DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Vida Townhomes

LOCATION OF PROPOSAL: 1505 140th Ave NE

DESCRIPTION OF PROPOSAL: Design Review and Land Use Critical Area permit approval to construct 9 multifamily buildings with a total of 49 units. The site contains an existing building and associated parking that will be demolished. Kelsey Creek, a Type F stream, is also on the site and the stream buffer is proposed to be restored as mitigation for construction impacts.

FILE NUMBERS: 14-147287-LD and 14-147288-LO **PLANNER:** Heidi M. Bedwell

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

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

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **7/2/2015**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

Environmental Coordinator

6/17/2015
Date

OTHERS TO RECEIVE THIS DOCUMENT:

☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☐ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	**Vida Townhome Apartments**
Proposal Address:	1505 140th Ave NE
Proposal Description:	Design Review and Land Use Critical Area permit approval to construct 9 multifamily buildings with a total of 49 units. The site contains an existing building and associated parking that will be demolished. Kelsey Creek, a Type F stream, is also on the site and the stream buffer is proposed to be restored as mitigation for construction impacts.
File Number:	14-147287-LD and 14-147288-LO
Applicant:	Pete Lymberis, IS Property Investments LLC
Decisions Included:	Combined Design Review, Critical Areas Land Use Permit and SEPA (Process II)
Planner:	Heidi M. Bedwell
State Environmental Policy Act Threshold Determination:	Determination of Non-Significance

Carol V. Helland, Environmental Coordinator
Development Services Department

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

By: _____
Carol V. Helland, Land Use Director

Notice of Application: January 22, 2015
Notice of Decision: June 18, 2015
Appeal Deadline: July 2, 2015

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

CONTENTS

ATTACHED:

1. Project Drawings
2. Critical Areas Report
3. Environmental Checklist

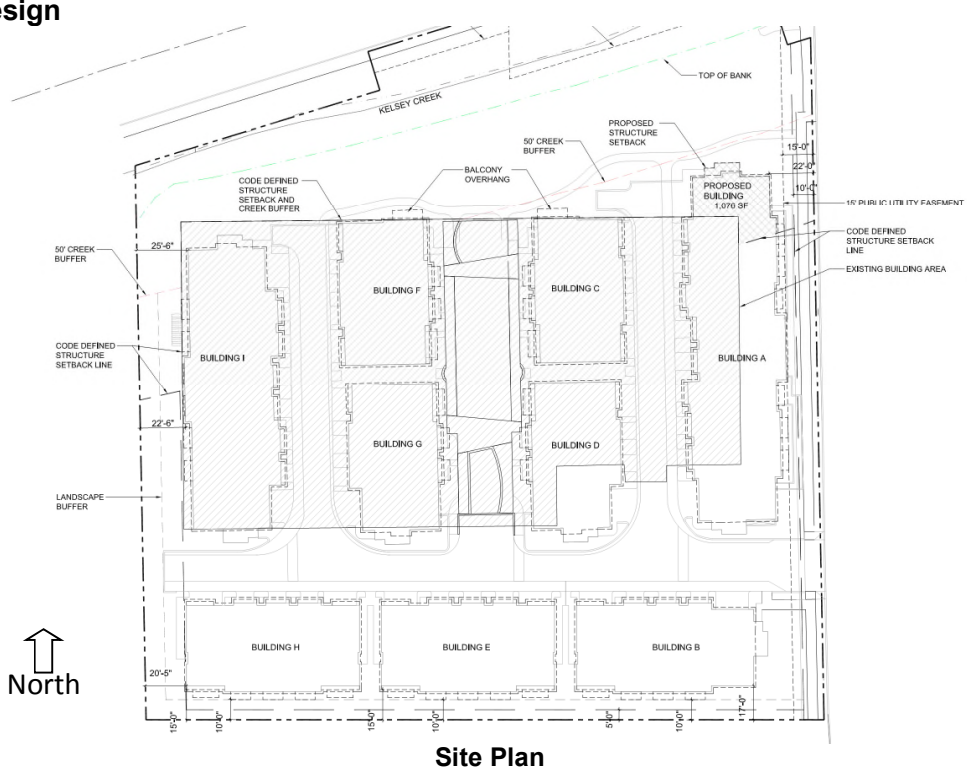
I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review and Critical Areas Land Use approval to demolish an existing one story building and associated surface parking to build 9 townhouse buildings with a total of 49 residential units. Review under the State Environmental Policy Act (SEPA) is also required. The site is located within the Bel-Red Office/Residential Transition (BR-ORT) zoning district and contains a segment of Kelsey Creek, a Type F stream. Type F streams on a developed site require a 50 foot buffer and a 50 foot structure setback. Because there is an existing building on the site, the buffer and structure setback are partially modified to exclude the footprint of the existing building.

The proposed use is permitted within the zoning district but because the site is located within the Bel-Red overlay district the site is subject to the design review process and the standards found in LUC 20.25D including the decision criteria in Part 20.30F LUC. Design review is the mechanism by which the City ensures that the design, character, and amenity components of a proposal are consistent with the Comprehensive Plan and all applicable standards and guidelines contained in City Codes.

The proposal includes a request to modify a critical area structure setback from a stream critical area buffer. The structure setback modification includes 1,076 square feet of new structure and 898 square feet of impervious surface within the required structure setback. Requests to modify structure setbacks are considered through the review of a Critical Areas Report and are subject to the standards found in Part 20.25H LUC, Critical Areas Overlay District including the decision criteria in Part 20.30P LUC. The applicant has prepared a buffer enhancement plan to mitigate for the encroachment into the structure setback.

A. Site Design



Site Plan

The proposed buildings will be located to the south of the critical area stream (Kelsey Creek) and buffer. Access to the site is from 140th Ave NE via a main drive with two north south interior drive aisles. The center buildings are organized around a courtyard green space landscaped with a mix of lawn, and hard and soft surface to create the multifamily recreation amenity. Units abutting the central courtyard greenspace include separate entrances defined by landscaping and hard surfaces. The remainder of the buildings ring the site surrounded by a landscape buffer along the perimeter. Landscaping along the street frontage and interior property lines help to define private spaces as well as buffer the development to adjacent uses. Parking will be accommodated in the individual unit garages.

B. Building Design

The proposed buildings consist of three levels; two floors of living space above a ground floor garage. Each unit has a protected entry door with either a raised entry stoop or landscape planter or a separate door with covered weather protection. The facades have been designed to delineate each unit separately and entries are indicated by changes to warmer and more tactile natural wood surfaces.

Units have balconies either facing the perimeter landscaping, courtyard or enhance streetscape on 140th. End units have entries that are accessed away from the dominant building elevation creating a more private entry. Of significance is the design of the units adjacent to the enhanced critical area stream buffer. These interior living space are oriented to take advantage of the natural open space amenities and views of the restored stream buffer.

East Elevation Perspective

Proposed Building Elevation along 140th Ave NE

Exterior materials were chosen to be residential and in context with the existing buildings in the vicinity. A combination of vertical naturally stained cedar siding, painted horizontal fiber cement bevel siding and painted fiber cement panel system are proposed. The window will be clear glazed with white vinyl frames. See Attachment * for color and material description.

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description/Context

The existing 2.6-acre site is generally flat and surrounded by mature and declining ornamental landscaping, mainly consisting of evergreen trees. Kelsey Creek runs in an east west direction along the northern property boundary adjacent to Bel-Red Rd. The stream flows offsite through a culvert under 140th Ave. The stream banks are steeply sloping and dominated by invasive species.

A one-story commercial building surrounded by at grade asphalt parking occupies the center of the property. The site has two access points off 140th Ave NE. The existing building and associated parking will be demolished for this proposal.

The surrounding area is developed with a mix of multi-family residential housing, office, and commercial uses as follows:

North: Shopping Center
East: Multi-tenant office complex
South: Multi-family development
West: Daycare Center

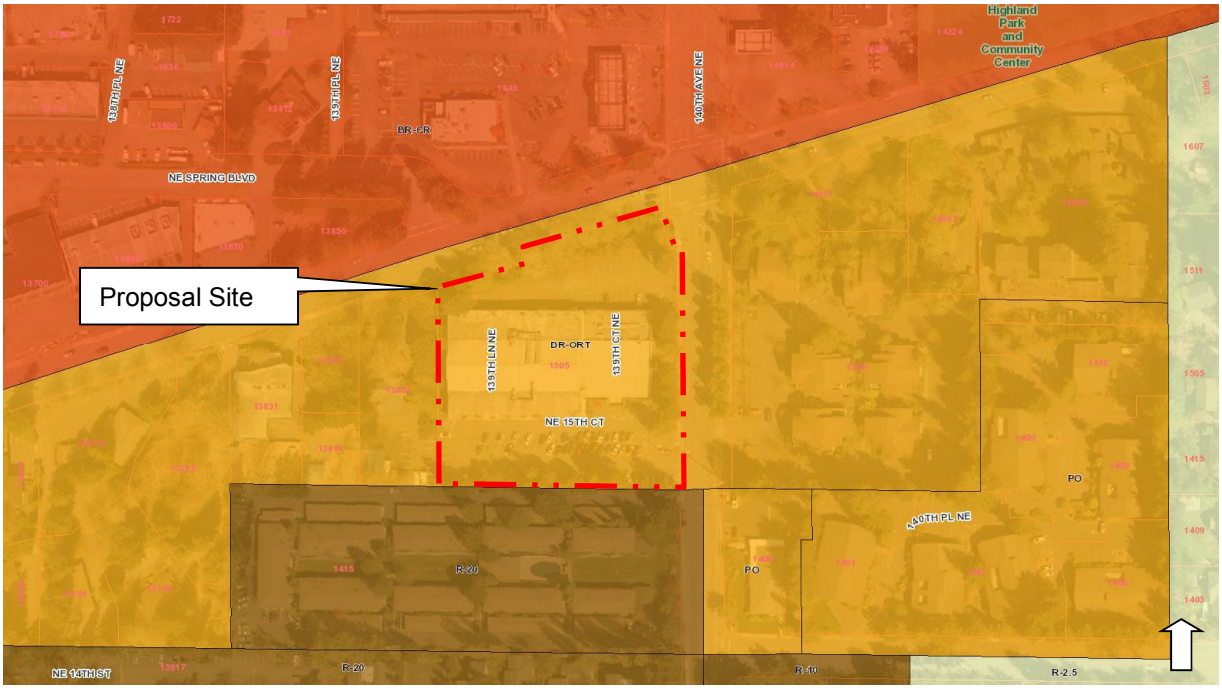
Vicinity Map

Aerial Photograph/Site Context

Street view looking northwest on 140th Ave NE

B. Zoning

The site is zoned Bel-Red Office Residential Transition (BR-ORT). The purpose of the Bel-Red-ORT Land Use District is to provide an area for low-intensity offices and uses and low density multifamily residential dwellings, developed in such a manner as to provide a buffer between residential and more intensively developed properties.



Zoning Map

C. Critical Areas Functions and Values

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

ii. Floodplains

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding of occurs when either runoff exceeds the capacity of rivers and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

iii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005 Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

Site Critical Areas Functions and Values

Kelsey Creek flows from east to west within a well-defined channel at the bottom of a rocked slope in the far northern portion of the site. The rocked slope extends south from the ordinary high water of the stream to the top of the slope and the edge of the existing paved parking lot.

Existing trees on the slope consist primarily of big-leaf maple (*Acer macrophyllum*), with widely scattered black cottonwood (*Populus trichocarpa*), white poplar (*Populus*

alba), birch (*Betula* sp.), and Douglas fir (*Pseudotsuga menziesii*). Understory and groundcover vegetation was dominated Himalayan blackberry (*Rubus armeniacus*) and other invasive species including Japanese knotweed (*Polygonum cuspidatum*) and English ivy (*Hedera helix*). Native understory species were generally limited to sword fern (*Polystichum munitum*), and widely scattered individual salmonberry (*Rubus spectabilis*) and snowberry (*Symphoricarpos albus*).

The existing stream buffer currently provides very limited functions to the riparian corridor of the creek due to its relatively narrow width and a dominant invasive understory. The steep side slopes adjacent the stream limit the buffer's ability to provide stormwater storage. In addition, the site's isolation from other habitat areas and the low plant species diversity of the understory limit the site's habitat value. The existing buffer currently benefits the stream primarily by: 1) providing shade to keep the water cool during the summer months, 2) contributing detritus and other desirable allochthonous inputs into the aquatic environment, and 3) providing overhead cover to fish.

The floodplain is contained within the stream bank and the proposed activities will not reduce or modify the base flood elevation. Habitat associated with the stream and floodplain will be improved through the removal of invasive species and existing hardscapes. No trees within the buffer will be removed and native vegetation will be installed as part the proposed mitigation and site restoration.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.10.400 (Use Charts) and LUC 20.25D (Bel-Red Overlay District). The proposed use is permitted in the Bel-Red- Office Residential Transition (BR-ORT) District. Development within this zoning district is subject to Design Review approval.

2. Dimensional Requirements

All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information, as well as Conditions of Approval and the attached Project Plans.

	Permitted/Required	**Proposed**
Site Area/Zone	2.6 Acres/ BR-ORT	-----
Building Height	Maximum building height in the BR-ORT land use district is 45 feet, as measured from average existing grade.	Building heights range from 33.01 to 35.84 feet Meets LUC requirement.
Lot Coverage/ Maximum Impervious	Maximum lot coverage and impervious surface in the BR-ORT zone is 75 percent.	65,229 SF = 74.8%

	Permitted/Required	**Proposed**
Surface		Meets LUC requirement.
Setbacks (As allowed per LUC 20.25H.040)	Front (140th Avenue NE): 10 feet Rear: 20 feet Side: 5 feet	Front (140th Avenue NE): 15 feet Rear: 20 feet Side: 15 feet Meets LUC requirement.
Parking	A minimum of 1.0 and a maximum of 2.0 parking stalls per unit	The proposal includes 2 stalls per unit within garages. Meets LUC requirement.
Landscape	Compliance with LUC 20.20.520, 20.20.900 and 20.25D	The landscape plan complies with all Land Use Code landscape requirements (refer to Attachment 1) The applicant is preserving trees within the perimeter with the exception of trees on the eastern portion of the site. Due to health of these trees and their less than desirable species as frontage trees, the applicant has proposed replacement with trees that are in conformance with the Final Draft Bel-Red Street Frontage Landscape Development Requirements. **Refer to Conditions of Approval regarding the final landscape plan and landscape installation and maintenance assurance devices in Section X of this report.**
Recycling & Solid Waste Collection Area	Confirm with Republic Services whether garbage and recycling shall be collected from each individual unit with cans stored in the garages	**Refer to Condition of Approval regarding solid waste/recycling Section X of this report.**
Mechanical Equipment	Mechanical proposed at grade or at the roof level shall be screened from public	There will be no mechanical equipment on the roofs. All

	Permitted/Required	**Proposed**
	view. All screens should be of the same color and materials of the principal structures on this site.	mechanical equipment will be located inside the buildings. Meets LUC requirements.

3. Bel-Red Design Guidelines. 20.25D.150

Character and Site Guidelines.

1. Integrate the Natural Environment. There is an existing parking area adjacent to Kelsey creek and within the regulated buffer that is proposed for removal. The area will be restored with native vegetation. The proposal integrates with the natural environment by restoring this area and orienting buildings to take advantage of the aesthetic amenities of the enhanced natural area. In addition, the design provides for a central community open space that is oriented so the buffer is a focal point when looking north through the courtyard.

2. Promote Architectural Compatibility. The purposed of the BR-ORT zoning district is to provide an area for low-intensity offices and uses and low density multifamily residential dwellings, developed in such a manner as to provide a buffer between residential and more intensively developed properties. The design accomplishes this by clustering the buildings and minimizing the overall scale of the development. The proportion of the buildings are within scale to adjacent existing and anticipated development.

3. Establish and Strengthen Gateways.
The site is located at the edge of the Bel-Red District and serves as an entry into the neighborhood. The proposal includes frontage landscaping in conformance with the Final Draft Bel-Red Street Frontage Landscape Development Requirements. Through the implementation of these standards the development provides a unifying design appropriate for the Bel-Red zoning district. **Refer to Condition of Approval in Section X of this report.**

4. Protect and Enhance Surface Water Resources.
The proposal includes the removal of 12,508 square feet of parking asphalt that is currently not treated or detained prior to discharge into Kelsey Creek. A new stormwater facility will be constructed that provides detention and stormwater treatment and mimic the original forested conditions of the site, enhancing and protecting the water resource of Kelsey Creek. The stormwater vault is located beneath the center courtyard and does not detract from the planned character of the development.

5. Integrate Art.
Art will be integrated into the design through the installation of a salmon art element along the wall at the corner of Bel-Red and 140th Ave. The final design of the art feature will be provided as part of the building permit. **Refer to Condition of Approval in Section X of this report.**

Pedestrian Emphasis Guidelines.

1. Define the Pedestrian Environment.

The pedestrian environment is enhanced by the development a façade along 140th that creating an interesting building design through articulation and modulations that serves to break down the bulk of the structure. In addition, the proposal includes a series of small landscaping walls that minimize the foundation of the structure further reducing the façade height and providing a more pleasing human scale to the development.

2. Enhance the Pedestrian System.

The walkways along the street frontages will be maintained and circulation will be enhanced with additional connections into the site through a small path adjacent to the critical area that allows easy pedestrian access from the development to the street.

3. Protect Pedestrians from the Elements.

All unit entries provide for a steel canopy for protection from the elements. End units have more significant porch element while other units have a slightly recessed entry that provides protection from wind and the weather.

4. Create a Variety of Successful Outdoor Spaces.

The development includes a central courtyard in addition to the enhanced critical area buffer. The courtyard serves as a focal point for the development and is connected with the restored buffer through a soft surface path.

5. Provide Places for Stopping and Viewing.

Adjacent to the stream buffer, near the intersection of 140th and Bel-Red road the applicant has proposed a small stream viewing area. This area allows residents and passersby to view the stream and provides a respite along the busy arterial that is away from the street edge.

Architectural Guidelines.

1. Encourage High Quality Materials.

The materials proposed for construction include are a combination of vertical naturally stained cedar siding, painted horizontal fiber cement bevel siding and painted fiber cement panel system. All materials are extremely durable and of high quality. The windows will be clear glazed with white vinyl frames.

2. Provide Interesting Building Massing.

The proposed building's scale is broken up through projections that create a definition to each proposed unit that separates it from other units. Vertical elements are created through the use of color and create the effect of reducing the overall building mass.

3. Create Attractive Building Silhouettes and Rooflines.

The pitched roof forms will also be similar and compatible with those found on the surrounding apartments and condominiums. All of the proposed buildings will have the same roofing material and color. The design includes both hip and shed roofs creating

an interesting and attractive roof form with a contemporary design.

4. Foster Attractive Rooftops.
The development is a residential style building form that includes a sloped roof design. Rooftop design elements are not feasible or appropriate in this area which is transitioning to traditional multifamily development.

5. Promote Welcoming Residential Entries.
End units are defined through the use of individual porch entries creating interest and a welcoming human scale of entry. Entries along the central courtyard and the access drives are framed by landscaping softening the overall design and signals entry locations to residents and visitors.

6. Promote Visually Interesting Upper Floor Residential Windows.
The windows of a residential building should be pleasing and coherent. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows. The proposed design includes windows that have been aligned with each other to create large compositions emphasizing the individual nature of each unit. Windows are grouped together and no artificial muntins utilized. Every living and bedroom group features operable windows.

7. Design Inviting Retail and Commercial Entries.
Not applicable.

8. Encourage Retail Corner Entries.
Not applicable.

9. Encourage Inviting Ground Floor Retail and Commercial Windows.
Not applicable.

10. Build Compatible Parking Structures.
Not applicable.

4. Critical Areas Requirements LUC 20.25H:

Consistency with Land Use Code Critical Areas 20.25H.080A. Performance Standards for streams:

Development on sites with a type S or F stream or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable:
1. Lights shall be directed away from the stream.

All outdoor lights from the residences will contain low-wattage bulbs with narrow angles of illumination directed away from the stream buffer. Metal hoods will be added to all exterior lights to direct lighting down and not out from fixtures. Lighting shall be limited to

the minimum necessary and constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting par and away from the wetland or stream. Lighting tear sheets or photos of fixtures must be submitted to Development Services with building permit application for preliminary approval and shall be confirmed by inspection in the field after installation.

2. Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.

Noise generating uses are oriented away from the stream buffer. No generators or parking lots are located adjacent to the stream buffer. However, due to the surrounding existing urban development it is anticipated that wildlife currently utilizing the site has become acclimated to noise levels associated with urban environs.

3. Toxic runoff from new impervious area shall be routed away from the stream.

All stormwater from impervious surfaces on the site will be collected and routed into the stormwater vault for treatment and retention prior to discharge into the stream. Only runoff from the enhanced buffer will flow directly into the creek.

4. Treated water may be allowed to enter the stream critical area buffer.

All collected runoff will be treated and retained per the requirements of the 2005 WA Department of Ecology Stormwater Manual prior to discharge into the stream. The project would utilize a "two train" enhanced water quality stormwater treatment system. The first treatment would occur through two Filterra Bio-filtration units located prior to the vault inlet and the second treatment would occur directly within the vault to remove additional pollutants. There is currently no water quality treatment provided by the existing building and associated parking lot.

5. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.

A planting plan has been prepared that would significantly increase the density and diversity of native plants within the buffer and structure setback over current conditions.

6. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

All plants utilized in the buffer enhancement plan are native species that should not require pesticides, insecticides, or fertilizers to establish or maintain.

<u>See Section X for related conditions of approval.</u>

Consistency with Critical Areas Report LUC 20.25.230:
The applicant supplied a complete critical areas report prepared by John Altman and

Simone Oliver, Altman Oliver Associates, LLC, qualified professionals. The report met the minimum requirements in LUC 20.25H.250. See Attachment 2

IV. PUBLIC NOTICE AND COMMENT

Application Date: December 9, 2014
Application Completeness Date: January 6, 2015
Notice of Application published: January 22, 2015
Public Notice Sign installed: January 22, 2015
Minimum Comment Period ended: February 5, 2015

Two individuals provided comments regarding this proposal.

Comment: There are far too many town-home units; the units in Building 'A' should be eliminated;
Response: The applicant is complying with the maximum density allowed on the site.

