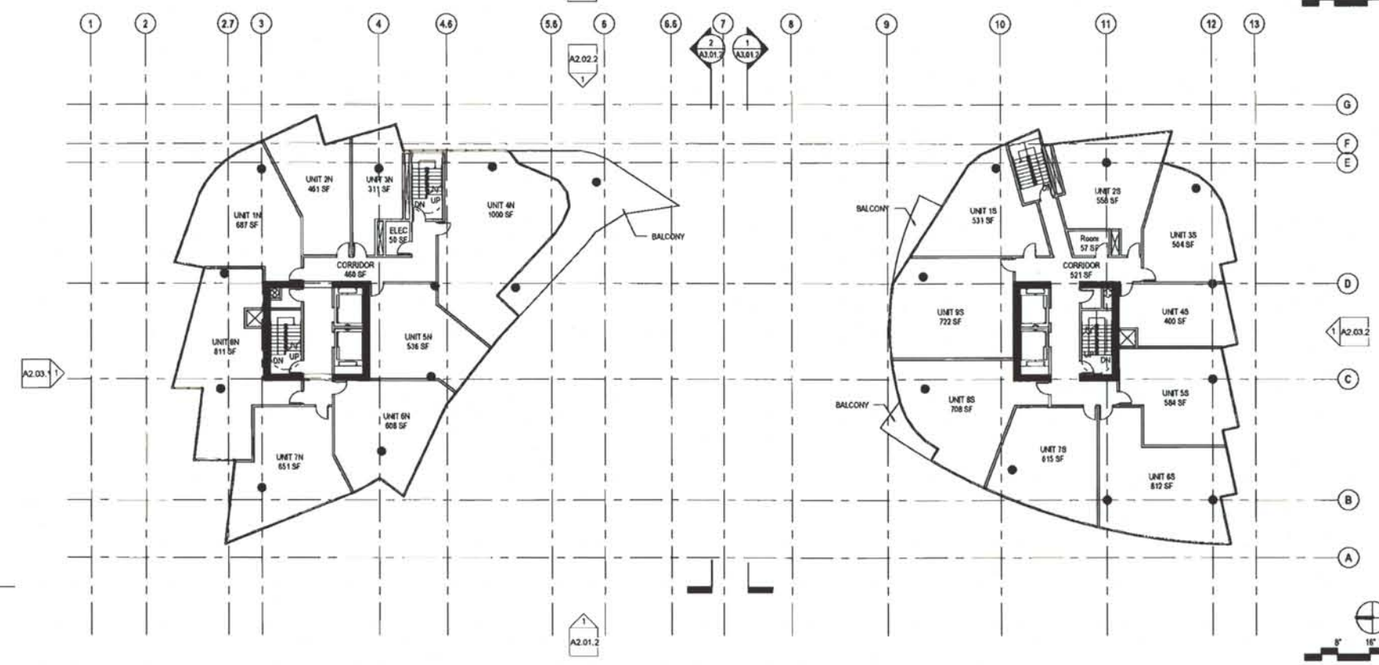


2 A1.06.2 SOUTH TOWER 18 - 19 & NORTH TOWER 16 - 19
SCALE: 1/16" = 1'-0"



1 A1.06.2 SOUTH TOWER 21 & NORTH TOWER 20 - 21
SCALE: 1/16" = 1'-0"

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TOWER FLOOR PLANS

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DATE: December 16, 2010
BCJ PROJECT NUMBER: 10406

A1.06.2
SHEET NUMBER