Comment: If units are to be built immediately adjacent to 140th Ave. NE, they should be moved farther to the west - at least 25 feet, and the planting/landscaping area along 140th Ave. NE changed to include more dense plantings;
Response: The applicant is complying with the required setbacks from the street frontage along 140th Ave NE. In addition, landscaping and short retaining walls are proposed to provide separation from the sidewalk and the proposed buildings.

Comment: There should be increased space/access provisions for emergency vehicles (fire trucks, etc.) into and within the property;
Response: The applicant is complying the applicable site access and fire code standards for emergency vehicle access to the site.

Comment: There should be some alternate 'art' designs considered for the bridge bulkhead over Kelsey Creek, as the pictured art may invite graffiti and/or theft;
Response: Research suggests that blank walls are more inviting to graffiti activities. With the addition of an art application on this wall graffiti may in fact be less likely. As part of the building permit process the applicant will be required to submit additional information about the art treatment and technics such as design and materials that will deter or permit the easy removal of graffiti should it occur in this location.

Comment: Concerns about frontage improvements including bike lanes and traffic circulation in the vicinity of the proposed project. Suggested access come off of Bel-Red Road instead of 140th Ave.
Response: Please see the technical review by transportation department regarding necessary infrastructure improvements. Access to Bel-Red is infeasible due to the presence of Kelsey Creek.

V. TECHNICAL REVIEW

A. Clearing & Grading

The Clearing & Grading Division has no comments or conditions for this Design Review. All comments are reserved for construction permit review.

B. Utilities

The Utility Department has approved the Design Review application only. There are no

implied approvals of the utility engineering. The plans generally conform to the requirements applicable to this stage of the design process. It is the applicant's responsibility to verify the accuracy of all field information and data gathered for the feasibility of this project. Future Utilities permit applications for this development must comply with Bellevue Codes 24.02, 24.04 and 24.06.
Refer to Condition of Approval regarding utilities in Section X of this report.

C. Transportation

Site Access

Access to the site will be provided by a two way driveway 26 to 30 feet wide with a driveway approach per DEV-7A (see figures 3 and 4 for location and considerations). Sight distance, alignment and grade will comply with Transportation codes and standards. See Section X for related Condition of Approval.

Street Frontage Improvements

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

This site fronts on NE Bel-Red Road and 140th Avenue NE. Access for this project will be from 140th Avenue NE only and the existing street frontage improvements along Bel-Red Road are in satisfactory condition. Therefore, frontage improvements will be required along 140th Avenue NE only.

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans. This plan will be based on review comments from transportation staff for the existing street light analysis submitted by the developer during the initial review for this project. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-7D or equivalent).

2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. ADA requires provision of a safe travel path for visually handicapped pedestrians.

3. The existing curb, gutter, and sidewalk on 140th Avenue NE is in fair condition and therefore may remain as-is. The applicant will be responsible for repair or replacement of damaged sidewalk sections per the direction of the Transportation Inspector during the construction phase of this project.

4. The design and appearance of the sidewalk and landscaping on 140th Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual.

   Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. Alternative Paving Materials (pavers) will not be allowed.

5. The driveway on 140th Avenue NE shall have an approach width ranging from 26 to 30 feet, as defined in standard drawing DEV-7B and located per the approved plan set for this permit. The driveway apron design shall be consistent with standard drawing DEV-7B.

6. To the extent feasible, 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. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.

7. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-7B. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.

8. 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.

Right of Way Dedication

To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, and to accommodate the future city projects, the developer is required to dedicate property such that street surface to back of curb is accommodated within the public right of way**.** City project B-112-W calls for a five foot bike lane along the west side of 140th Avenue NE from NE 8th Street to NE 24th Street. A portion of the bike lane project is adjacent to the project site. Transportation Planning staff has requested that sufficient right of way be obtained for the bike lane but construction be delayed so that the project can be constructed in larger segments at a later time. Therefore, a three foot right of way dedication running along the site's entire eastern property line will be required.
See Section X for related Conditions of Approval.

Easements
The applicant shall provide sidewalk and utility easements to the City as shown on the approved plan set for this permit. A five foot pedestrian and construction easement along the site's eastern property line will be required to accommodate city project B-112-W.

There are several 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. See Section X for related Conditions of Approval.

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. See Section X for related Conditions of Approval.

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

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 140th Avenue NE has been classified as "Standard Trench Restoration" street. Pavement restoration dimensions and type will be specified in the commercial right of way permit (TN permit) required for all construction activity related to this project occurring within city right of way. See Section X for related Conditions of Approval.

D. Building

The Building Division has no comments or requirements for this Design Review; all comments are reserved for construction permit review.

E. Fire

The Fire Department has no comments for this Design Review. The design generally meets the requirements of the fire code. As part of the building permit the applicant will be required to demonstrate compliance with all applicable codes and standards.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the Design Review approval that are beyond those identified in the Bel-Red Corridor EIS. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the Master Development Plan approval. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance

(DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- The Bel-Red Corridor Project Draft and Final Environmental Impact Statement, issued July 19, 2007 and addendum.

This document is available in the Development Services Department, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE under file #05-127994-LE.

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.

The following amendments to the Environmental Checklist are provided by the City of Bellevue.

1. EARTH AND WATER

The stream on-site is Kelsey Creek a Type F stream. A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for construction management and restoring the site to an improved post construction condition. Erosion and sediment control best management practices Final approval of the temporary erosion and sedimentation control plan will happen with the required Clearing and Grading Permit. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. <u>See Section X for related conditions of approval.</u>

2. PLANTS AND ANIMALS

Mitigation for temporary and permanent disturbance will be approved pursuant to an approved restoration and enhancement plan. A complete restoration plan with monitoring performance standards and contingency plan will be required and implemented as a condition of the subsequent clearing and grading permit.

The project site is located around and within a regulated stream and part of a habitat corridor. Fish use has been documented throughout the Kelsey Creek Basin. Of note is the presence of cutthroat trout, Coho salmon, Puget Sound Chinook, and Western Brook lamprey. The restoration plan has been designed to further enhance the vegetation structure on the site, which is expected to have a positive impact on the wildlife habitat resources. The applicant is required to submit a final restoration and mitigation plan as part of the Clearing and Grading Permit application. **<u>See Section X for related conditions of approval.</u>**

3. ENVIRONMENTAL HEALTH (NOISE)

Given the project site's close proximity to other residences, consideration of the construction noise will be particularly important. While construction noise and increased vehicle trips are expected during the construction period, the Bellevue Noise Control Ordinance, Bellevue City Code 9.18, regulates hours of construction-related noise emanating from the site. The Ordinance provides for an exemption from the noise restrictions for the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays which are not legal holidays. **<u>See Section X for related conditions of approval.</u>**

4. TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2024 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. The Vida Townhomes project lies within MMA #12 (Bel-Red Northup Area), which has a 2024 total growth projection of 2894 new multi-family units. This development proposes 49 new multi-family units. 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.
New p.m. peak hour trips for this project are less than the p.m. peak hour trips generated by the site's previous use. Therefore, the traffic impact fee will not be required.

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 new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

With 49 multi-family units, this development will generate approximately 25 new p.m. peak hour trips and therefore will not trigger concurrency requirements.

Short Term Operational Impacts and Mitigation

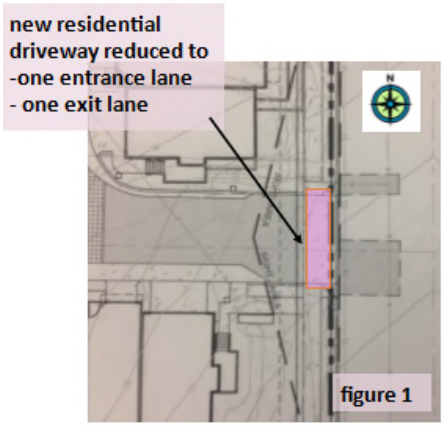
City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours (7 a.m. to 9 a.m. and 4 p.m. to 6 p.m. respectively). Issues that were analyzed included trip generation, access design and driveway operations.

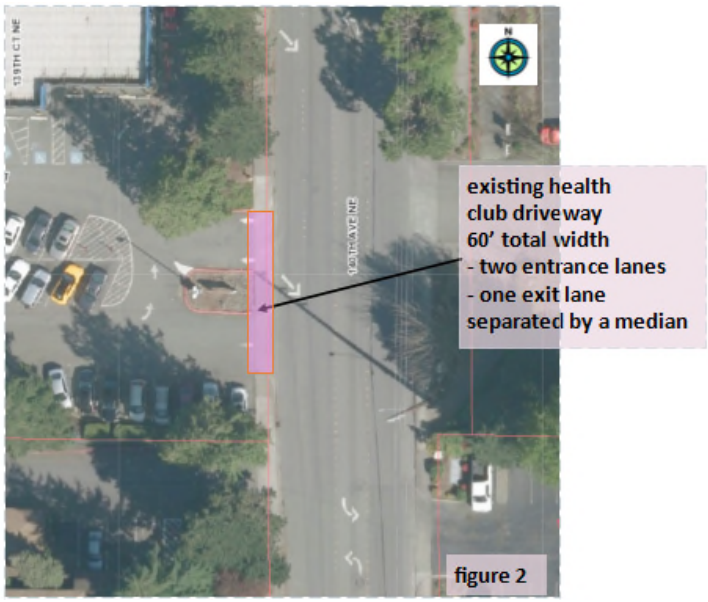
Previous use of the site ("24 hour Fitness Sport Club") matches the ITE Trip Generation Manual land use definition of *Health/Fitness Club* (see page 939 Land Use #492; 9th edition. For this type of land use ITE assigns an a.m. peak hour trip rate of 1.41 per 1000 GSF and a p.m. peak hour rate of 3.53 per 1000 GSF. Gross square feet of the existing building on site is approximately 44,000 sf (rounded up for a more conservative analysis). This results in an a.m. peak traffic volume 62 cars and a p.m. peak hour traffic volume of 155 cars for the previous use.

The proposed use for this site is for 49 units of multifamily housing (specifically residential townhomes). For residential townhomes ITE assigns an a.m. peak hour trip rate of 0.44 per unit. The City's adopted rate p.m. peak hour trip rate for multifamily units is 0.49 per unit. This results in an a.m. peak traffic volume of 23 cars and a p.m. peak hour traffic volume of 24 cars. The analysis shows that the proposed residential use for the site will result in a major reduction (50%) of peak traffic volumes previously generated by the site. The reduced traffic volumes will enhance capacity and safety of the adjacent street system. (Also, due to said reduction, this development will not be required to pay an impact fee.)

The existing health club driveway is configured with two entrance lanes and one exit driveway separated by a curbed median, accessing 140th Avenue NE. Current driveway width is

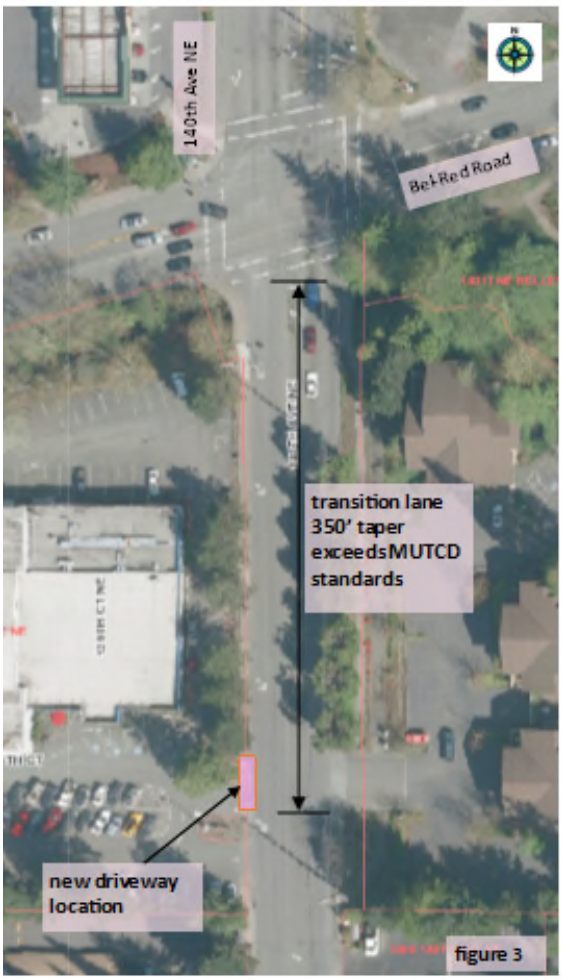
approximately sixty feet. With the new development, the access driveway will be reduced to a width of approximately 26 feet (one entrance lane, one exit lane with no separating median). This reduction will enhance safety for both pedestrians and motorists at the access location. Eliminating the second entrance lane reduces conflict points at the access location and the distance pedestrians must cross the driveway. See figures 1 and 2 for a visual comparison (not scaled).

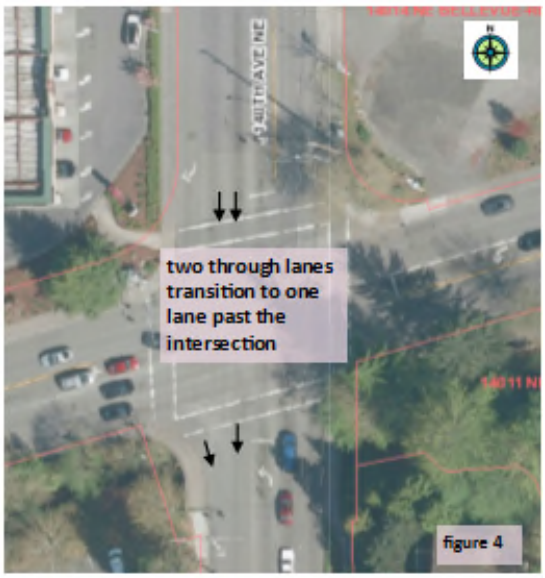


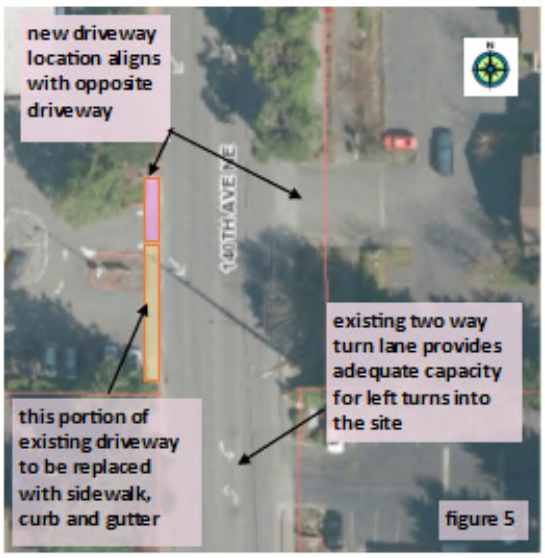


In addition, the access location will be designed to comply with pedestrian and vehicular sight distance with appropriate street lighting.

Adjacent to the site's eastern side runs a 350 foot tapered transition lane on 140th Avenue NE. This lane starts at the south side of the intersection of NE Bel-Red Road and 140th Avenue NE and terminates at the driveway for the townhomes. Taper length and stopping sight distance exceed MUTCD standards. Field observations showed that during the a.m. and p.m. peak hours, queuing of cars did not occur in the transition lane. Accident history along the transition lane was found to be minimal. Therefore, no major modifications are needed. The existing two-way center lane will provide adequate storage capacity for left turns into the site. The new driveway location will be aligned to the driveway located on the opposite of 140th Avenue NE to reduce conflicts from competing left turns. See figures 3, 4 and 5.







VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Building Exterior

The building design was modified through the review process in response to staff comments regarding building modulation and roof form. End units were modified to better take advantage of the amenity being created with the enhancement of the stream buffer. Decks and windows were placed so as to optimize viewing and enjoyment of the natural environment. Building modulation was increased through building projections and color grouping of units.

Site Design

The center courtyard greenspace was extended and modified to create more consolidated usable open and recreation space. Design intent was simplified and better integrated with the critical area stream buffer through transition plantings. Landscaping along 140th was refined to create a more pleasing pedestrian environment through the

use of a variety of plants and small retaining features. The landscape changes also helped to minimize the overall perceived height of the structure along the street frontage by concealing the lower foundation walls.

VIII. DECISION CRITERIA

A. Critical Areas Report Decision Criteria- General Criteria LUC 20.25H.255

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;

Finding: The applicant has provided a complete critical areas report that demonstrates that the proposal leads to levels of protection of critical area functions and values that area at least as protective as the regulations and standards of this code. The planting of native vegetation and the removal of invasive species and existing asphalt parking area will enhance the stream habitat in the project reach. With the implementation of the proposed restoration plan and the area placed in a native growth protection easement, the critical areas functions and values will be protected. **See Conditions of Approval in Section X of this report.**

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

Finding: Maintenance and monitoring is required for five years and is included as part of the critical areas report. A separate maintenance and monitoring plan will be required to be submitted as part of the clearing and grading permit for the site. An installation and maintenance assurance device will be required prior to building permit issuance. The amounts of the devices will be based on cost estimates for installation and monitoring provided at building permit submittal. Copies of the monitoring reports will be submitted annually to the City. **See Conditions of Approval in Section X of this report.**

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: Removal of invasive and noxious weeds from this upstream location may benefit sites downstream by removing a source of input. Planting the stream buffer will provide more vegetation for erosion control and slope stability. The proposed planting will increase the diversity of species and will opportunity for input into the stream. Because much of the buffer is currently asphalt, the modification to the structure setback with the proposed restoration plan will resulting in a better functioning critical area than would otherwise occur with the application of the development standards. **See Conditions of Approval in Section X of this report.**

4. The resulting development is compatible with other uses and development in the same land use district.

Finding: The construction of the proposed townhouse development is consistent with the surrounding land uses. See discussion in Section III of this report.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The proposal will be required to obtain a clearing and grading permit and building permit for the proposed townhomes. **See Conditions of Approval in Section X of this report.**

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal has been designed by qualified professionals from Altman Oliver and Associates, in order to ensure the best available design and techniques have been incorporated. Existing trees within the critical area buffer will be maintained through protective construction techniques including fencing and minimized grading near roots. An arborist or landscape design professional shall be on site to assure existing vegetation is protected during construction and restoration activities. **See Conditions of Approval in Section X of this report.**

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: Section III above discusses how project designs incorporate applicable performance standards.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The area is adequately serviced by public facilities. The proposal will not change the need for public facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: A restoration plan consistent with the requirement of LUC 20.25H.210 has been prepared and submitted along with the project's critical areas report. The applicant is required to submit a final restoration and monitoring plan as part of the Clearing and Grading Permit application. **See Conditions of Approval in Section X of this report.**

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code.

C. The Director may approve, or approve with modifications, an application for Design Review under LUC 20.30F.145.A–E if:

1. The proposal is consistent with the Comprehensive Plan.

The project is consistent with the Comprehensive Plan, which includes policies for the provision of housing along with policies that address the goals of site and building design. The addition of new residential units is consistent with the City's goal of creating housing for its population and the region under the State's Growth Management Act. This project is also in alignment with the City's commitment to maintain, strengthen, protect and enhance its existing residential neighborhoods. The most applicable policies for this proposal are the following:

Policy LU-9: *Maintain compatible use and design with surrounding built environment when considering new development or redevelopment within an already developed area.*

Finding: The proposed development is surrounded by existing development. The use and design will achieve compatibility with the surrounding built environment.

POLICY S-BR-14. Use design guidelines to promote pedestrian-friendly and transit oriented design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of design review within transit-oriented development nodes.
POLICY S-BR-18. Encourage diversity in the built environment through a variety of building heights and forms, building articulation and modulation. Encourage building rooflines and floorplates that break down the scale of buildings, help to differentiate Bel-Red from Downtown, and enhance the architectural variety of the area.
POLICY S-BR-32. Incorporate environmental education and interpretation into public and private projects, where appropriate.
POLICY S-BR-27. Protect and enhance wetlands and other designated critical areas in Bel-Red, through the use of development regulations, incentives, and possibly public funds.

Finding: The architectural details of the nine buildings on-site are proposed to be compatible with the existing neighborhood. The proposal meets the design guidelines of the district as noted in Section III above. The design includes a viewing area adjacent to the stream. As part of this viewing space the applicant shall develop educational signage regarding the stream and its ecological importance in the city of Bellevue.

POLICY EN-32. Retain existing open surface water systems in a natural state and restore conditions that have become degraded.
POLICY EN-40. Preserve and maintain the 100-year floodplain in a natural and undeveloped state, and restore conditions that have become degraded.
POLICY EN-41. Preserve and maintain fish and wildlife habitat conservation areas and wetlands in a natural state and restore similar areas that have become degraded.

POLICY EN-59. Manage aquatic habitats, including shoreline and riparian (streamside) habitats, to preserve and enhance their natural functions of providing fish and wildlife habitat and protecting water quality.
POLICY EN-64. Preserve and enhance native vegetation in the Protection Zone and integrate suitable native plants in urban landscape development.

Finding: The stream buffer will be avoided by locating the proposed development in the existing developed area. Redevelopment will direct and control all storm water. The stream corridor will be restored with native plants and have invasive plants and debris removed. The area shall be placed into a Native Growth Protection Easement to protect the stream into the future. **See Conditions of Approval in Section X of this report.**

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

Finding: The proposal complies with all applicable requirements of the Land Use Code. Refer to Section III of this report for specific information on Land Use Code consistency.

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

Finding: As conditioned, the proposal complies with all applicable Design Guidelines contained in LUC 20.25D, Bel-Red District. Refer to Section III of this report for specific information.

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

Finding: As described above in Section III of this report, the proposed buildings have been designed and sited to be compatible with the existing and intended character of the Bel-Red neighborhood district.

5. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: All required public services and facilities are available to the site and will be upgraded where appropriate to serve the new development.

IX. DECISION

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

X. CONDITIONS OF APPROVAL:

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

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

Applicable Codes, Standards and Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, 425-452-7860
Construction Codes – BCC Title 23	Sheri Crawford, 425-452-2843
Fire Code – BCC 23.11	Kevin Carolan, 425-452-7832
Land Use Code – BCC Title 20	Heidi Bedwell, 425-452-4862
Environmental Procedures Code – BCC Title 22.02	Heidi Bedwell, 425-452-4862
Noise Control – BCC 9.18	Heidi Bedwell, 425-452-4862
Sign Code – BCC Title 22	Heidi Bedwell, 425-452-4862
Transportation Code – BCC 14.60	Ray Godinez, 425-452-7915
Utility Code – BCC Title 24	Brad Ayers, 425-452-6054

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

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

1. **NOISE**
   Noise from construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit at least one week prior to the date the specific exemption is required.

   AUTHORITY: BCC 9.18.020.C & 9.18.040
   REVIEWER: Heidi Bedwell, Land Use

2. **HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS**
   Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.
   AUTHORITY: BCC 14.30.060
   REVIEWER: Tim Stever (425) 452-4294

3. **PROVISIONS FOR LOADING**
   The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.
   AUTHORITY: LUC 20.20.590.K.4; BCC 14.60.180
   REVIEWER: Ray Godinez (425) 452-7915

4. UTILITIES

There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities. All water, sewer and storm drainage design review, plan approval and field inspection shall be done through the Utility Developer Extension Agreement process.

AUTHORITY: BCC 24.02, 24.04, 24.06
REVIEWER: Brad Ayers, Utilities

5. **SOLID WASTE/RECYCLING**

The applicant shall provide a written document showing that Republic Services has been contacted to establish adequate sizing of the recycling and solid waste collection area for this building using current standards. All rights of way and public easements shall not be occupied by trash receptacles, dumpsters, recycling bins or other such items.

All lids for any solid waste and/or recycling receptacles must be made of molded plastic or other sound buffering material.

AUTHORITY: LUC 20.20.725 and 20.25D
REVIEWER: Heidi Bedwell, Land Use

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

1. RIGHT-OF-WAY USE PERMIT

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

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

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements 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: Tim Stever (425) 452-4294

2. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. 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) Curb ramps and crosswalk revisions.
d) Installation, relocation or upgrading of streetlights and related equipment based on review comments from City's Street Light Engineer of the existing street light analysis submitted by the applicant during the initial review for this permit.
e) Landscaping requirements along 140th Avenue NE as directed by the Land Use Department. Maintenance for landscaping is the responsibility of the adjacent property owner unless accepted by the City.
f) Sight distance. Show the required sight triangles and include any sight obstructions, including those off-site. 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.
g) Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
h) City standards for driveway widths range from 30 to 36 feet on arterial streets, and 26 to 30 feet for local streets. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing 7B.
i) Location of fixed objects in the sidewalk or near the driveway approach.
j) Trench restoration within any right of way or access easement.

Specific requirements are listed below:

a) Removal of the existing driveway approach. Removed portions to be replaced with matching sidewalk, curb and gutter.
b) Traffic signs and channelization as needed to identify the access location and to delineate driveway location from the existing transition lane.

3. RAINY SEASON RESTRICTIONS

Due to the proximity to Kelsey Creek no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures,

representing the best available technology must be implemented prior to beginning or resuming site work.
Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Development Services Department

4. STORM WATER POLLUTION PREVENTION PLAN
To ensure contaminated stormwater or construction-related runoff does not pollute adjacent surface water, a construction stormwater pollution prevention plan (CSWPPP) is required. The CSWPPP outline should be generally consistent with the SWPPP requirements of the National Pollutant Discharge Elimination System (NPDES) General Storm water Permit for Construction Activities.
Authority: Clearing and Grading Code BCC 23.76
Reviewer: Savina Uzunow, Development Services Department

5. FINAL STREAM CRITICAL AREA RESTORATION PLAN
The applicant shall submit a final stream critical area restoration plan, prepared by a qualified professional and conforming to the requirements of LUC 20.25H.220 (Mitigation and Restoration Plan Requirements) that offsets the habitat loss resulting from the proposed modification of the critical area structure setback. This plan should elaborate on the proposed conceptual mitigation plan contained in the critical area report submitted with this application and include:
a. A brief written report identifying environmental goals and objectives of the plan including details of the proposed habitat performance standards necessary to offset habitat loss and to meet the requirements of 20.25H.080;
b. Detailed information on site preparation and planting specifications, including information on proposed fertilizer use, and removal of invasive plants sufficient to guarantee a healthy and improved plant community. Where additional planting is required to offset habitat loss, the planting should include a diverse plant palate based on a nearby reference area or as outlined in the City of Bellevue's Critical Area Handbook.
c. Actions needed to meet the performance standards for species of local importance—mostly confined to pileated woodpecker habitat—including number, location, and size of preserved or installed snags, and location and size of downed woody debris, should also be included.
AUTHORITY: Land Use Code 20.25H
REVIEWER: Heidi Bedwell, Development Services Department

6. FINAL LANDSCAPE PLAN
The Final Landscape Plan shall be submitted with the clearing and grading permit application to ensure compliance will all Land Use Code requirements. Plan shall be in conformance with **Final Draft Bel-Red Street Frontage Landscape Development Requirements.** Plant species shall be chosen to minimize irrigation demands and reduce maintenance requirements. A certified arborist shall be on site prior and during site clearing activities in order to ensure existing trees within the critical area buffer and in the landscape area will be maintained through protective construction techniques including fencing and minimized grading near roots.

AUTHORITY: LUC 20.20.520 and 20.25D
REVIEWER: Heidi M. Bedwell, Land Use

7. EDUCATIONAL SIGNAGE AND VIEWING AREA
The applicant shall provide a final design on the landscape plan that includes a viewing area adjacent to Kelsey Creek. Viewing area shall also include educational signage regarding the stream and its ecological importance in the city of Bellevue. Applicant shall work with city staff to develop appropriate signage.
AUTHORITY: LUC 20.25D
REVIEWER: Heidi M. Bedwell, Land Use

8. TEMPORARY IRRIGATION
The mitigation and restoration plan shall include provision for temporary irrigation sufficient to guarantee establishment success of all mitigation and restoration areas.
AUTHORITY: Land Use Code 20.25H
REVIEWER: Heidi Bedwell, Development Services Department

9. STREAM CRITICAL AREA RESTORATION PLAN INSTALLATION ASSURANCE DEVICE
To ensure mitigation required by this permit is installed, an assurance device or bond representing 150 percent of the installed cost based on itemized contractual agreement for design and field services shall be provided to the City of Bellevue prior to approval of the grading permit needed to do the work. This instrument will be released as soon as the inspection is complete.

AUTHORITY: Land Use Code 20.25H and 20.30P.160
REVIEWER: Heidi Bedwell, Development Services Department

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

1. EXISTING EASEMENTS
Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.
AUTHORITY: BCC 14.60.100
Reviewer: Tim Stever (425) 452-4294

2. SIDEWALK/UTILITY EASEMENTS
The applicant shall provide sidewalk, construction and utility easements to the City such that sidewalks outside of the City right of way along the property's frontage on 140th Avenue NE are located within a pedestrian easement area.
AUTHORITY: BCC 14.60.100
Reviewer: Ray Godinez (425) 452-7915

3. DEDICATION OF RIGHT OF WAY
The applicant shall dedicate right of way to the City along the property's frontage on 140th Avenue NE such that street improvements to the back of curb are located within

the public right of way.
AUTHORITY: BCC 14.60.090
Reviewer: Ray Godinez (425) 452-7915

4. CORNER FEATURE ART AND DESIGN

The applicant shall submit a final design for the art feature to be located on the wall at the corner of 140th and Bel-Red Road. The art shall be representative of the importance of the natural environment and Kelsey Creek. Art may include fish or stream graphics. As part of the building permit process the applicant will be required to submit additional information about the art treatment and technics such as design and materials that will deter or permit the easy removal of graffiti should it occur in this location.
AUTHORITY: LUC 20.25D
REVIEWER: Heidi M. Bedwell, Land Use

5. DARK SKY LIGHTING

Lighting shall be limited to the minimum necessary and constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part. Lighting tear sheets or photos of fixtures must be submitted to Development Services with building permit application for preliminary approval and shall be confirmed by inspection in the field after installation.
AUTHORITY: Land Use Code 20.25H.080
REVIEWER: Heidi M. Bedwell, Development Services Department

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

1. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements, including street lights, must be constructed by the applicant and accepted by the City Inspector. All existing street lights affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. All required improvements must be constructed as per the approved plans or as directed by Transportation Inspector during the construction phase for this project. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.
AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual.
Reviewer: Ray Godinez (425) 452-7915

2. PAVEMENT RESTORATION

Near this project, 140th Avenue NE has been classified as “Standard Trench Restoration” street. Pavement restoration dimensions and type will be specified in the commercial right of way permit (TN permit) required for all construction activity related to this project occurring within city right of way. See Section XX for related Conditions of

Approval.
AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Tim Stever (425) 452-4294

3. NATIVE GROWTH PROTECTION AREA EASEMENT

The stream corridor is required to be placed into a Native Growth Protection Area Easement as shown on the project plans. The site plan must include the NGPA language outlined at LUC 20.25H.030.B.2.a-d. The easement shall be surveyed and the boundary delineated by permanent survey markers placed in the field.

AUTHORITY: Land Use Code 20.25H.030
REVIEWER: Heidi Bedwell, Development Services Department

4. LANDSCAPE INSTALLATION ASSURANCE DEVICE

All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation and inspection approval by Land Use.

AUTHORITY: LUC 20.40.490
REVIEWER: Heidi Bedwell, Land Use

5. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

A landscape maintenance assurance device must be filed with the Development Services Department for a one-year period from final planting in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

AUTHORITY: LUC 20.40.490
REVIEWER: Heidi Bedwell, Land Use

6. CRITICAL AREA RESTORATION PLAN MAINTENANCE AND MONITORING

Any planting area outlined in the critical area restoration plan shall be maintained and monitored for a total of five (5) years. Annual monitoring reports by a qualified professional must to be submitted to the City of Bellevue's Land Use Division for five years at the end of each growing season. Photos from designated photo points approved by the City shall be included in the monitoring reports to document continued success. The monitoring may be discontinued after three years if, in the opinion of the Department, the long-term success of the mitigation is assured. The following schedule and performance standards apply and are evaluated in the report for each year:

Year 1 (from date of plant installation)
- 100% survival of all installed plants and/or replanting in following dormant season to reestablish 100%
- 0% coverage of invasive plants in planting area

Year 2 (from date of plant installation)
- At least 90% survival of all installed material
- Less than 5% coverage of planting area by invasive species or non-native/ornamental vegetation

Year 3, 4, & 5 (from date of plant installation)
- At least 85% survival of all installed material
- At least 35% (Yr3), 50% (Yr4), 70% (Yr5) coverage of the planting area by native plants in each year respectively
- Less than 5% coverage by invasive species or non-native/ornamental vegetation

The reports can be sent to Heidi Bedwell at hbedwell@bellevuewa.gov or to the address below:
Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.25H.220.D
Reviewer: Heidi M. Bedwell, Development Services Department

7. CRITICAL AREA RESTORATION PLAN MONITORING AND MAINTENANCE ASSURANCE DEVICE

A maintenance assurance device in an amount equal to 30 percent of the cost of labor and materials for required monitoring and maintenance shall be held for a period of five years from installation. Amount is established based on itemized contractual agreement for monitoring and maintenance to be provided to the Department prior to approval of the building permit. Release of this assurance device is contingent upon receipt of documentation reporting successful establishment in compliance with the approved management plan. Land Use inspection of the planting after 3 years is required to release the surety. The maintenance surety must be submitted prior to final inspection and sign off on the grading permit.

Authority: Land Use Code 20.25H.220.F
Reviewer: Heidi M. Bedwell, Development Services Department

8. NGPA EASEMENT AND VIEWING AREA SIGNAGE INSTALLATION

The site plan submitted as part of the clearing and grading permit shall depict split rail or other fencing surrounding the viewing area. Fencing and educational signage shall be installed. NGPE signage is provided by the City. Signage and fencing will be verified during Land Use inspection of the landscaping and restoration planting.

AUTHORITY: Land Use Code 20.25H
REVIEWER: Heidi Bedwell, Development Services Department

9. CORNER FEATURE ART INSTALLATION

The corner feature art installation shall be installed prior to final certificate of occupancy. Installation shall be coordinated with the City of Bellevue Transportation Department so

as not to interfere with pedestrian and vehicle access adjacent to the site.
AUTHORITY: Land Use Code 20.25D
REVIEWER: Heidi Bedwell, Development Services Department

10. HOLD HARMLESS AGREEMENT

The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area structure setback in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to building permit issuance.

AUTHORITY: Land Use Code 20.30P.170
REVIEWER: Heidi Bedwell, Development Services Department

11. LAND USE INSPECTION

Inspection of the surveyed boundary of the required NGPE and installation of the associated mitigation must be completed by the land use planner as part of the final inspection of the clearing and grading permit. Land Use inspection is also required to release the maintenance surety at the end of the five-year monitoring period. Release of the maintenance surety is contingent upon successful monitoring and maintenance and submittal of the annual monitoring reports. See how to request a land use inspection by reviewing your options at http://www.bellevuewa.gov/schedule_an_inspection.htm

AUTHORITY: Land Use Code 20.25H
REVIEWER: Heidi Bedwell, Development Services Department

TOWNHOME ADDRESSES

UNIT TYPE:	UNIT ADDRESS
BUILDING A, FROM SOUTH TO NORTH	
B4	1520 139TH CT NE
A1.1	1526 139TH CT NE
A1.1	1538 139TH CT NE
A1.1	1546 139TH CT NE
A1.2	1558 139TH CT NE
A1.2	1566 139TH CT NE
A1.1	1576 139TH CT NE
A1.1	1588 139TH CT NE
A1.1	1596 139TH CT NE
B4	1598 139TH CT NE
BUILDING B, FROM WEST TO EAST	
B1	13963 NE 15TH CT
A1.1	13971 NE 15TH CT
A1.1	13977 NE 15TH CT
A1.1	13985 NE 15TH CT
B4	13997 NE 15TH CT
BUILDING C, FROM SOUTH TO NORTH	
B2	1563 139TH CT NE
A2.1	1575 139TH CT NE
A2.1	1587 139TH CT NE
B2.1	1593 139TH CT NE
BUILDING D, FROM SOUTH TO NORTH	
B4	1513 13TH CT NE
A2.1	1525 13TH CT NE
A2.1	1537 13TH CT NE
B2	1543 13TH CT NE
BUILDING E, FROM WEST TO EAST	
B1	13933 NE 15TH CT
A1	13939 NE 15TH CT
A1	13943 NE 15TH CT
A1	13955 NE 15TH CT
B1	13959 NE 15TH CT
BUILDING F, FROM SOUTH TO NORTH	
B2	1562 139TH LN NE
A2.1	1572 139TH LN NE
A2.1	1586 139TH LN NE
B2.1	1590 139TH LN NE
BUILDING G, FROM SOUTH TO NORTH	
B4	1512 139TH LN NE
A2.1	1522 139TH LN NE
A2.1	1536 139TH LN NE
B2	1542 139TH LN NE
BUILDING H, FROM WEST TO EAST	
B1	13905 NE 15TH CT
A1	13909 NE 15TH CT
A1	13919 NE 15TH CT
A1	13923 NE 15TH CT
B1	13927 NE 15TH CT
BUILDING I, FROM SOUTH TO NORTH	
B4	1509 139TH LN NE
A1	1521 139TH LN NE
A1	1533 139TH LN NE
A1.3	1541 139TH LN NE
A1.3	1555 139TH LN NE
A1	1561 139TH LN NE
A1	1571 139TH LN NE
B4	1583 139TH LN NE

FLOOR AREA RATIO CALCULATIONS

BUILDING 'A':

UNIT TYPE	GSF HEATED GROUND	SECOND	THIRD	TOTAL (PER UNIT)	GSF UNHEATED (GARAGE)	NUMBER OF UNITS
A1.1	91	667	667	1,425	578	6
A1.2	91	667	667	1,425	578	2
B4	370	747	747	1,864	394	2

BUILDING 'A' PROPOSED GROSS FLOOR AREA (HEATED): 15,128 SQ. FT
BUILDING 'A' PROPOSED GROSS FLOOR AREA (UNHEATED): 5,540 SQ. FT

BUILDING 'B':

UNIT TYPE	GSF HEATED GROUND	SECOND	THIRD	TOTAL (PER UNIT)	GSF UNHEATED (GARAGE)	NUMBER OF UNITS
A1	91	667	667	1,425	578	3
B1	323	755	755	1,833	389	1
B4	370	747	747	1,864	394	1

BUILDING 'B' PROPOSED GROSS FLOOR AREA (HEATED): 7,972 SQ. FT
BUILDING 'B' PROPOSED GROSS FLOOR AREA (UNHEATED): 2517 SQ. FT

BUILDING 'C':

UNIT TYPE	GSF HEATED GROUND	SECOND	THIRD	TOTAL (PER UNIT)	GSF UNHEATED (GARAGE)	NUMBER OF UNITS
A2.1	155	668	668	1,491	509	2
B2	330	755	755	1,840	389	1
B2.1	330	775	775	1,880	409	1

BUILDING 'C' PROPOSED GROSS FLOOR AREA (HEATED): 6,702 SQ. FT
BUILDING 'C' PROPOSED GROSS FLOOR AREA (UNHEATED): 1,816 SQ. FT

BUILDING 'D':

UNIT TYPE	GSF HEATED GROUND	SECOND	THIRD	TOTAL (PER UNIT)	GSF UNHEATED (GARAGE)	NUMBER OF UNITS
A2.1	155	668	668	1,491	578	2
B2	330	755	755	1,840	389	1
B4	370	747	747	1,864	394	1

BUILDING 'D' PROPOSED GROSS FLOOR AREA (HEATED): 6,686 SQ. FT
BUILDING 'D' PROPOSED GROSS FLOOR AREA (UNHEATED): 1,939 SQ. FT

BUILDING 'E':

UNIT TYPE	GSF HEATED GROUND	SECOND	THIRD	TOTAL (PER UNIT)	GSF UNHEATED (GARAGE)	NUMBER OF UNITS
A1	91	667	667	1,425	578	3
B1	323	755	755	1,833	389	2

BUILDING 'E' PROPOSED GROSS FLOOR AREA (HEATED): 7,941 SQ. FT
BUILDING 'E' PROPOSED GROSS FLOOR AREA (UNHEATED): 2,512 SQ. FT

BUILDING 'F':

UNIT TYPE	GSF HEATED GROUND	SECOND	THIRD	TOTAL (PER UNIT)	GSF UNHEATED (GARAGE)	NUMBER OF UNITS
A2.1	155	668	668	1,491	509	2
B2	330	755	755	1,840	389	1
B2.1	330	775	775	1,880	409	1

BUILDING 'F' PROPOSED GROSS FLOOR AREA (HEATED): 6,702 SQ. FT
BUILDING 'F' PROPOSED GROSS FLOOR AREA (UNHEATED): 1,816 SQ. FT

BUILDING 'G':

UNIT TYPE	GSF HEATED GROUND	SECOND	THIRD	TOTAL (PER UNIT)	GSF UNHEATED (GARAGE)	NUMBER OF UNITS
A2.1	155	668	668	1,491	578	2
B2	330	755	755	1,840	389	1
B4	370	747	747	1,864	394	1

BUILDING 'G' PROPOSED GROSS FLOOR AREA (HEATED): 6,686 SQ. FT
BUILDING 'G' PROPOSED GROSS FLOOR AREA (UNHEATED): 1,939 SQ. FT

BUILDING 'H':

UNIT TYPE	GSF HEATED GROUND	SECOND	THIRD	TOTAL (PER UNIT)	GSF UNHEATED (GARAGE)	NUMBER OF UNITS
A1	91	667	667	1,425	578	3
B1	323	755	755	1,833	389	2

BUILDING 'H' PROPOSED GROSS FLOOR AREA (HEATED): 7,941 SQ. FT
BUILDING 'H' PROPOSED GROSS FLOOR AREA (UNHEATED): 2,512 SQ. FT

BUILDING 'I':

UNIT TYPE	GSF HEATED GROUND	SECOND	THIRD	TOTAL (PER UNIT)	GSF UNHEATED (GARAGE)	NUMBER OF UNITS
A1	91	667	667	1,425	578	4
A1.3	91	667	667	1,425	578	2
B4	370	747	747	1,864	394	2

BUILDING 'I' PROPOSED GROSS FLOOR AREA (HEATED): 12,278 SQ. FT
BUILDING 'I' PROPOSED GROSS FLOOR AREA (UNHEATED): 4,256 SQ. FT

TOTAL PROPOSED GROSS FLOOR AREA (HEATED): 78,036 SQ. FT
TOTAL PROPOSED GROSS FLOOR AREA (UNHEATED): 24,847 SQ. FT

TOTAL PROPOSED F.A.R.: 0.74
MAXIMUM ALLOWED F.A.R. WITH DEVELOPMENT FACTOR (SEE ATTACHED F.A.R. CALCULATION): 0.77

BUILDING CODE INFORMATION

REFERENCE CODES

- 2012 INTERNATIONAL RESIDENTIAL CODE (TOWNHOME UNITS) – WAC 51-51
- 2012 INTERNATIONAL FIRE CODE – WAC 51-54
- 2012 INTERNATIONAL MECHANICAL CODE – WAC 51-52
- 2012 INTERNATIONAL FUEL GAS CODE – WAC 51-52
- 2012 UNIFORM PLUMBING CODE – WAC 51-56
- 2012 INTERNATIONAL ENERGY CODE - WAC 51-11R

CONSTRUCTION TYPE: TYPE V-B, SPRINKLERED
SPRINKLER SYSTEM: NFPA 13D
OCCUPANCY TYPE: 49 TOWNHOUSE UNITS, R-3

GENERAL BUILDING HEIGHTS AND AREAS:
MAXIMUM ALLOWED HEIGHT PER IRC: 3 STORIES

PARKING INFORMATION

UNIT TYPE	DESCRIPTION	PARKING TYPE	NUMBER OF STALLS	NUMBER OF UNITS
A1	3 STORY 16' GARAGE ENTRANCE	TANDEM	2	13
A1.1	3 STORY 16' PARK ENTRANCE	TANDEM	2	6
A1.2	3 STORY 16' PARK ENTRANCE	TANDEM	2	2
A1.3	3 STORY 16' GARAGE ENTRANCE	TANDEM	2	2
A2.1	3 STORY 16' STREET ENTRANCE	TANDEM	2	8
B1	19' END SIDE ENTRANCE	SIDE/SIDE	2	5
B2	19' END PARK ENTRANCE	SIDE/SIDE	2	4
B2.1	19' END PARK ENTRANCE	SIDE/SIDE	2	2
B4	19' END SIDE ENTRANCE EXTRUDED	SIDE/SIDE	2	7
TOTAL PROPOSED STALLS		98 STALLS		

IMPERVIOUS AREA CALCULATIONS

OVERALL LOT	113,488 SF
CRITICAL AREA/BUFFER	26,319 SF
LOT AREA	**87,169 SF**
TOTAL BUILDING FOOTPRINT	38,344 SF
ROADS/SIDEWALKS/DRIVEWAYS	26,885 SF
TOTAL IMPERVIOUS	**65,229 SF**

PERCENT IMPERVIOUS = TOTAL IMPERVIOUS / LOT AREA
PERCENT IMPERVIOUS = 65,229 / 87,169 = .748

PERCENT IMPERVIOUS: 74.8%

GENERAL PROJECT DESCRIPTION

NEW CONSTRUCTION OF 9 BUILDINGS WITH A TOTAL OF 49 TOWNHOMES. EACH TOWNHOME WILL HAVE TWO FLOORS OF LIVING SPACE OVER ONE FLOOR OF GARAGE. DEMOLITION OF EXISTING FITNESS CENTER AND REMOVAL OF EXISTING PARKING LOT. REMEDIATION OF KELSEY CREEK.

GENERAL PROJECT INFORMATION

LOCAL AUTHORITY: CITY OF BELLEVUE

LOCATION / ZONING:

PROJECT ADDRESS: 1505 140TH AVE NE, BELLEVUE, WA 98005

PARCEL NO: 272505-9172

LOT AREA: 113,486 SQ. FT (2.61 ACRES)

LEGAL DESCRIPTION:

PARCEL A:
THAT PORTION OF THE EAST 924.03 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF A STRIP OF LAND DEEDED TO KING COUNTY FOR REDMOND-BELLEVUE ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2557775;
EXCEPT THE EAST 30.00 FEET THEREOF;
AND EXCEPT ANY PORTION THERE OF LYING WITHIN THE NORTH 30.00 FEET OF SAID SUBDIVISION DEEDED TO KING COUNTY FOR ROADS BY DEED RECORDED UNDER RECORDING NUMBER 995386;
EXCEPT THE WESTERLY 557 FEET THEREOF;
AND EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NUMBER 7304160337.

PARCEL B:
THE EAST 657.00 FEET OF THE NORTH 100.00 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE EAST 30.00 FEET THEREFORE DEEDED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 984428;
EXCEPT THE WESTERLY 290 FEET THEREOF.

BUILDING HEIGHT CALCULATIONS

BUILDING A

AVERAGE EXISTING GRADE	192.57
BUILDING FINISH FLOOR	193.32
MID POINT OF ROOF SLOPE	33.08 (33'-1")
CODE BUILDING HEIGHT	33.83 (33'-10")

BUILDING B

SEGMENT #1

AVERAGE EXISTING GRADE	192.49
BUILDING FINISH FLOOR (AVG)	193.58
MID POINT OF ROOF SLOPE	32.80 (32'-10")
CODE BUILDING HEIGHT	33.89 (33'-11")

SEGMENT #2

AVERAGE EXISTING GRADE	194.05
BUILDING FINISH FLOOR (AVG)	194.56
MID POINT OF ROOF SLOPE	32.80 (32'-10")
CODE BUILDING HEIGHT	33.31 (33'-4")

SEGMENT #3

AVERAGE EXISTING GRADE	195.7
BUILDING FINISH FLOOR	195.91
MID POINT OF ROOF SLOPE	32.80 (32'-10")
CODE BUILDING HEIGHT	33.01 (33'-0")

BUILDING C

AVERAGE EXISTING GRADE	191.2
BUILDING FINISH FLOOR	193.2
MID POINT OF ROOF SLOPE	32.83 (32'-10")
CODE BUILDING HEIGHT	34.83 (34'-10")

BUILDING D

AVERAGE EXISTING GRADE	194.40
BUILDING FINISH FLOOR	193.32
MID POINT OF ROOF SLOPE	32.83 (32'-10")
CODE BUILDING HEIGHT	31.75 (31'-9")

BUILDING E

AVERAGE EXISTING GRADE	191.92
BUILDING FINISH FLOOR	193.08
MID POINT OF ROOF SLOPE	32.83 (32'-10")
CODE BUILDING HEIGHT	33.99 (34'-0)

BUILDING F

AVERAGE EXISTING GRADE	190.57
BUILDING FINISH FLOOR	193.58
MID POINT OF ROOF SLOPE	32.83 (32'-10")
CODE BUILDING HEIGHT	35.84 (35'-10")

BUILDING G

AVERAGE EXISTING GRADE	191.30
BUILDING FINISH FLOOR	192.61
MID POINT OF ROOF SLOPE	32.83 (32'-10")
CODE BUILDING HEIGHT	34.14 (34'-2")

BUILDING H

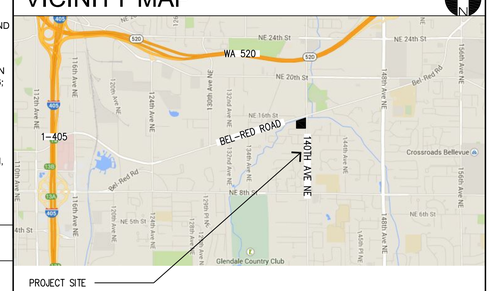
AVERAGE EXISTING GRADE	192.09
BUILDING FINISH FLOOR	193.05
MID POINT OF ROOF SLOPE	32.83 (32'-10")
CODE BUILDING HEIGHT	33.79 (33'-10")

BUILDING I

AVERAGE EXISTING GRADE	191.14
BUILDING FINISH FLOOR	192.61
MID POINT OF ROOF SLOPE	32.83 (32'-10")
CODE BUILDING HEIGHT	34.30 (34'-4")

DRAWING INDEX

VICINITY MAP



LAND USE INFORMATION

ZONING:	BR-ORT	BEL-RED OFFICE/RESIDENTIAL TRANSITION
COMPREHENSIVE PLAN DESIGNATION:	MF-M BR-ORT	MULTIFAMILY MEDIUM-DENSITY BEL-RED OFFICE/RESIDENTIAL TRANSITION
RESTRICTIVE SIZE SHAPE:	YES	
FLOOD PLAIN:	AE	100 YEAR FLOOD PLAIN
STEEP SLOPES:	YES	
STREAM INFO:	KELSEY CREEK	
EXISTING PROPERTY TYPE: PROPOSED PROPERTY TYPE:	C R-3	COMMERCIAL RESIDENTIAL
ZONING HEIGHT LIMIT:	45 FEET MAX	
MAXIMUM IMPERVIOUS SURFACE / LOT COVERAGE: PROPOSED IMPERVIOUS SURFACE / LOT COVERAGE:	82,845 SQ FT (75%) 65,221 SQ FT (74.8%)	
BUILDING SETBEACKS:	FRONT SETBACK SIDE INTERIOR SETBACK REAR SETBACK	MINIMUM 20'-0" MINIMUM 20'-0" MINIMUM 30'-0"

FLOOR AREA RATIO: (SEE ATTACHED F.A.R. CALCULATIONS)
MAXIMUM F.A.R.: 80,577 SQ FT
PROPOSED F.A.R.: 78,036 SQ FT

PROJECT TEAM

OWNER:	IS PROPERTY INVESTMENT, LLC 419 OCCIDENTAL AVE S, SUITE 300 SEATTLE, WA 98104 PHONE: (206) 728-6518 CONTACT: PETE LYMBERIS
ARCHITECT:	FREIHEIT & HO ARCHITECTS, INC., P.S. 5209 LAKE WASHINGTON BLVD NE, SUITE 200 KIRKLAND, WA 98033 PHONE: (425) 827-2100 FAX: (425) 828-6899 CONTACT: ARTHUR CHANG, AIA
CIVIL ENGINEER:	CORE DESIGN, INC 14711 NE 29th PL SUITE 101 BELLEVUE, WA 98007 PHONE: (425) 885-7877 FAX: (425) 885-7963 CONTACT: JAMES A. OLSEN, P.E
LANDSCAPE ARCHITECT:	CORE DESIGN, INC 14711 NE 29TH PL SUITE 101 BELLEVUE, WA 98007 PHONE: (425) 885-7877 FAX: (425) 885-7963 CONTACT: JOSHUA P. BEARD, R.L.A.

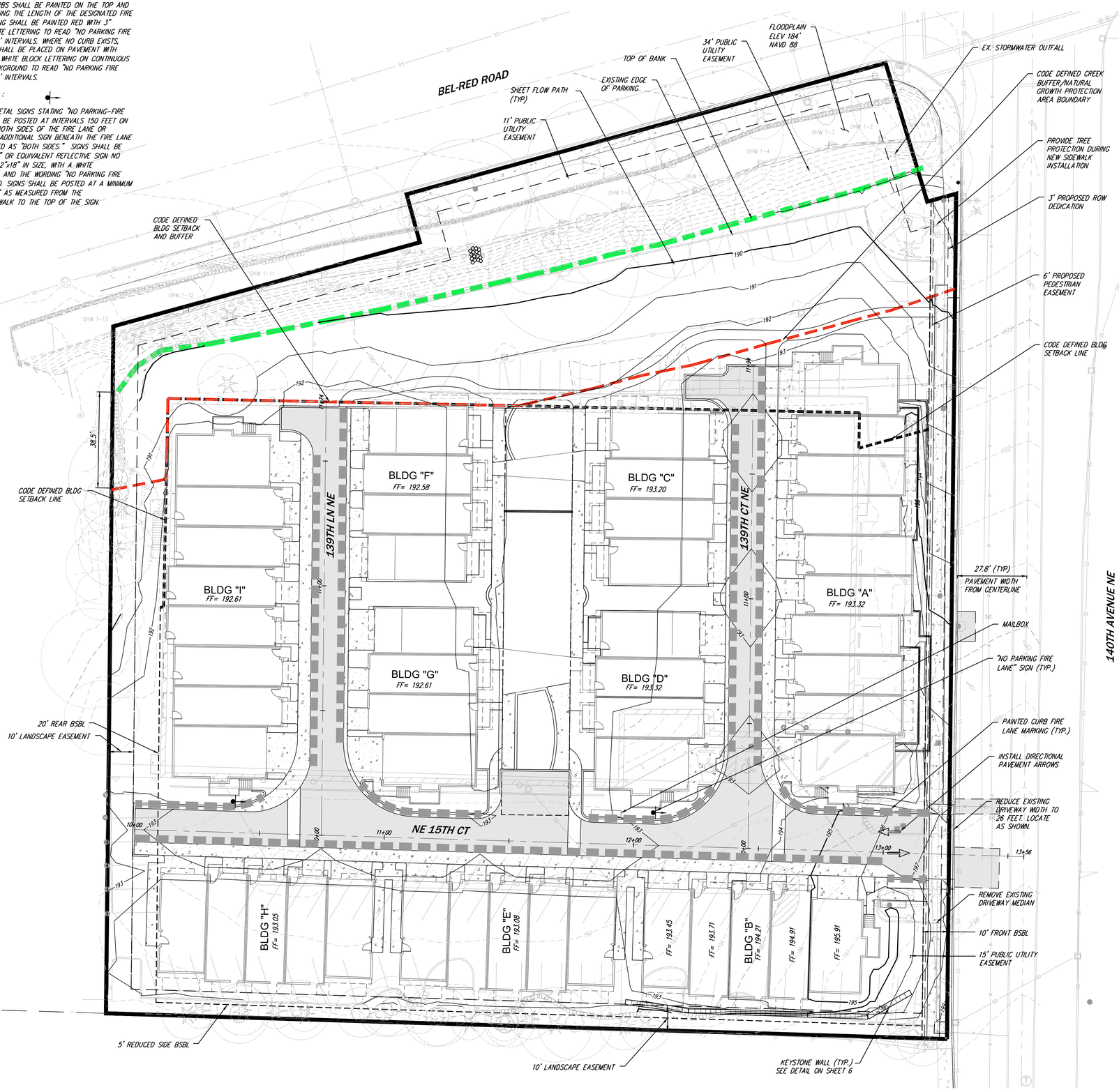
FIRE LANE MARKING

PAINTED CURB/PAVEMENT:

VERTICAL CURBS SHALL BE PAINTED ON THE TOP AND SIDE, EXTENDING THE LENGTH OF THE DESIGNATED FIRE LANE. CURBING SHALL BE PAINTED RED WITH 3" MINIMUM WHITE LETTERING TO READ "NO PARKING FIRE LANE" AT 50' INTERVALS. WHERE NO CURB EXISTS, STENCILING SHALL BE PLACED ON PAVEMENT WITH MINIMUM 10" WHITE BLOCK LETTERING ON CONTINUOUS 16" RED BACKGROUND TO READ "NO PARKING FIRE LANE" AT 50' INTERVALS.

METAL SIGNS :

APPROVED METAL SIGNS STATING "NO PARKING-FIRE LANE" SHALL BE POSTED AT INTERVALS 150 FEET ON CENTER ON BOTH SIDES OF THE FIRE LANE OR PROVIDE AN ADDITIONAL SIGN BENEATH THE FIRE LANE SIGN LETTERED AS "BOTH SIDES." SIGNS SHALL BE TYPE "R8-3I" OR EQUIVALENT REFLECTIVE SIGN NO LESS THAN 12"x18" IN SIZE, WITH A WHITE BACKGROUND AND THE WORDING "NO PARKING FIRE LANE" IN RED. SIGNS SHALL BE POSTED AT A MINIMUM HEIGHT OF 7' AS MEASURED FROM THE STREET/SIDEWALK TO THE TOP OF THE SIGN.



SITE STATISTICS

LOT COVERAGE:	
LOT AREA	2.60 ACRES
BUFFER AREA	0.60 ACRES
PROPOSED IMPERVIOUS AREA	1.48 ACRES
EXISTING IMPERVIOUS AREA	2.02 ACRES
% LOT COVERAGE	74%
SITE ADDRESS:	1505 140TH AVE NE BELLEVUE WA 98007
TAX PARCEL NUMBER:	2725059172
ZONING:	BR-ORT
NO. OF DWELLING UNITS	49
BASE FLOOD ELEVATION:	184' NAVD 88

LEGEND

	FIRE HYDRANT	—OHP—	OVERHEAD POWER
	STREET LIGHT	—SS—	SANITARY SEWER MAINLINE
	WATER VALVE	—SD—	STORM DRAIN MAINLINE
MB	MAIL BOX	—WA—	WATER MAINLINE
	GUY ANCHOR		EXISTING TREE
	SANITARY SEWER MANHOLE	OHW	ORDINARY HIGH WATER
	SIGN	CLF	CHAIN LINK FENCE
	ROCKERY	P/A	PLANTER AREA

SCALE: 1" = 20'

0 10 20 40

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE BENCHMARK NO. 3
CHISELED 2" SQUARE IN TOP BACK OF RETAINING WALL IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF BELL-RED ROAD AND 140TH AVENUE NE. ELEVATION=190.2

CITY OF BELLEVUE BENCHMARK NO. 34
4X4 CONCRETE MONUMENT WITH 2" BRASS PLUG WITH PUNCH MARK DOWN 0.9' IN CASE. ELEVATION=243.74

BASIS OF BEARING

N00°37'33"E BETWEEN THE MONUMENTS FOUND IN PLACE ON 140TH AVENUE NE PER WASHINGTON STATE COORDINATE SYSTEM NAD83(2011)-NORTH ZONE.

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE EAST 924.03 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF A STRIP OF LAND DEEDED TO KING COUNTY FOR REDMOND-BELLEVUE ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2557775;

EXCEPT THE EAST 30.00 FEET THEREOF;

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE NORTH 30.00 FEET OF SAID SUBDIVISION DEEDED TO KING COUNTY FOR ROADS BY DEED RECORDED UNDER RECORDING NUMBER 995386;

EXCEPT THE WESTERLY 557 FEET THEREOF;

ALSO EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NUMBER 7304160337.

PARCEL B:

THE EAST 657.00 FEET OF THE NORTH 100.00 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

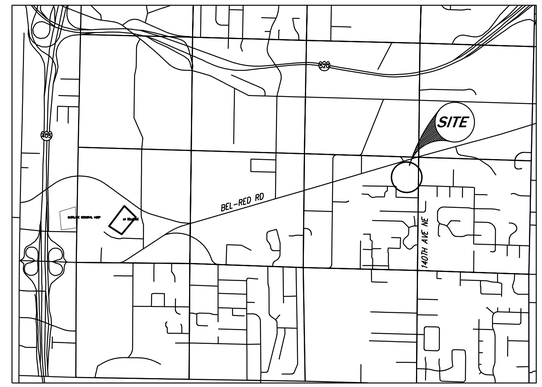
EXCEPT THE EAST 30.00 FEET THEREOF DEEDED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 9944128;

EXCEPT THE WESTERLY 290 FEET THEREOF.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

NOTES

1. FIRE PROTECTION AND DOMESTIC WATER SIZE AND LOCATION ARE APPROXIMATE AND WILL NEED TO BE VERIFIED AT TIME OF FINAL DESIGN.



VICINITY MAP
(NOT TO SCALE)

NO.	REVISIONS	DATE
1	REVISION #1 PER CITY COMMENTS	2/25/15

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

PRELIMINARY SITE PLAN
VIDA

IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015	
DESIGNED	DIANA F. JONES, P.E.	
DRAWN	DIANA F. JONES, P.E.	
APPROVED	JAMES A. OLSEN, P.E.	
	JAMES A. OLSEN, P.E.	PROJECT MANAGER

SHEET	OF
3	7

PROJECT NUMBER
14050

VIDA TOWNHOMES BUILDING A REDESIGN WITH GABLES EAST ELEVATION_OPTION 1

Freiheit & Ho architects

05/12/2015

ILLUSTRATED SITE PLAN

VIDA TOWNHOMES BUILDING A REDESIGN WITH GABLES NORTH ELEVATION_OPTION 1

Freiheit & Ho architects

05/12/2015

ILLUSTRATED SITE PLAN

VIDA TOWNHOMES BUILDING A REDESIGN WITH GABLES SOUTHEAST PERSPECTIVE_OPTION 1

Freiheit & Ho architects

05/12/2015

ILLUSTRATED SITE PLAN

VIDA TOWNHOMES BUILDING A REDESIGN WITH GABLES NORTHEAST PERSPECTIVE_OPTION 1

Freiheit & Ho architects

05/12/2015

ILLUSTRATED SITE PLAN

VIDA TOWNHOMES BUILDING A REDESIGN WITH GABLES NORTHWEST PERSPECTIVE_OPTION 1

Freiheit & Ho architects

05/12/2015

ILLUSTRATED SITE PLAN

VIDA TOWNHOMES SOUTHEAST ENTRY PERSPECTIVE #1

Freiheit & Ho architects

05/13/2015

ILLUSTRATED SITE PLAN

VIDA TOWNHOMES SOUTHEAST ENTRY PERSPECTIVE #2

Freiheit & Ho architects

05/13/2015

ILLUSTRATED SITE PLAN

VIDA TOWNHOMES SOUTHEAST ENTRY PERSPECTIVE #3

Freiheit & Ho architects

05/13/2015

ILLUSTRATED SITE PLAN

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

VIDA TOWNHOMES BUILDING B ELEVATIONS

Freiheit & Ho architects

05/13/2015

ILLUSTRATED SITE PLAN

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

ILLUSTRATED SITE PLAN

VIDA TOWNHOMES BUILDING E ELEVATIONS

Freiheit & Ho architects

05/13/2015

VIDA

49 UNIT TOWNHOME PROJECT

PRELIMINARY LANDSCAPE PLANS

FOR

IS PROPERTY INVESTMENTS LLC

SITE STATISTICS

PARCEL NO:	2725059172
SITE ADDRESS:	1505 140TH AVE NE BELLEVUE, WA 98005
TOTAL AREA: (+/-)	113,486 SF (2.60 ACRES)
PROPOSED NUMBER OF LOTS	49

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE EAST 924.03 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE
5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF A STRIP OF LAND
DEEDED TO KING COUNTY FOR REDMOND-BELLEVUE ROAD BY DEED RECORDED UNDER
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ALSO EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED
UNDER RECORDING NUMBER 7304160337.

PARCEL B:

THE EAST 657.00 FEET OF THE NORTH 100.00 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE
5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 30.00 FEET THEREOF DEEDED TO KING COUNTY FOR ROAD BY DEED RECORDED
UNDER RECORDING NUMBER 994428;

EXCEPT THE WESTERLY 290 FEET THEREOF.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

OWNER/APPLICANT

IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WASHINGTON 98104

ENGINEER/PLANNER/SURVEYOR/LANDSCAPE ARCHITECTURE

CORE DESIGN INC.
14711 N.E. 29TH PL., SUITE 101
BELLEVUE, WASHINGTON 98007
CONTACT: JIM A. OLSEN, P.E. - ENGINEER

PHONE: (425) 885-7877

BASIS OF BEARING

N00°37'33"E BETWEEN THE MONUMENTS FOUND IN PLACE ON 140TH AVENUE NE PER WASHINGTON STATE COORDINATE SYSTEM NAD83(2011)-NORTH ZONE.

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE BENCHMARK NO. 3
CHISELED 2" SQUARE IN TOP BACK OF RETAINING WALL IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF BELL-RED ROAD AND 140TH AVENUE NE. ELEVATION-190.2

CITY OF BELLEVUE BENCHMARK NO. 34
4X4 CONCRETE MONUMENT WITH 2" BRASS PLUG WITH PUNCH MARK DOWN 0.9' IN CASE.
ELEVATION-243.74

SHEET INDEX

BUILDING ADDRESSES:

Building A - 1514 139TH CT NE (shell only)
Units in Building A, from south to north:
1520 139TH CT NE
1526 139TH CT NE
1538 139TH CT NE
1546 139TH CT NE
1558 139TH CT NE
1566 139TH CT NE
1576 139TH CT NE
1588 139TH CT NE
1596 139TH CT NE
1598 139TH CT NE

Building B - 13961 NE 15TH CT (building shell only)
Units in Building B, from west to east:
13963 NE 15TH CT
13971 NE 15TH CT
13977 NE 15TH CT
13985 NE 15TH CT
13997 NE 15TH CT

Building C - 1561 139TH CT NE (building shell only)
Units in Building C, from south to north:
1563 139TH CT NE
1575 139TH CT NE
1587 139TH CT NE
1593 139TH CT NE

Building D - 1511 139TH CT NE (building shell only)
Units in Building D, from south to north:
1513 139TH CT NE
1525 139TH CT NE
1537 139TH CT NE
1543 139TH CT NE

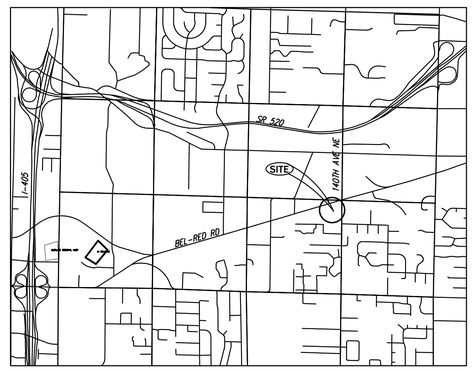
Building E - 13931 NE 15TH CT (building shell only)
Units in Building E, from west to east:
13933 NE 15TH CT
13939 NE 15TH CT
13943 NE 15TH CT
13955 NE 15TH CT
13959 NE 15TH CT

Building F - 1554 139TH LN NE (building shell only)
Units in Building F, from south to north:
1562 139TH LN NE
1572 139TH LN NE
1586 139TH LN NE
1590 139TH LN NE

Building G - 1504 139TH LN NE (building shell only)
Units in Building G, from south to north:
1512 139TH LN NE
1522 139TH LN NE
1536 139TH LN NE
1542 139TH LN NE

Building H - 13901 NE 15TH CT (building shell only)
Units in Building H, from west to east:
13905 NE 15TH CT
13909 NE 15TH CT
13919 NE 15TH CT
13923 NE 15TH CT
13927 NE 15TH CT

Building I - 1501 139TH LN NE (building shell only)
Units in Building I, from south to north:
1509 139TH LN NE
1521 139TH LN NE
1533 139TH LN NE
1541 139TH LN NE
1555 139TH LN NE
1561 139TH LN NE
1571 139TH LN NE
1583 139TH LN NE



VICINITY MAP
(NOT TO SCALE)

NO.	REVISIONS	DATE
1.	REVISION #1 PER CITY COMMENTS	2/25/15
2.	REVISION #2 PER CITY COMMENTS	4/10/15

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

14711 NE 29th Place, Suite 101
Bellevue, Washington 98007
425.883.7877 Fax 425.885.7963
CORE DESIGN
ENGINEERING - PLANNING - SURVEYING

COVER SHEET
VIDA

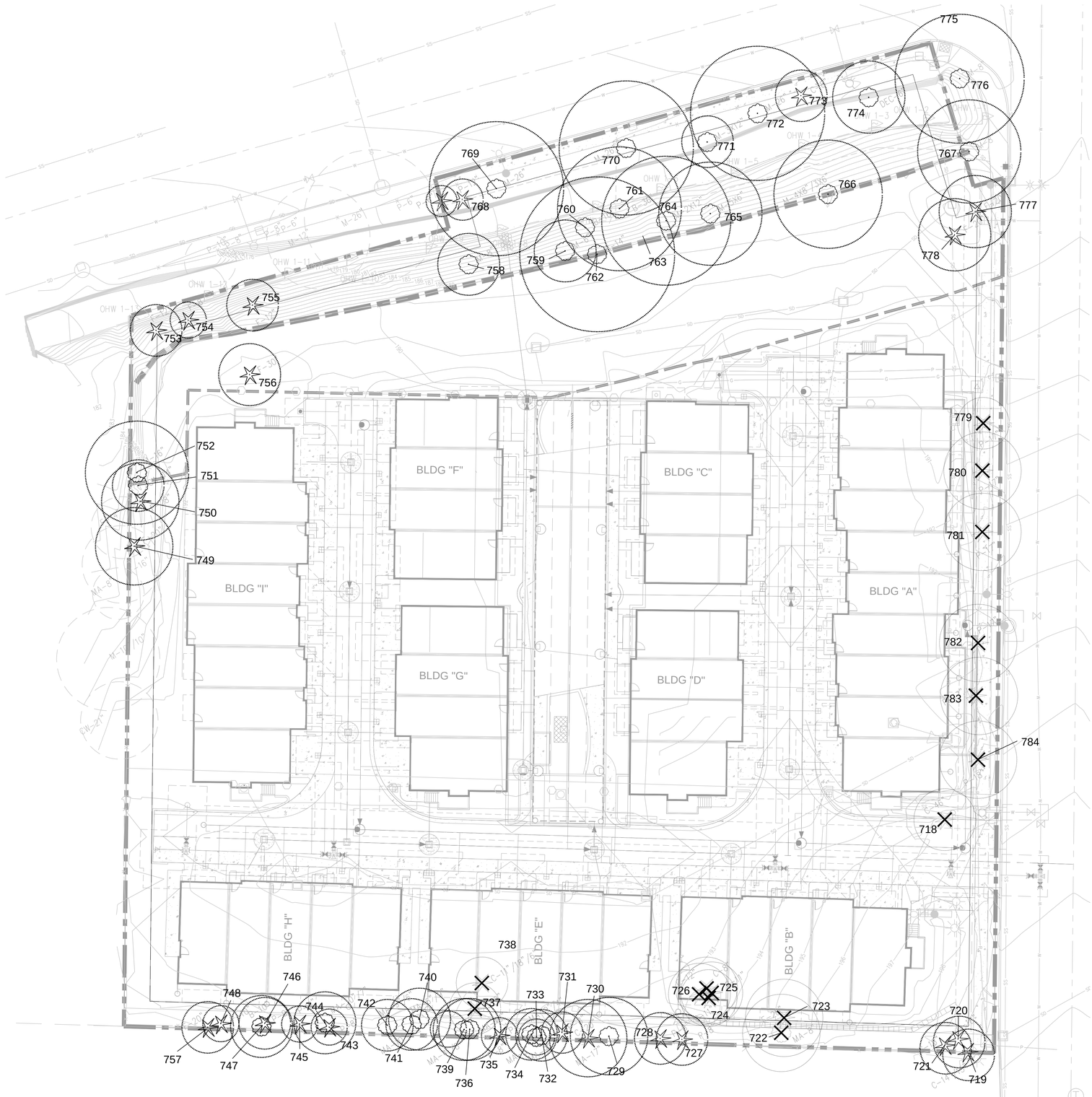
IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015	
DESIGNED	JOSH P. BEARD	
DRAWN	JOSH P. BEARD	
APPROVED	JOSH P. BEARD	JAMES A. OLSEN, P.E. PROJECT MANAGER

SHEET	OF
L1.01	8

PROJECT NUMBER
14050

SEC. 27, TWP. 25 N., RGE. 5 E., W.M.



LEGEND

- CONIFEROUS TREE TO REMAIN (WITH SIZE AND DRIPLINE NOTED)
- DECIDUOUS/BROADLEAF TREE TO REMAIN (WITH SIZE AND DRIPLINE NOTED)
- CONIFEROUS TREE TO BE REMOVED (WITH SIZE AND DRIPLINE NOTED)
- DECIDUOUS/BROADLEAF TREE TO BE REMOVED (WITH SIZE AND DRIPLINE NOTED)
- OFF-SITE TREE

TREE RETENTION SUMMARY:

INTERIOR (SEE TABLE BELOW)
- TOTAL DIAMETER INCHES OF SIGNIFICANT INTERIOR TREES: 448"
- RETAINED DIAMETER INCHES PROPOSED: 323" (72%)

PERIMETER
- TREE 722 TO BE REMOVED DUE TO BUILDING IMPACTS AND PROPOSE 3:1 MITIGATION
- TREES 779-784 TO BE REMOVED FOR 140TH AVE NE IMPROVEMENTS PER THE BEL-RED DISTRICT STANDARDS AND PROPOSE A 1:1 MITIGATION

INTERIOR TREE RETENTION TABLE

TREE	SPECIES	WEIGHTED DIA. (IN.)
T718	CEDAR	39
T723	FIR	35
T724	CEDAR	29
T725	CEDAR	8
T726	CEDAR	13
T737	FIR	9
T738	CEDAR	31
T756	FIR	32
T758	BIRCH	15
T760	POPLAR	42
T761	COTTONWOOD	18
T762	POPLAR	15
T764	MAPLE	16
T765	MAPLE	9
T766	MAPLE	28
T768	FIR	11
T771	MAPLE	55
T774	ALDER	6
T777	PINE	18
T778	PINE	19
TOTAL DIA.OF EXISTING TREES		448
TOTAL DIA. OF TREES TO BE REMOVED		125
TOTAL DIA. OF TREES TO REMAIN		323 (72%)

NOTES:

1. WORK WITHIN DRIPLINE OF SAVED TREES SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
2. TREES WITH DIAMETERS LESS THAN 8" WERE NOT INCLUDED WITHIN CALCULATIONS.

SCALE: 1" = 20'

0 10 20 40

NO.	REVISIONS	DATE
1	REVISION #1 PER CITY COMMENTS	2/25/15
2	REVISION #2 PER CITY COMMENTS	4/10/15

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

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Bellevue, Washington 98007
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CORE DESIGN
ENGINEERING - PLANNING - SURVEYING

TREE RETENTION PLAN
VIDA

IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015
DESIGNED	JOSH P. BEARD
DRAWN	JOSH P. BEARD
APPROVED	JAMES A. OLSEN, P.E.
	PROJECT MANAGER

SHEET L1.02 OF 8

PROJECT NUMBER 14050

MULTI FAMILY PLAY AREA CALCS:

- TOTAL UNITS:	49
- UNITS EXEMPT FROM COUNTS (MIN.400 SF PRIVATE YARDS):	15
- NET UNITS:	34
REQUIRED AREA:	
- FIRST 10 UNITS:	800 SF
- 50 SF/UNIT BEYOND INITIAL 10 UNITS (50 X 24):	1,200 SF
- TOTAL REQUIRED AREA:	2,000 SF
- AREA PROVIDED:	2,616 SF

DENOTES OPEN SPACE AREAS

SCALE: 1" = 20'

0 10 20 40

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STATE OF WASHINGTON
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CORE DESIGN
ENGINEERING - PLANNING - SURVEYING

OPEN SPACE PLAN
VIDA

IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015
DESIGNED	JOSH P. BEARD
DRAWN	JOSH P. BEARD
APPROVED	JAMES A. OLSEN, P.E. PROJECT MANAGER

SHEET	OF
L1.03	8

PROJECT NUMBER
14050

GENERAL NOTES:

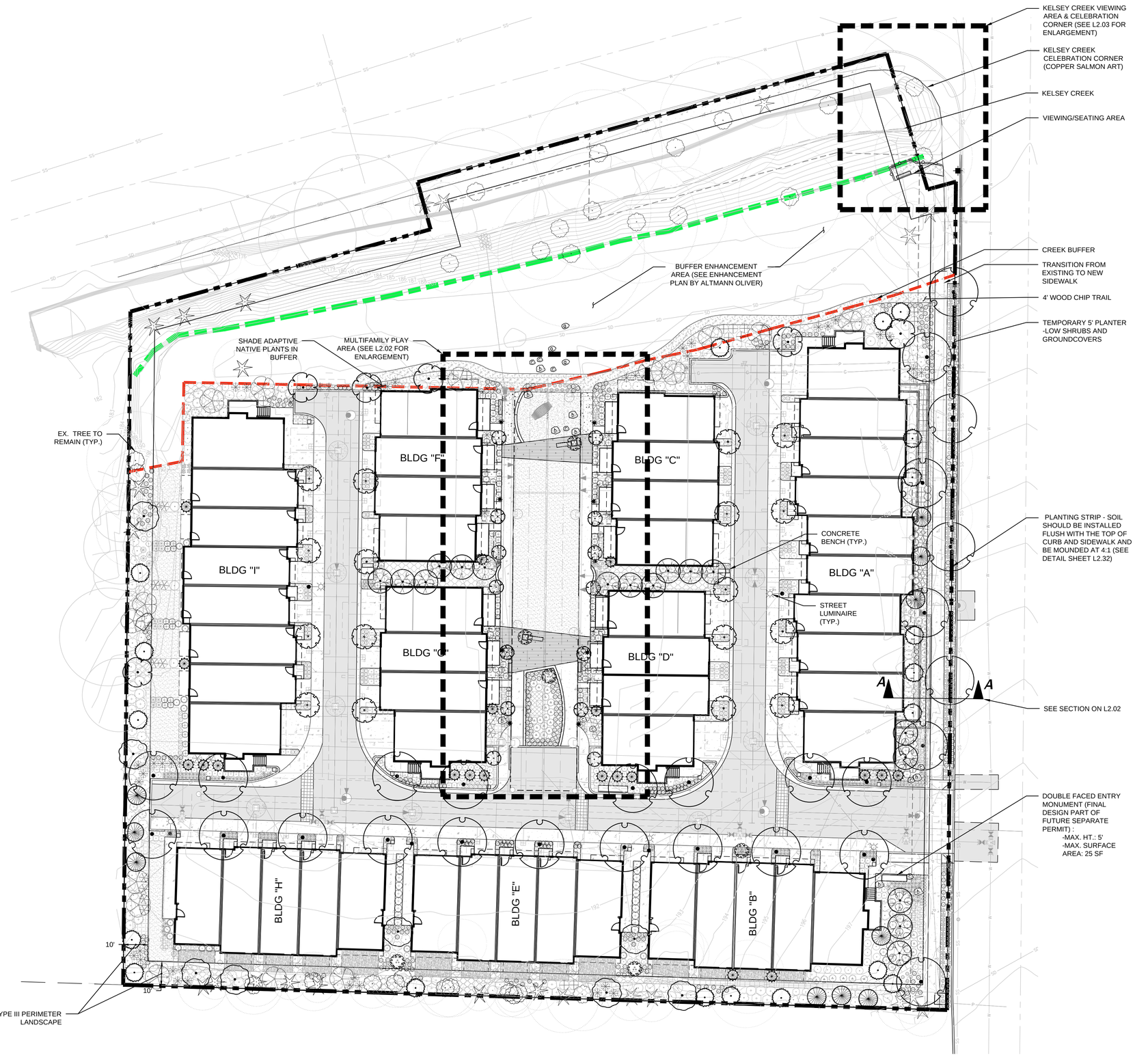
1.) ALL LANDSCAPING TO BE INSTALLED PER LUC 20.20.520 REQUIREMENTS.

2.) ANY VEGETATION LOCATED IN SIGHT TRIANGLES AT STREET INTERSECTIONS SHALL BE INSTALLED AND MAINTAINED TO COMPLY WITH SIGHT OBSTRUCTION REQUIREMENTS PER BCC 14.60.240.

3.) ALL LANDSCAPING SHALL BE IRRIGATED PER LUC 20.20.520 REQUIREMENTS.

SITE SCHEDULE:

	QTY	FEATURE	NOTES
	1,150 SF	WOOD CHIPS	MEDIUM CHIPS, 4" DEPTH
	475 SF	PLAY SURFACING	12" DEPTH WITHIN PLAY SAFETY ZONE, ENGINEERED WOOD FIBER
	750 SF	DECKING	2X4 PRESSURE TREATED DECK MATERIALS SEE L2.32 FOR MORE INFORMATION
	1344 SF	MULCH	SCREENED COMPOST MULCH
c	9	3' X 3' X 4' BOULDERS	BOULDERS SHALL BE A LOCALLY AVAILABLE GRANITE, WEATHERED, AND SEMI-ROUND IN SHAPE. LANDSCAPE ARCHITECT TO APPROVE BOULDERS AT HOLDING AREA PRIOR TO SITE DELIVERY
b	7	4' X 4' X 4' BOULDERS	
a	3	3' X 5' X 2' BOULDERS	
	19	CONCRETE BOLLARD/WALL	15"X15"X36" HT SQUARE CONCRETE STANDARD COLOR, FILL AND SACK VISIBLE WALL SURFACES TO CREATE SMOOTH, EVEN FINISH
	2	4' BACKLESS BENCH	OLYMPIC SERIES MODEL # OL-1 BY FAIRWEATHER FURNISHINGS (OR SIMILAR).
	3	6' BACKLESS BENCH	OLYMPIC SERIES MODEL # OL-1 BY FAIRWEATHER FURNISHINGS (OR SIMILAR).
	105 LF	CONCRETE SEATWALL	STANDARD COLOR, FILL AND SACK VISIBLE WALL SURFACES TO CREATE SMOOTH, EVEN FINISH; SEAL CONCRETE BY APPLYING WATERPROOFING TO INSIDE OF PLANTER
	10	BOLLARD LIGHTING	15"X15"X36" HT SQUARE CONCRETE STANDARD COLOR, FILL AND SACK VISIBLE WALL SURFACES FOR SMOOTH, EVEN FINISH. LOW VOLTAGE LED KIM SQUARE BOLLARD (VSB 2). LIGHT GRAY FINISH.
	6	INTERIOR STREET LUMINAIRE	14' HT. (MODEL TYPE T.B.D.)



SCALE: 1" = 20'

0 10 20 40

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STATE OF WASHINGTON
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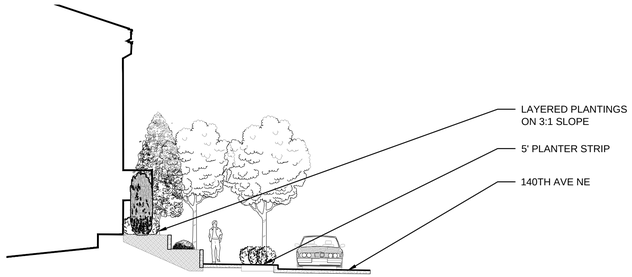
LANDSCAPE PLAN
VIDA

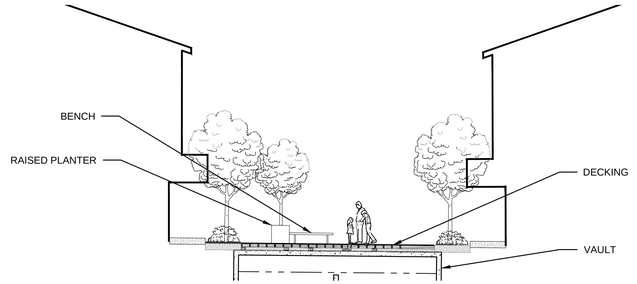
IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015
DESIGNED	JOSH P. BEARD
DRAWN	JOSH P. BEARD
APPROVED	JAMES A. OLSEN, P.E. PROJECT MANAGER
SHEET	L2.01
OF	8
PROJECT NUMBER	14050



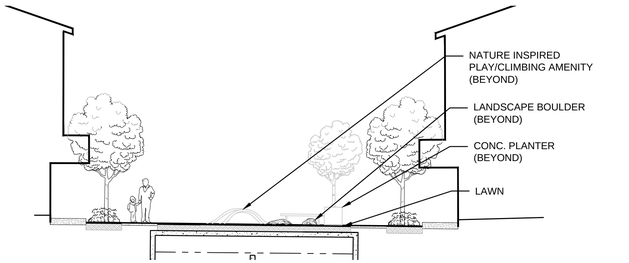
SECTION/ELEVATION A - 140TH AVE NE - STREET FRONTAGE

SCALE 1" = 10'



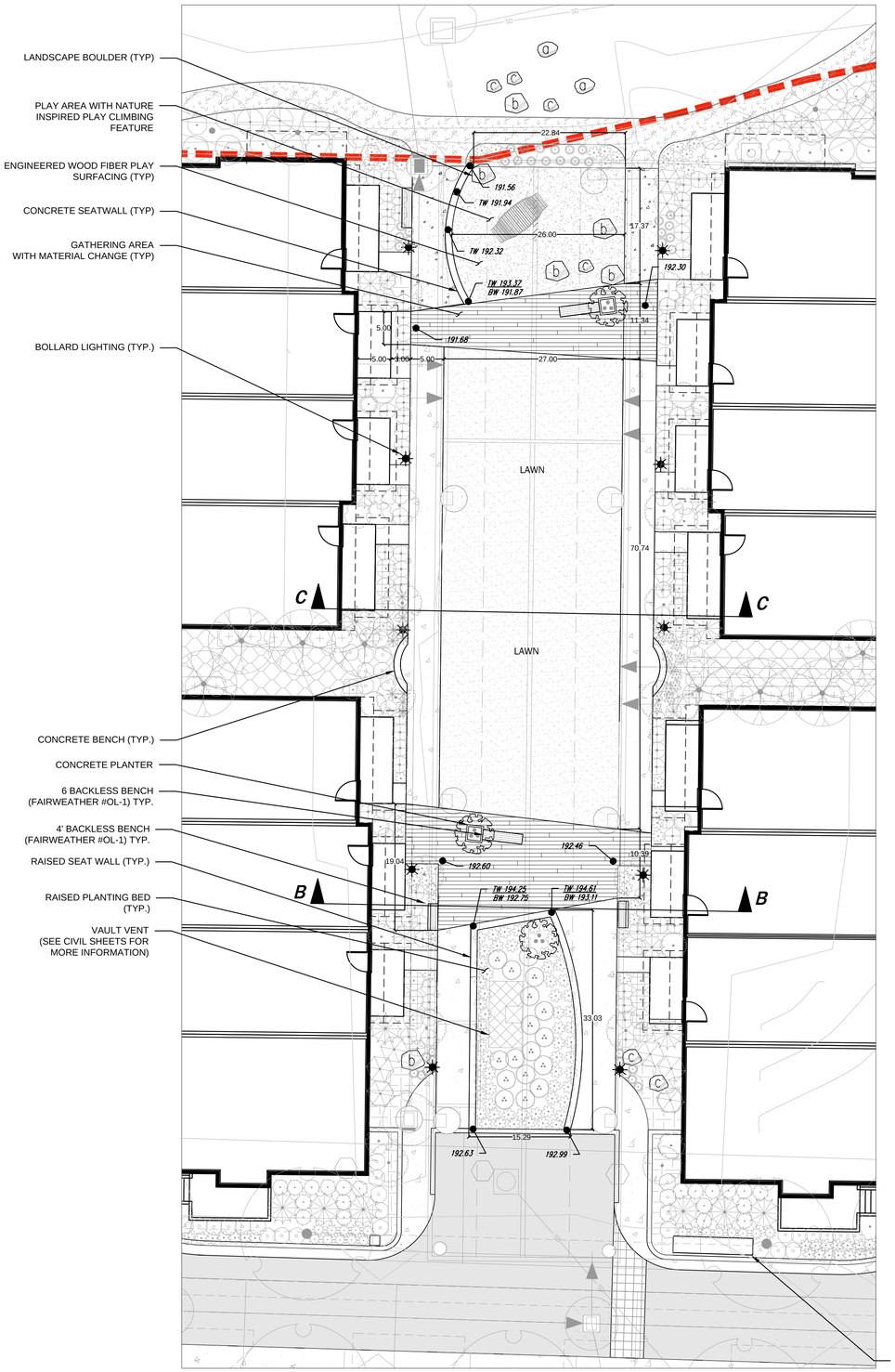
SECTION/ELEVATION B - OPEN SPACE - PLAY FEATURE

SCALE 1" = 10'



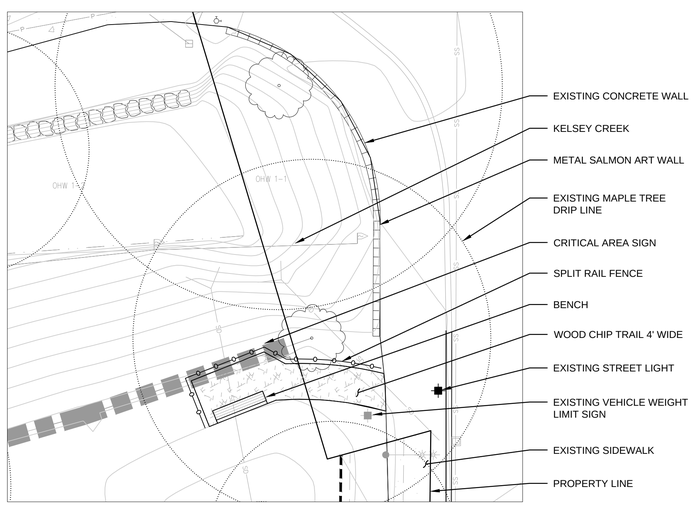
SECTION/ELEVATION C - OPEN SPACE - RAISED PLANTER/LAWN

SCALE 1" = 10'



MULTIFAMILY PLAY AREA ENLARGEMENT

SCALE 1" = 10'



KELSEY CREEK VIEWING AREA ENLARGEMENT

SCALE 1" = 10'

SCALE: 1" = 10'

0 5 10 20

NO.	REVISIONS	DATE
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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

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CORE DESIGN
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PLAZA ENLARGEMENT
VIDA

IS PROPERTY INVESTMENTS LLC

419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015
DESIGNED	JOSH P. BEARD
DRAWN	JOSH P. BEARD
APPROVED	JAMES A. OLSEN, P.E. PROJECT MANAGER

SHEET L2.02 OF 8

PROJECT NUMBER 14050

PLANTING SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	19	ACER PALMATUM BIHOU	BIHOU JAPANESE MAPLE	15 GAL		
	17	ACER SACCHARUM `APOLLO` TM	APOLLO SUGAR MAPLE	8`-10` HT. MIN	AS SHOWN	
	8	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	`AUTUMN BRILLIANCE` SERVICEBERRY	8`-10` HT. MIN	AS SHOWN	
	29	CHAMAECYPARIS OBTUSA `GRACILIS`	SLENDER HINOKI CYPRESS	6` - 8` MIN HT.	AS SHOWN	
	6	CORNUS NUTTALLII	WESTERN FLOWERING DOGWOOD	15 GAL		
	27	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	10` HT. MIN	AS SHOWN	
	48	PRUNUS SERRULATA `AMANOGAWA`	JAPANESE FLOWERING CHERRY	8`-10` HT. MIN	AS SHOWN	
	10	THUJA PLICATA `GREEN GIANT`	WESTERN RED CEDAR	6` - 8` MIN HT.	AS SHOWN	
	19	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6` - 8` MIN HT.	AS SHOWN	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	16	ACER CIRCINATUM	VINE MAPLE	6` - 8` MIN HT.	AS SHOWN	
	45	ARBUTUS UNEDO `ELFIN KING`	DWARF STRAWBERRY TREE	5 GAL	AS SHOWN	FULL & BUSHY
	58	BERBERIS THUNBERGII `CRIMSON PYGMY`	CRIMSON PYGMY BARBERRY	5 GAL	AS SHOWN	FULL & BUSHY
	19	BERBERIS THUNBERGII `MONLERS` TM	GOLD NUGGET JAPANESE BARBERRY	5 GAL	AS SHOWN	FULL & BUSHY
	51	CORNUS SERICEA `FLAVIRAMEA`	YELLOW TWIG DOGWOOD	5 GAL	AS SHOWN	SHEARED TO MAINTAIN
	257	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	2 GAL	AS SHOWN	3 CANES MIN.
	46	CORNUS SERICEA `MIDWINTER FIRE`	MIDWINTER FIRE DOGWOOD	5 GAL	AS SHOWN	3 CANES MIN.
	24	CORNUS STOLONIFERA	DOGWOOD	5 GAL	AS SHOWN	3 CANES MIN.
	266	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL	2` O.C.	FULL & BUSHY
	255	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	2` O.C.	
	14	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL	AS SHOWN	
	352	ILEX CRENATA `GREEN ISLAND`	GREEN ISLAND JAPANESE HOLLY	3 GAL	2.5` O.C.	
	83	LONICERA NITIDA `LEMON BEAUTY`	BOXLEAF HONEYSUCKLE	5 GAL		
	39	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL		
	37	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL		
	82	NANDINA DOMESTICA `GULF STREAM` TM	HEAVENLY BAMBOO	5 GAL	2.5` O.C.	
	141	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	5 GAL		
	558	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	2` O.C.	
	303	PRUNUS LAUROCERASUS `OTTO LUYKEN`	LUYKENS LAUREL	5 GAL	AS SHOWN	FULL & BUSHY
	61	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL	4` O.C.	
	5	ROSA NUTKANA	NOOTKA ROSE	5 GAL		
	18	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL	AS SHOWN	
	38	TAXUS BACCATA `FASTIGATA`	FASTIGA ENGLISH YEW	5 GAL		
	107	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL	3` O.C.	
	12	VIBURNUM DAVIDII	DAVID VIBURNUM	1 GAL	AS SHOWN	FULL & BUSHY
	6	VIBURNUM X BODNANTENSE `PINK DAWN`	VIBURNUM	5 GAL	AS SHOWN	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	468 SF	ARCTOSTAPHYLOS UVA-URSI `EMERALD CARPET`	EMERALD CARPET MANZANITA	4"POT		
	83 SF	ERICA X DARLEYENSIS `MEDITERRANEAN PINK`	MEDITERRANEAN PINK HEATH	1 GAL	18" O.C.	AS SHOWN
	2,339 SF	GAULTHERIA SHALLON	SALAL	4"POT		
	10,005 SF	LAWN	LAWN	HYDROSEED		
	102 SF	MAHONIA REPENS	CREEPING MAHONIA	4"POT		

WATER IRRIGATION BUDGET / USE CALCULATIONS

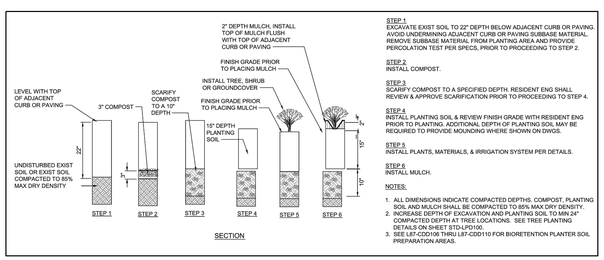
TOTAL LANDSCAPE AREA IN S.F.			
	IWB (GALLONS)	EWU (GALLONS)	DIFFERENCE
20,370	64,288	102,860	38,573
DIFFERENCE BETWEEN IWB AND EWU (0 OR GREATER THAN IS GOOD)			

PLANTING NOTE

1. PERIMETER BUFFER:
   - SHRUBS TO BE 42" AT TIME OF PLANTING
   - EVERGREEN TREES TO BE 10' AT THE TIME OF PLANTING
   - DECIDUOUS TREES TO BE 2" CALIPER AT TIME OF PLANTING

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR WILL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSERYMEN (ANSI Z60.1).
7. THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
8. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC. DURING CONSTRUCTION.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
10. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET. THESE INCLUDE 6" BELOW FINISHED GRADE FOR PLANTING BEDS AND 4" BELOW FINISHED GRADE IN LAWN AREAS FOR ALL PLANTING AREAS OUTSIDE OF RIGHT-OF-WAY (FOR ALL PLANTING AREAS WITHIN RIGHT-OF-WAY SEE DETAIL HEREON FOR SPECIFICATIONS).
11. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING PLANTING BEDS AND LAWN AREAS TO FINISHED GRADE USING APPROVED TOPSOIL. FOR ALL AREAS OUTSIDE OF RIGHT-OF-WAY TOPSOIL DEPTH SHALL BE A MINIMUM OF 6" IN PLANTING BEDS AND 4" IN SODDED LAWN AREAS. TOPSOIL SHALL BE CEDAR GROVE "WINTER MIX" AND SHALL HAVE A PH RANGE OF 5.0 TO 6.5. TOPSOIL SHALL BE ROTOTILLED A MINIMUM OF 6" INTO EXISTING SOIL LAYER. FOR ALL PLANTING AREAS WITHIN RIGHT-OF-WAY SEE DETAIL HEREON FOR SPECIFICATIONS.
13. THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.
14. THE LANDSCAPE CONTRACTOR SHALL SET FINISHED GRADES BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOD INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS FOR ALL PLANTING AREAS OUTSIDE OF RIGHT-OF-WAY (FOR ALL PLANTING AREAS WITHIN RIGHT-OF-WAY SEE DETAIL HEREON FOR SPECIFICATIONS).
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
16. MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH. MULCH WITHIN RIGHT-OF-WAY SHALL BE CEDAR GROVE "LANDSCAPE MULCH".
17. FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
18. WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
19. IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
20. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.
21. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
22. AREA ENCUMBERED BY SIGHT RESTRICTIONS SHALL MAINTAIN A CLEAR ZONE BETWEEN 3 AND 7 FEET ABOVE GRADE. TREES MAYBE USED IN THESE AREAS AS LONG AS THE TRUNKS DO NOT RESULT IN A SAFETY HAZARD.
23. ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS ARE TO BE NOTED TO THE OWNER ALONG WITH CORRECTIVE DRAINAGE PLANS.
24. LAWNS SHALL BE SODDED WITH "SUPREME MIX" AS SUPPLIED BY COUNTRY GREEN TURF FARMS OR APPROVED EQUAL. LAWNS MAY BE SEEDED WITH "SUPREME MIX" SEED. THE SEEDED AREA MUST BE PROTECTED BY A BARRIER WITH SIGNS THAT READ "KEEP OFF NEWLY SEED LAWN AREA".
25. OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
26. TREE PITS SHALL BE A MINIMUM OF THREE TIMES (3X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
27. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
28. STREET TREE AND SHRUB SETBACKS SHALL MEET THE FOLLOWING GENERAL REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE RESPONSIBLE OFFICIAL:
    A.) TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
    B.) TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD OBSTRUCT THE FOLLOWING: VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND DRIVEWAYS, STREET LIGHTING, OR SIGNAGE.
29. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
30. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL CONDITIONS. PONDING WATER CONDITIONS WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.



DETAIL - RIGHT-OF-WAY PLANTING AREA SOIL PREPARATION

SOURCE: CITY OF BELLEVUE
NOT TO SCALE

NO.	REVISIONS	DATE
1.	REVISION #1 PER CITY COMMENTS	2/25/15
2.	REVISION #2 PER CITY COMMENTS	4/10/15

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

CORE DESIGN
ENGINEERING · PLANNING · SURVEYING
14711 NE 29th Place, Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

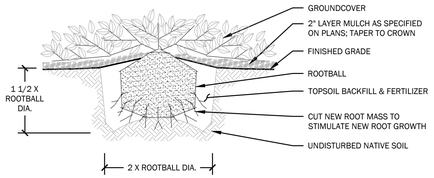
LANDSCAPE SCHEDULE AND NOTES
VIDA

IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015
DESIGNED	JOSH P. BEARD
DRAWN	JOSH P. BEARD
APPROVED	JAMES A. OLSEN, P.E.
	PROJECT MANAGER

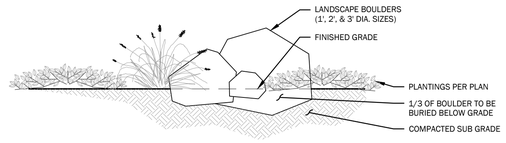
SHEET	OF
L2.03	8

PROJECT NUMBER
14050



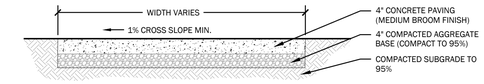
DETAIL - GROUNDCOVER PLANTING

NOT TO SCALE



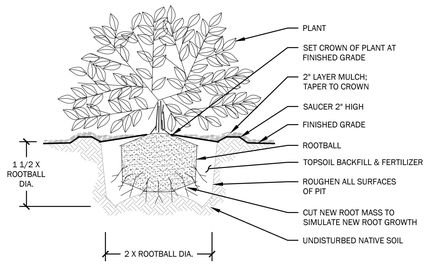
DETAIL - LANDSCAPE BOULDER

NOT TO SCALE



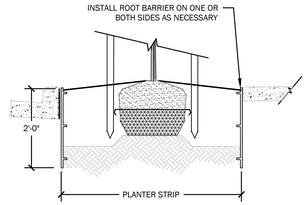
DETAIL - CONCRETE WALKWAY

NOT TO SCALE



DETAIL - SHRUB PLANTING

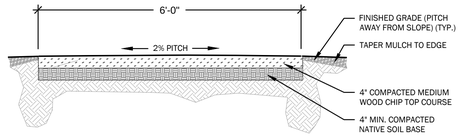
NOT TO SCALE



NOTE:
1. ROOT BARRIER SHALL BE A FLEXIBLE MESH MATERIAL, Q899 WITH EXTRA FIRM FINISH, BY JASON MILLS OR APPROVED EQUAL.
2. INSTALL PRODUCT A MINIMUM OF 18" DEEP, AND SET 1/2" BELOW FINISHED GRADE.
3. INSTALL PRODUCT A MINIMUM OF 5' BEYOND CENTER OF TREE IN EACH DIRECTION.
4. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

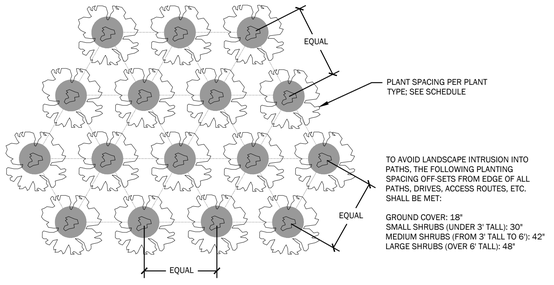
ROOT BARRIER DETAIL

NOT TO SCALE



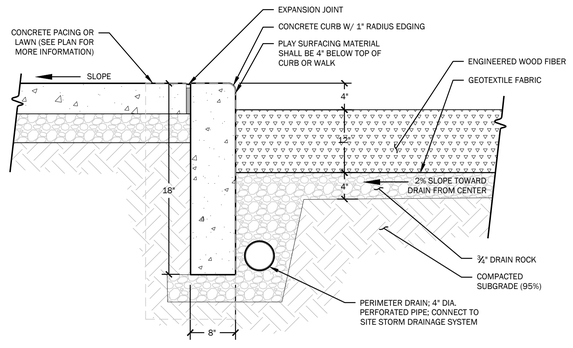
DETAIL - SOFT SURFACE PATH

NOT TO SCALE



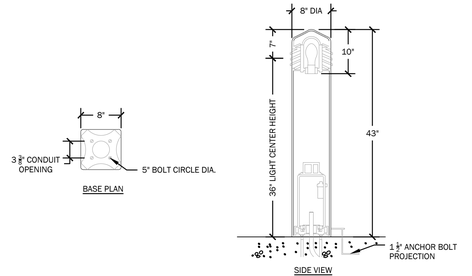
DETAIL - GROUNDCOVER LAYOUT

NOT TO SCALE



DETAIL - PLAY CONC. SURFACING AND EDGING

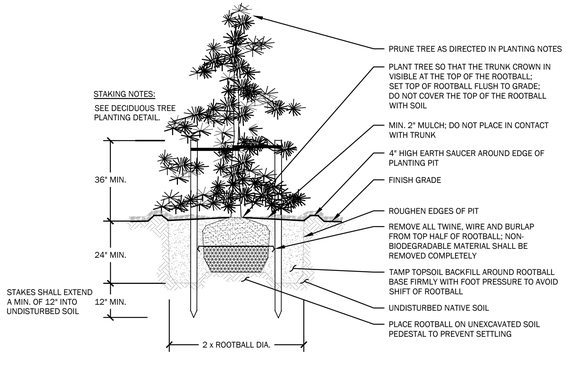
NOT TO SCALE



NOTES:
1. 30" OR 36" OVERALL HEIGHT AVAILABLE-CONTACT KIM REPRESENTATIVE (27 1/2" ABSOLUTE MINIMUM)
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
4. DO NOT SCALE DRAWING.
5. THESE DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

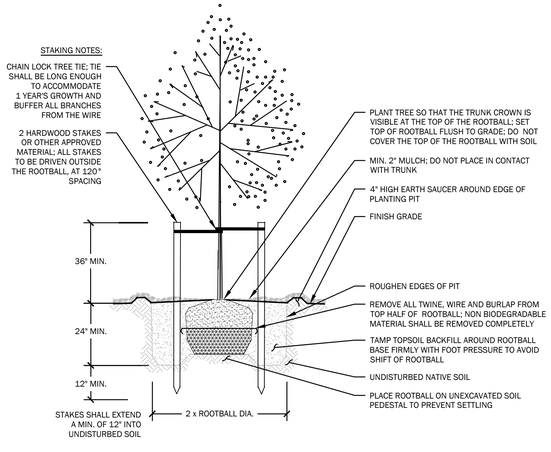
DETAIL - BOLLARD LIGHTING

NOT TO SCALE



DETAIL - CONIFEROUS TREE PLANTING

NOT TO SCALE



DETAIL - DECIDUOUS TREE PLANTING

NOT TO SCALE

NO.	REVISIONS	DATE
1.	REVISION #1 PER CITY COMMENTS	2/25/15
2.	REVISION #2 PER CITY COMMENTS	4/10/15

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

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Bellevue, Washington 98007
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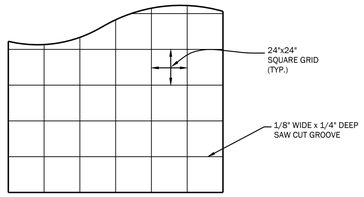
CORE DESIGN
ENGINEERING · PLANNING · SURVEYING

LANDSCAPE DETAILS
VIDA
IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015
DESIGNED	JOSH P. BEARD
DRAWN	JOSH P. BEARD
APPROVED	JOSH P. BEARD
	JAMES A. OLSEN, P.E. PROJECT MANAGER

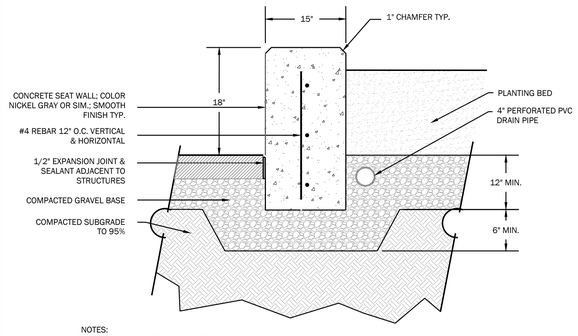
SHEET L2.31 OF 8

PROJECT NUMBER 14050



DETAIL - DECORATIVE CONC. PATTERN

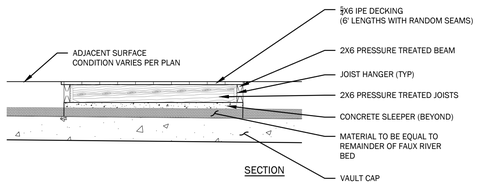
NOT TO SCALE



NOTES:
1. ELEVATION SIM. TO 18" HT SEAT WALL
2. APPLY LIQUID WATERPROOFING ON REAR SIDE OF WALL WHERE WALL WILL BE IN CONTACT WITH GRAVEL/ SOIL.

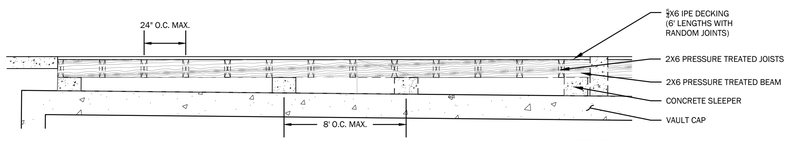
DETAIL - CONC.BENCH/PLANTER

NOT TO SCALE



SECTION

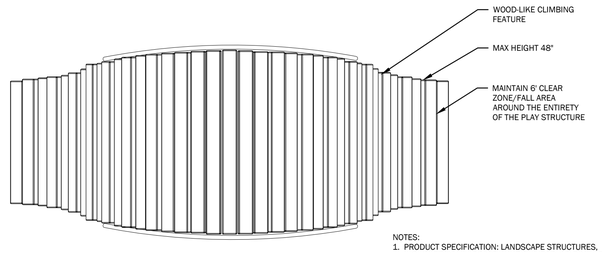
NOTES:
1. DECKING TO BE FLUSH WITH CONC. WALKS.
2. DECK MATERIAL TO BE IPE OR SIMILAR, AS SPECIFIED BY OWNER.



SIDE VIEW

DETAIL - OPEN SPACE DECKING

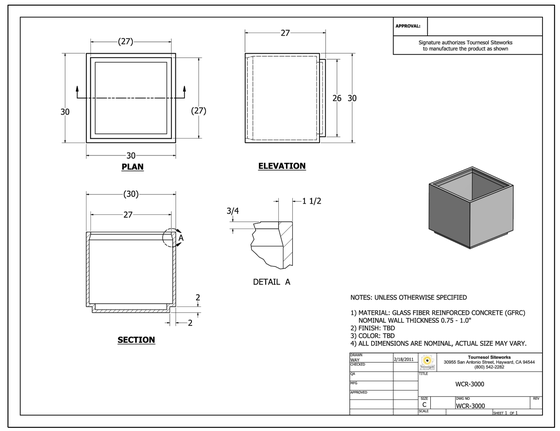
NOT TO SCALE



NOTES:
1. PRODUCT SPECIFICATION: LANDSCAPE STRUCTURES, INC - CUSTOM HILLSCAPE WAVE CLIMBER, OR SIMILAR STRUCTURE AS SPECIFIED BY THE OWNER
2. INSTALL PER MANUFACTURES SPECIFICATIONS

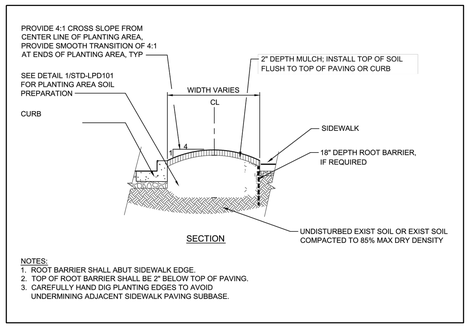
DETAIL - PLAY FEATURE

NOT TO SCALE



DETAIL - CONCRETE PLANTER

NOT TO SCALE

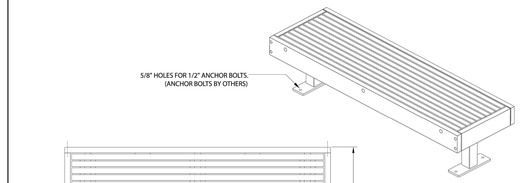


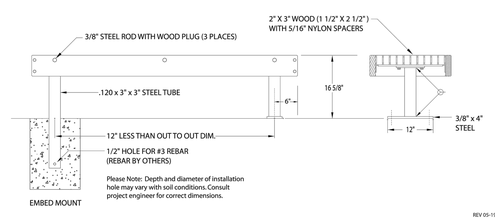
SECTION

NOTES:
1. ROOT BARRIER SHALL ABUT SIDEWALK EDGE.
2. TOP OF ROOT BARRIER SHALL BE 2" BELOW TOP OF PAVING.
3. CAREFULLY HAND DIG PLANTING EDGES TO AVOID UNDERMINING ADJACENT SIDEWALK PAVING SUBBASE.

DETAIL - PLANTING STRIP

SOURCE: CITY OF BELLEVUE
NOT TO SCALE





REV 05-19-09

SPECIFICATIONS

MATERIAL
Wood: Wood shall be 10 each 1 1/2" x 2 1/2" slats with 1 1/2" x 5 1/2" face boards. All outside edges shall be radiused 1/2", all other edges eased.
Note: Seat section shall be supplied assembled to be attached to the base legs on site.
Frame: The seat support strap shall be shall be 3/8" x 4" steel. The bases shall be 3/8" x 4" steel strap fully welded to .120 x 3" x 3" square steel tube.

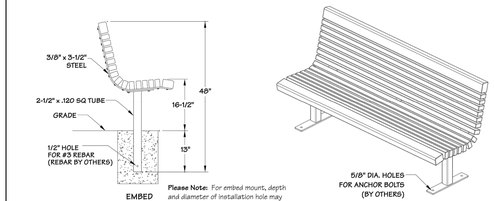
FASTENING SYSTEM
Seat shall be assembled with 5/16" nylon spacers and 3/8" steel rods and with 1/4" x 3" screws. All fastener holes on the face boards shall be plugged with carefully matched wood and sanded smooth prior to finish application. Assembled seat section shall be attached to bases on site with 1/2" stainless steel bolts and washers supplied. Mounting hardware by others.

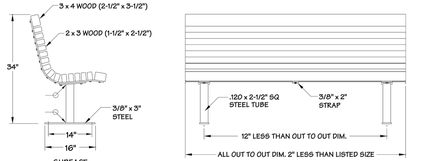
PROTECTIVE COATINGS
Wood: clear wood preservative
Metal: All metal elements, following fabrication shall be cleaned and treated with an iron phosphate process prior to the coating application. This process shall include a non-chromated alkaline cleaner, and an iron phosphate treatment followed with an acidic sealer for maximum adhesion. The protective coatings shall be either polyester or polyester TGIC powder. Following application the parts shall be baked until properly cured. The coating shall be a minimum of 4 mils thick on all surfaces.

OPTIONS
Mountings: Surface mount or embed
Length: 4 to 8 ft. standard, other lengths available
Wood: Western red cedar, CVG Douglas Fir, Ipe
Recycled Plastic: Grey, cedar, weathered wood, dark brown

Olympic Series, Model OL-1 Bench

FairWeather Site Furnishings
360-895-2626 or Toll Free 800-323-1798
Port Orchard, Washington





CASCADE CA-2 WOOD ASSEMBLY		
4' Bench	2 Frames	1 Support Strap
5' Bench	2 Frames	1 Support Strap
6' Bench	2 Frames	1 Support Strap
8' Bench	2 Frames	2 Support Straps

REV 7-29-13

SPECIFICATIONS

MATERIAL
Wood: Wood shall be 14 ea. 1-1/2" x 2-1/2" and 2 ea. 2-1/2" x 3-1/2" boards. Leading edges radiused 1/2", all other edges eased. All wood elements are 2 inches shorter than nominal size. For example, 6 ft. bench would be 5 ft. 10 in. out to out.
Frame: The seat support shall be 3/8" x 3-1/2" mild steel. The leg shall be .120 x 2-1/2" square tube fully welded to 3/8" x 3" mild steel base. Benches 5 ft. through 8 ft. long shall have a center strap.

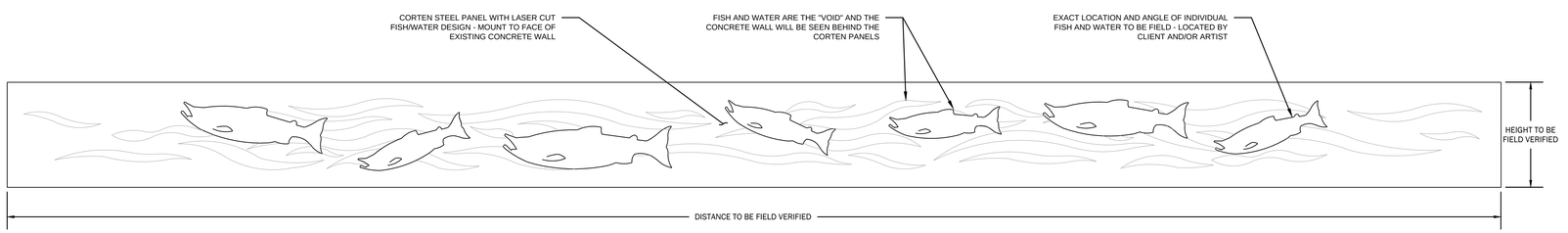
FASTENERS
Wood shall be attached to frames with stainless steel pan head screws. Legs shall be attached to seat support with 3/8" x 3/4" stainless steel bolts.

PROTECTIVE COATINGS
Wood: clear wood preservative
Metal: All metal elements, following fabrication shall be cleaned and treated with an iron phosphate process prior to the coating application. This process shall include a non-chromated alkaline cleaner, and an iron phosphate treatment followed with an acidic sealer for maximum adhesion. The protective coatings shall be either polyester or polyester TGIC powder. Following application the parts shall be baked until properly cured. The coating shall be a minimum of 4 mils thick on all surfaces.
Options for finish: Corrosion resistant undercoat, strongly recommended

OPTIONS
Mountings: Surface mount or embed
Arms: Arms shall be 3/8" X 2" steel welded to additional 3/8" x 2" seat support.
Length: 4 to 8 ft. standard, other lengths available
Wood: Western red cedar, CVG Douglas Fir, Ipe
Recycled Plastic: See CA-2P Sheet for Plastic

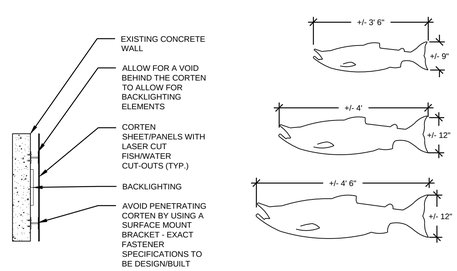
Cascade Series, Model CA-2 Wood Bench

FairWeather Site Furnishings
360-895-2626 or Toll Free 800-323-1798
Port Orchard, Washington



DETAIL - CORNER ART WALL

NOT TO SCALE



CORTEN MOUNTING DIAGRAM

NOTE:
FISH CUT-OUTS TO REPRESENT NATIVE KELSEY CREEK SALMON SPECIES.

SUGGESTED FISH SIZING

NO.	REVISIONS	DATE
1.	REVISION #1 PER CITY COMMENTS	2/25/15
2.	REVISION #2 PER CITY COMMENTS	4/10/15

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOSHUA PENNINGTON BEARD
CERTIFICATE NO. 938

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
14711 NE 29th Place, Suite 101
Bellevue, Washington 98007
425.883.7877 Fax 425.885.7963

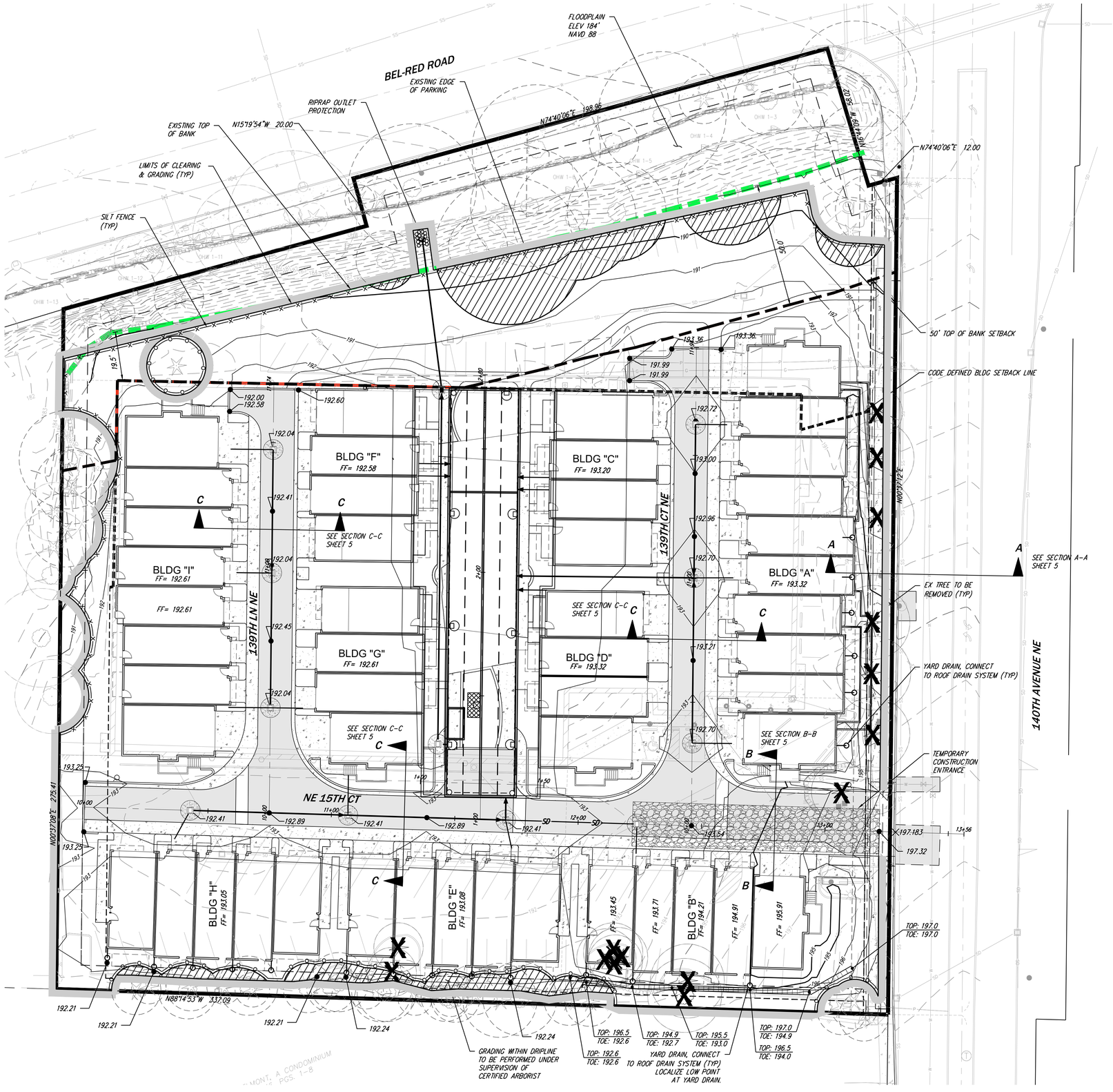
LANDSCAPE DETAILS
VIDA
IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015
DESIGNED	JOSH P. BEARD
DRAWN	JOSH P. BEARD
APPROVED	JAMES A. OLSEN, P.E.
	PROJECT MANAGER

SHEET L2.32 OF 8

PROJECT NUMBER 14050

SEC. 27, TWP. 25 N., RGE. 5 E., W.M.



VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE BENCHMARK NO. 3
CHISELED 2" SQUARE IN TOP BACK OF RETAINING WALL IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF BELL-RED ROAD AND 140TH AVENUE NE. ELEVATION=190.2

CITY OF BELLEVUE BENCHMARK NO. 34
4X4 CONCRETE MONUMENT WITH 2" BRASS PLUG WITH PUNCH MARK DOWN 0.9' IN CASE. ELEVATION=243.74

BASIS OF BEARING

N00°37'33"E BETWEEN THE MONUMENTS FOUND IN PLACE ON 140TH AVENUE NE PER WASHINGTON STATE COORDINATE SYSTEM NAD83(2011)-NORTH ZONE.

NOTES

1. SEE SHEET XXX FOR TREE TABLE, CLEARING & GRADING STANDARD NOTES, AND EROSION CONTROL STANDARD NOTES.
2. BASE FLOOD ELEVATION = 184' NAVD 88.

LEGEND

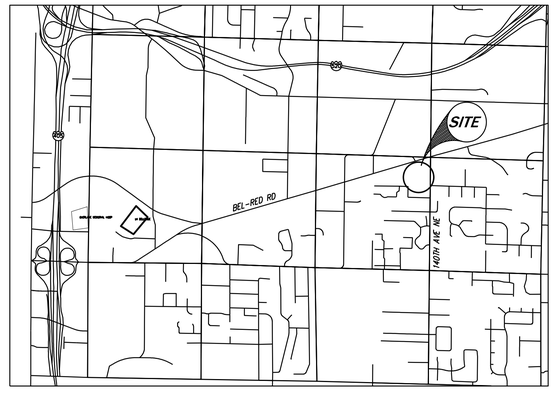
FIRE HYDRANT	—OHP— OVERHEAD POWER
STREET LIGHT	—SS— SANITARY SEWER MAINLINE
WATER VALVE	—SD— STORM DRAIN MAINLINE
MB MAIL BOX	—WA— WATER MAINLINE
GUY ANCHOR	EXISTING TREE
SANITARY SEWER MANHOLE	X TREE REMOVAL SYMBOL
SIGN	
ROCKERY	
OHW ORDINARY HIGH WATER	
CLF CHAIN LINK FENCE	
P/A PLANTER AREA	

EARTHWORK

EXCAVATION	3,000 C.Y.
FILL	3,990 C.Y.

SCALE: 1" = 20'

0 10 20 40



VICINITY MAP
(NOT TO SCALE)

24 HOUR EROSION CONTROL CONTACT:

NO.	REVISIONS	DATE
1	REVISION #1 PER CITY COMMENTS	2/25/15

2-19-15

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

PRELIMINARY CLEARING & GRADING
VIDA

IS PROPERTY INVESTMENTS LLC

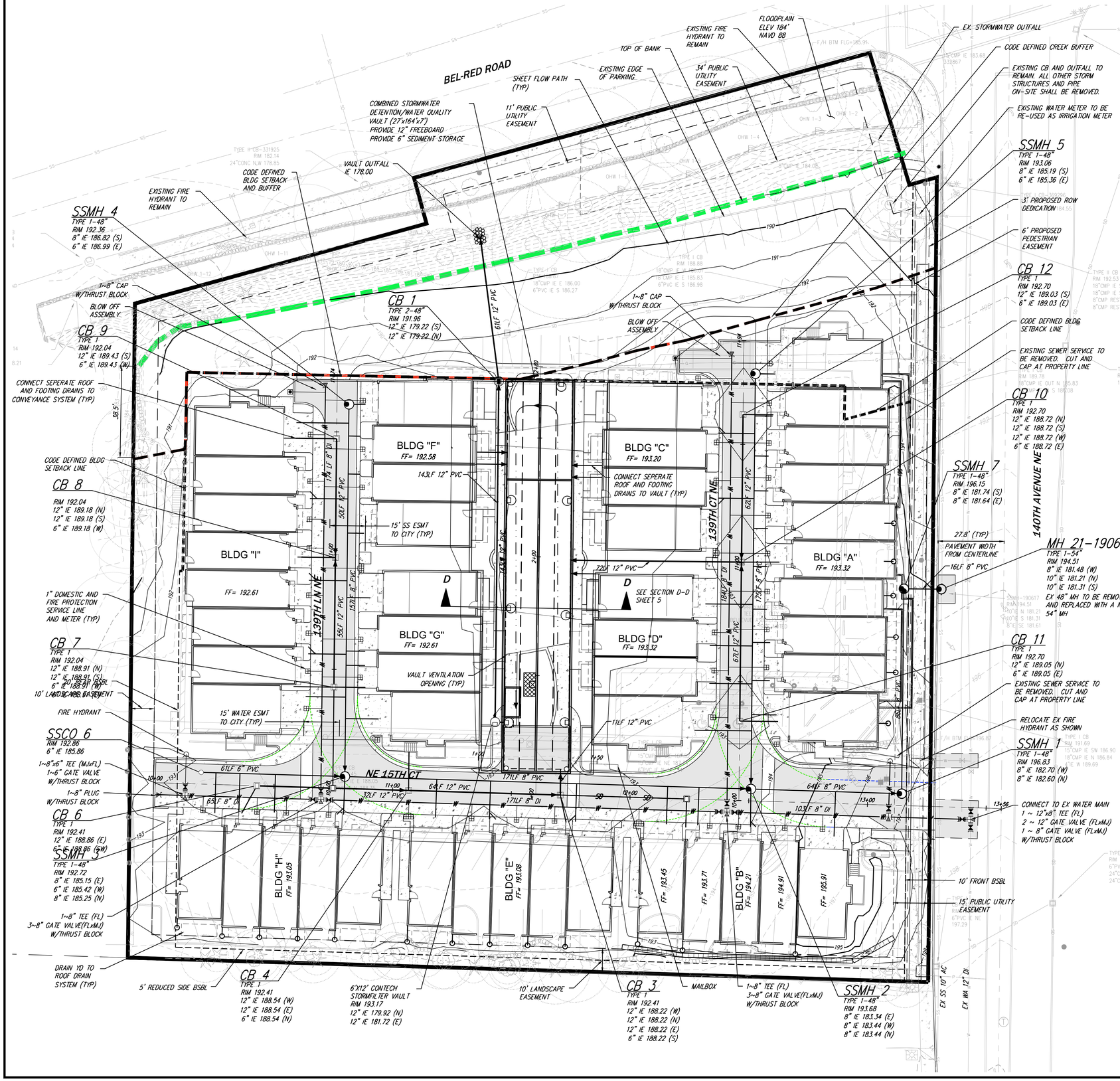
419 OCCIDENTIAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015	
DESIGNED	DIANA F. JONES, P.E.	
DRAWN	DIANA F. JONES, P.E.	
APPROVED	JAMES A. OLSEN, P.E.	PROJECT MANAGER

SHEET	OF
5	7

PROJECT NUMBER
14050

SEC. 27, TWP. 25 N., RGE. 5 E., W.M.



SITE STATISTICS

LOT COVERAGE:	
LOT AREA	2.60 ACRES
BUFFER AREA	0.60 ACRES
PROPOSED IMPERVIOUS AREA	1.48 ACRES
EXISTING IMPERVIOUS AREA	2.02 ACRES
% LOT COVERAGE	74%
SITE ADDRESS:	1505 140TH AVE NE BELLEVUE WA 98007
TAX PARCEL NUMBER:	2725059172
ZONING:	BR-ORT
NO. OF DWELLING UNITS	48
BASE FLOOD ELEVATION:	184' NAVD 88

LEGEND

- FIRE HYDRANT
- STREET LIGHT
- WATER VALVE
- MAIL BOX
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- SIGN
- ROCKERY
- OHP — OVERHEAD POWER
- SS — SANITARY SEWER MAINLINE
- SD — STORM DRAIN MAINLINE
- WA — WATER MAINLINE
- EXISTING TREE
- OHW — ORDINARY HIGH WATER
- CLF — CHAIN LINK FENCE
- P/A — PLANTER AREA

SCALE: 1" = 20'

0 10 20 40

VERTICAL DATUM

NAVD 88

BENCHMARK

CITY OF BELLEVUE BENCHMARK NO. 3
CHISELED 2" SQUARE IN TOP BACK OF RETAINING WALL IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF BELL-RED ROAD AND 140TH AVENUE NE. ELEVATION=190.2

CITY OF BELLEVUE BENCHMARK NO. 34
4X4 CONCRETE MONUMENT WITH 2" BRASS PLUG WITH PUNCH MARK DOWN 0.9' IN CASE. ELEVATION=243.74

BASIS OF BEARING

N00°37'33"E BETWEEN THE MONUMENTS FOUND IN PLACE ON 140TH AVENUE NE PER WASHINGTON STATE COORDINATE SYSTEM NAD83(2011)-NORTH ZONE.

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE EAST 924.03 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF A STRIP OF LAND DEEDED TO KING COUNTY FOR REDMOND-BELLEVUE ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2557775;

EXCEPT THE EAST 30.00 FEET THEREOF;

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE NORTH 30.00 FEET OF SAID SUBDIVISION DEEDED TO KING COUNTY FOR ROADS BY DEED RECORDED UNDER RECORDING NUMBER 995386;

EXCEPT THE WESTERLY 557 FEET THEREOF;

ALSO EXCEPT THAT PORTION AS CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NUMBER 7304160337.

PARCEL B:

THE EAST 657.00 FEET OF THE NORTH 100.00 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

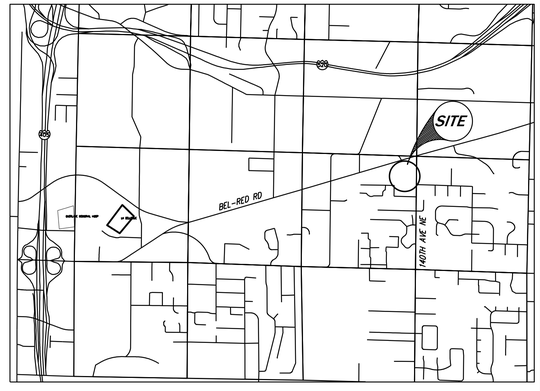
EXCEPT THE EAST 30.00 FEET THEREOF DEEDED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 994428;

EXCEPT THE WESTERLY 290 FEET THEREOF.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

NOTES

1. FIRE PROTECTION AND DOMESTIC WATER SIZE AND LOCATION ARE APPROXIMATE AND WILL NEED TO BE VERIFIED AT TIME OF FINAL DESIGN.



VICINITY MAP
(NOT TO SCALE)

NO.	REVISIONS	DATE
1	REVISION #1 PER CITY COMMENTS	2/25/15

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

PRELIMINARY UTILITY PLAN
VIDA

IS PROPERTY INVESTMENTS LLC
419 OCCIDENTAL AVE S, SUITE 300
SEATTLE, WA 98104

DATE	FEBRUARY 2015
DESIGNED	DIANA F. JONES, P.E.
DRAWN	DIANA F. JONES, P.E.
APPROVED	JAMES A. OLSEN, P.E. PROJECT MANAGER

SHEET	OF
4	7

PROJECT NUMBER
14050

Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA
Environmental
Planning &
Landscape
Architecture

CRITICAL AREAS REPORT

for

VIDA

BELLEVUE, WASHINGTON

Prepared For:

IS Property Investments
419 Occidental Avenue South, Suite 300
Seattle, Washington 98104

November 21, 2014
Revised February 20, 2015
Revised April 9, 2015

Table of Contents

List of Appendices

VIDA
BELLEVUE, WASHINGTON
CRITICAL AREAS REPORT
November 21, 2014
Revised April 9, 2015

1.0 INTRODUCTION
This report is the result of a stream delineation on the VIDA residential project site located along Kelsey Creek in the City of Bellevue, Washington. The purpose of this report is to: 1) describe the stream identified on the site, 2) describe buffer enhancement proposed by the project, 3) identify proposed modifications to the structure setback requirements, and 3) describe the measures that will be implemented to support these modifications. This report also includes responses to the February 2, 2015 and March 27, 2015 comments from the City of Bellevue.

2.0 GENERAL PROPERTY DESCRIPTION AND LAND USE
The 2.6-acre project site consists of Parcel 272505-9172 located at 1505 – 140th Ave. NE. The property is situated in Section 27, of Township 25 North, Range 05 East, W.M.

The site is currently developed with a large wood frame building with concrete foundation that has been used as a fitness center. The remaining portion of the site consists primarily of asphalt parking with scattered trees around the perimeter.

Kelsey Creek flows from east to west within a well-defined channel at the bottom of a rocked slope in the far northern portion of the site. The rocked slope extends south from the ordinary high water of the stream to the top of the slope and the edge of the existing paved parking lot. Vegetation on the slope consists of scattered trees with an understory dominated by invasive species, primarily Himalayan blackberry (*Rubus armeniacus*).

Surrounding land use includes multi-family residential to the west and south. Bel-Red Road borders the northern property boundary and 140th Ave. NE borders the eastern property boundary.

3.0 METHODOLOGY
On May 21, 2014 John Altmann, principal ecologist with AOA, conducted a wetland and stream reconnaissance on the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).* One stream (Kelsey Creek) was identified on the site. No wetlands were identified along the creek or on any other portion of the property during the field investigation.

The ordinary high water of Kelsey Creek was delineated during the May 21, 2014 site review and was subsequently surveyed by Core Design (see survey drawing). Additional field investigations were conducted on November 8, 2014.

4.0 EXISTING STREAM CONDITIONS

Kelsey Creek flows from east to west within a well-defined channel at the bottom of a rocked slope in the far northern portion of the site. The rocked slope extends south from the ordinary high water of the stream to the top of the slope and the edge of the existing paved parking lot.

Existing trees on the slope consist primarily of big-leaf maple (*Acer macrophyllum*), with widely scattered black cottonwood (*Populus trichocarpa*), white poplar (*Populus alba*), birch (*Betula* sp.), and Douglas fir (*Pseudotsuga menziesii*). Understory and groundcover vegetation was dominated Himalayan blackberry (*Rubus armeniacus*) and other invasive species including Japanese knotweed (*Polygonum cuspidatum*) and English ivy (*Hedera helix*). Native understory species were generally limited to sword fern (*Polystichum munitum*), and widely scattered individual salmonberry (*Rubus spectabilis*) and snowberry (*Symphoricarpos albus*).

Kelsey Creek is considered a Type F stream and requires a standard 50-foot buffer plus 50-foot structure setback on Developed Sites per BMC 20.25H.035.A. This buffer is measured from the "Top of Bank" as defined in BMC 20.50.048, which on this site corresponds to the top of the slope adjacent the existing parking. Nearly all of this buffer and structure setback area is currently developed with the existing parking and building.

Per BMC 20.25H.035B, "*where a primary structure legally established on a site prior to August 1, 2006, encroaches into the critical area buffer or structure setback established in subsection A, the critical area buffer and/or structure setback shall be modified to exclude the footprint of the existing primary structure.*" This code section applies since the standard buffer and structure setback area on the site is developed with the existing parking and building.

According to the Washington Department of Fish and Wildlife's Priority Habitats and Species database, Kelsey Creek provides habitat for salmonids, including resident coastal cutthroat trout, Coho salmon, sockeye salmon, fall Chinook salmon, and winter steelhead.

4.1 Existing Stream Buffer Functions

Stream buffers, in general, provide many valuable ecological and social functions, including water quality protection and wildlife habitat. Buffer areas often provide stormwater storage that may reduce downstream flooding while trapping sediments. The trapping of sediments and other pollutants within the buffer maintains water quality in downstream areas and aids in the prevention of fish habitat degradation by limiting silt accumulation within spawning areas.

The existing stream buffer currently provides very limited functions to the riparian corridor of the creek due to its relatively narrow width and a dominant invasive understory. The steep side slopes adjacent the stream limit the buffer's ability to provide stormwater storage. In addition, the site's isolation from other habitat areas and the low plant species diversity of the understory limit the site's habitat value.

The existing buffer currently benefits the stream primarily by: 1) providing shade to keep the water cool during the summer months, 2) contributing detritus and other desirable allochthonous inputs into the aquatic environment, and 3) providing overhead cover to fish.

Although privately owned, the riparian area does provide some cultural functions as part of the overall open space associated with the Kelsey Creek corridor. The stream and buffer also contain some passive recreational opportunities such as wildlife viewing, and have the potential to provide educational opportunities.

5.0 PROPOSED STREAM BUFFER IMPROVEMENTS & STRUCTURE SETBACK MODIFICATIONS

The proposed project consists of the construction of a multi-family residential development. Modifications within the stream buffer will be limited to: 1) removal of existing asphalt parking and re-planting with native species, 2) removal of invasive plant species and re-planting along the sloped buffer, 3) installation of a pedestrian trail along the outer edge of the buffer, and 4) construction of an underground stormwater conveyance and outfall.

In addition, the upper deck balconies of two of the buildings will encroach slightly over the buffer. Since the area beneath the decks will be planted with evergreen huckleberry (*Vaccinium ovatum*), a native shade tolerant shrub, there should not be a significant negative impact to the buffer from the overhangs.

5.1 Buffer Enhancement

See Section 6 for a discussion of the proposed buffer enhancement which will be conducted as mitigation for the proposed structure setback modification.

5.2 Pedestrian Trail

A wood-chip pedestrian trail that links the proposed project to 140th Ave. NE will be constructed within the outer portion of the buffer (see landscape and enhancement plans). This trail would be for pedestrian use only and would be separated from the creek by dense native plantings. Installation of the trail would not require the removal of any native vegetation.

5.3 Stormwater Outfall

The proposed project requires that the underground conveyance line and outfall from the proposed stormwater detention vault be constructed through the buffer. Due to the slope, the outfall must be installed at the toe of the slope along the ordinary high water of the stream. This outfall and conveyance line will be located to

minimize impacts to any trees and existing native vegetation and all temporarily impacted areas will be fully restored following construction.

5.4 Structure Setback Modification

As part of the proposed project, 1,974 s.f. of the structure setback from the buffer would be modified along the east side of the buffer line. This structure setback area consists of the existing asphalt parking area and does not currently provide any functional value to the riparian corridor. The structure setback modification includes 1,076 s.f. of new structure and 898 s.f. of existing impervious area that will remain impervious.

The small amount of structure setback reduction is justified due to the significant improvements to the post-construction buffer functions that will be provided by implementation of the buffer enhancement plan (see Section 6). Even with the proposed structure setback modification, the amount of native vegetation within the post-construction structure setback will be significantly greater than currently exists on the site.

5.5 Potential Cumulative Impacts to Critical Areas

There are no anticipated cumulative impacts to the riparian corridor from the proposed project. As part of the project, the functioning buffer on the site will be increased through the removal of the existing asphalt and invasive plant species. No significant native plant communities would be removed from the riparian corridor as part of the development. In addition, since much of the existing buffer consists of a parking lot, installation of the proposed pedestrian trail along the far outer edge of the buffer will shift pedestrian use further from the stream than current conditions. Furthermore, the trail will be separated from the stream by dense native plantings.

5.6 Required Performance Standards in LUC 20.25H.080

All development on sites with a Type F stream require that the following performance standards be incorporated into the design of the development. The performance standards in LUC 20.25H.080 include:

1. *Lights shall be directed away from the stream.*

All outdoor lights from the residences will contain low-wattage bulbs with narrow angles of illumination directed away from the stream buffer. Metal hoods will be added to all exterior lights to direct lighting down and not out from fixtures.

2. *Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques.*

The existing parking lot within the buffer will be removed and replaced with dense plantings to muffle noise from the residences to the extent feasible. However, due to the surrounding existing urban development it is anticipated that wildlife currently utilizing the site has become acclimated to noise levels associated with urban environs.

3. *Toxic runoff from new impervious area shall be routed away from the stream.*

All stormwater from impervious surfaces on the site will be collected and routed into the stormwater vault for treatment and retention prior to discharge into the stream. Only runoff from the enhanced buffer will flow directly into the creek.

4. *Treated water may be allowed to enter the stream critical area buffer.*

All collected runoff will be treated and retained per the requirements of the 2005 WA Department of Ecology Stormwater Manual prior to discharge into the stream. The project would utilize a "two train" enhanced water quality stormwater treatment system. The first treatment would occur through two Filterra Bio-filtration units located prior to the vault inlet and the second treatment would occur directly within the vault to remove additional pollutants. There is currently no water quality treatment provided by the existing building and associated parking lot.

5. *The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.*

A planting plan has been prepared that would significantly increase the density and diversity of native plants within the buffer and structure setback over current conditions.

6. *Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.*

All plants utilized in the buffer enhancement plan are native species that should not require pesticides, insecticides, or fertilizers to establish or maintain.

5.7 General Critical Areas Report Decision LUC 20.25H.255

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. *The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;*

   The existing buffer and structure setback areas proposed for modification currently consist of asphalt parking areas that do not provide any functional benefit to the stream corridor. Implementation of the proposed buffer enhancement plan would significantly increase the habitat and protection functions of the riparian corridor on the site over current conditions. Natural shade, cover, and detritus input into the aquatic area would also increase following implementation of the plan. In addition, the potential for the recruitment of large woody debris is anticipated to increase within the riparian corridor over time.

Implementation of the proposed stormwater management plan should also significantly increase water quality discharging into Kelsey Creek over current conditions.

2. *Adequate resources to ensure completion of any required mitigation and monitoring efforts;*

   To ensure the success of the enhancement plan, a financial guarantee will be posted by the applicant for the duration of the 5-year mitigation and monitoring effort.

3. *The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and*

   The minor modifications to the on-site critical area buffer and structure setback will not be detrimental to or impact any off-site critical areas or buffers.

4. *The resulting development is compatible with other uses and development in the same land use district.*

   The proposed multi-family residential development is compatible with adjacent land uses.

5.8 Decision Criteria per LUC 20.30P.140

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

A. *The proposal obtains all other permits required by the Land Use Code; and*

It is our understanding that all other permits required by the Land Use Code will be obtained.

B. *The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and*

The project will utilize all of the best available construction, design, and development techniques to ensure the least possible impact on the critical area and its buffer. An erosion control and stormwater pollution prevention plan (ESC and CSWPPP) has been prepared by Core Design to prevent sediment from entering the stream during construction. Silt-fencing and tree protection fencing will be installed as part of this plan. Long-term water quality protection will be provided by a “two train” enhanced water quality stormwater treatment system. The first treatment would occur through two Filterra Bio-filtration units located

prior to the vault inlet and the second treatment would occur directly within the stormwater retention vault to remove additional pollutants.

To minimize light impacts to the buffer, all outdoor lights from the residences will contain low-wattage bulbs with narrow angles of illumination directed away from the stream buffer. Metal hoods will be added to all exterior lights to direct lighting down and not out from fixtures.

All plantings within the buffer will consist of native species and will installed and maintained only by a qualified landscape contractor familiar with work in sensitive environments. In addition, all compacted areas within the buffer would be de-consolidated and amended with 6 inches of Pacific Garden Mulch.

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and

All of the performance standards in LUC 20.25H.080 would be implemented to the maximum extent applicable (See Section 5.6).

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

It is our understanding that the proposal will be served by adequate public facilities including streets, fire protection, and utilities.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

A buffer enhancement plan has been prepared that is consistent with the requirements of LUC 20.25H.210.

F. The proposal complies with other applicable requirements of this code.

It is our understanding that all other applicable requirements of the Land Use Code will be met.

6.0 CRITICAL AREA MITIGATION

A stream buffer enhancement plan has been prepared by AOA. As part of the enhancement plan, the existing asphalt parking area located within the buffer would be removed and the area planted with a variety of native tree and shrub species. In addition, the invasive species on the rocked slope would be removed and the area re-planted wherever possible.

The native plantings would increase the plant species and structural diversity of the buffer while providing a visual and physical screen to the stream from the proposed project.

6.1 Post Construction Functional Assessment

As part of a Critical Areas Report, the City of Bellevue requires "an analysis of the level of protection of critical area functions and values provided by the regulations or standards of this code, compared with the level of protection provided by the proposal. The analysis shall include:"

a. *A discussion of the functions and values currently provided by the critical area and critical area buffer on the site and their relative importance to the ecosystem in which they exist;*

As previously discussed in Section 4.1, the existing stream buffer currently provides very limited functions to the riparian corridor of the creek due to its relatively narrow width and a dominant invasive understory. The steep side slopes adjacent the stream limit the buffer's ability to provide stormwater storage. In addition, the site's isolation from other habitat areas and the low plant species diversity of the understory limit the site's habitat value.

The existing buffer currently benefits the stream primarily by: 1) providing shade to keep the water cool during the summer months, 2) contributing detritus and other desirable allochthonous inputs into the aquatic environment, and 3) providing overhead cover to fish. Since Kelsey Creek is known to support salmonids, a functioning buffer is very important for long-term fish survival.

Although privately owned, the riparian area does provide some cultural functions as part of the overall open space associated with the Kelsey Creek corridor. The stream and buffer also contain some passive recreational opportunities such as wildlife viewing, and have the potential to provide educational opportunities.

b. *A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through application of the regulations and standards of this Code over the anticipated life of the proposed development; and*

The Land Use Code requires a standard 50-foot buffer and 50-foot structure setback from Kelsey Creek. As previously discussed, this buffer and structure setback is currently highly degraded and provides very limited functional value to the riparian corridor. If no modifications were proposed within the buffer or structure setback and the existing asphalt and invasive plant communities were to remain, there would be no functional lift associated with the implementation of a buffer enhancement plan.

Preservation of the existing degraded standard buffer would not increase the habitat value of the buffer and future recolonization of native plant species would

be severely limited within the existing asphalt. Future large woody debris recruitment within the buffer would be virtually non-existent and there would continue to be a highly degraded physical and visual screen to the stream from the proposed residences.

c. *A discussion of the functions and values likely to be provided by the critical area and critical area buffer on the site through the modifications and performance standards included in the proposal over the anticipated life of the proposed development;*

Proposed modifications within the stream buffer will be limited to: 1) removal of existing asphalt parking and re-planting with native species, 2) removal of invasive plant species and re-planting along the sloped buffer, 3) installation of a pedestrian trail along the outer edge of the buffer, and 4) construction of an underground stormwater conveyance and outfall. In addition, a small portion of the structure setback from the buffer would be modified along the east side of the buffer line. This structure setback area consists of the existing asphalt parking area and does not currently provide any functional value to the riparian corridor.

Implementation of the proposed buffer enhancement plan as mitigation for these minor encroachments would significantly increase the habitat and protection functions of the riparian corridor on the site over current conditions. Natural shade, cover, and detritus input into the aquatic area would also increase following implementation of the plan. In addition, the potential for the recruitment of large woody debris is anticipated to increase within the riparian corridor over time.

Stormwater Management

The existing site collects stormwater through a series of catch basins and underground pipes. The underground drainage system directs the runoff to the northeast property corner, where a Type II manhole with flow restrictor receives the runoff prior to discharging directly into Kelsey Creek. No water quality feature is currently present on site.

The proposed project will control stormwater runoff via an underground stormwater detention vault located in the center of the site underneath the open space area. Although the site was previously developed, it is our understanding that the pre-developed conditions for sizing the stormwater vault were taken back to forested conditions. Enhanced water quality will be provided by two Filterra Bio-filtration units located prior to the vault inlet. Therefore, implementation of the proposed stormwater management plan should significantly increase water quality and improve the runoff rate into Kelsey Creek over current conditions.

6.2 Goal, Objectives, and Performance Standards for Enhancement Areas

The primary goal of the mitigation plan is to increase the habitat and protective functions of the buffers on the site over current conditions. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A: Increase the structural and plant species diversity within the enhancement areas.
Performance Standard: There will be 100% survival of all woody planted species throughout the enhancement area at the end of the first year of planting. Following Year 1, success will be based on an 80% survival rate. Areal coverage of plantings or native re-colonized species will be at least 15% at Year 1, 20% at year 2, 40% at year 3, and 60% at year 5.

Objective B: Limit the amount of invasive and exotic species within the enhancement areas.
Performance Standard: After construction and following every monitoring event for a period of at least five years, exotic and invasive plant species will be maintained at levels below 10% total cover in all planted areas. These species include, but are not limited to, Himalayan and evergreen blackberry, Japanese knotweed, English ivy, thistle, and creeping nightshade.

6.3 Construction Management
Prior to commencement of any work in the enhancement areas, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the landscape contractor and the owner.

A consultant will supervise plan implementation during construction to ensure that objectives and specifications of the enhancement plan are met. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the consultant prior to their implementation.

6.4 Monitoring Methodology
The monitoring program will be conducted for a period of five years, with annual reports submitted to the City of Bellevue. Permanent vegetation sampling plots will be established to monitor the general appearance, health, mortality, colonization rates, percent cover, percent survival, volunteer plant species, and invasive weeds.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement areas. Review of the photos over time will provide a visual representation of success of the plan.

6.5 Maintenance Plan
Maintenance will be conducted on a routine, year round basis. Additional maintenance needs will be identified and addressed following a twice-yearly maintenance review. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner.

Routine removal and control of non-native and other invasive plants (e.g., Himalayan and evergreen blackberry, Japanese knotweed, English ivy, thistle and creeping nightshade) should be performed only by manual means. Undesirable and weedy

exotic plant species shall be maintained at levels below 10% total cover within any given stratum at any time during the five-year monitoring period.

6.6 Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the enhancement plan. Plant material shall meet the same specifications as originally-installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Bellevue, or the owner.

6.7 As-Built Plan

Following completion of construction activities, an as-built plan for the restoration area will be provided to the City of Bellevue. The plan will identify and describe any changes in relation to the original approved plan.

6.8 Financial Guarantee

A financial guarantee will be posted to ensure that the mitigation and monitoring program is fully implemented.

Altmann Oliver Associates, LLC

PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture

HABITAT ASSESSMENT

VIDA
BELLEVUE, WASHINGTON

Prepared For:

IS Property Investments
419 Occidental Avenue South, Suite 300
Seattle, Washington 98104

November 21, 2014

Table Of Contents

VIDA
HABITAT ASSESSMENT
BELLEVUE, WASHINGTON

November 21, 2014

1.0 METHODOLOGY

A habitat assessment was conducted by John Altmann on May 21 and November 8, 2014 and included the general methodology outlined in *Using the Bellevue Urban Wildlife Habitat Functional Assessment Model* (revised February 2010). During this site visit an on-site analysis of vegetation structure and composition was conducted. Observations were also made of the presence of habitat features and the extent of human disturbance. Prior to conducting the habitat assessment, the Washington Department of Fish and Wildlife Priority Habitats and Species database (PHS) was reviewed.

2.0 WILDLIFE HABITAT ASSESSMENT

Based on the habitat classifications outlined in *Wildlife-Habitat Relationships in Oregon and Washington* (Johnson and O'Neil, 2001) the study area would be classified as Urban and Mixed Environs – Medium Density Zone.

The site is currently developed with a large wood frame building with concrete foundation that has been used as a fitness center. The remaining portion of the site consists primarily of asphalt parking with scattered trees around the perimeter. The only significant habitat area on the site is Kelsey Creek, which flows from east to west within a well-defined channel at the bottom of a rocked slope in the far northern portion of the site. The rocked slope extends south from the ordinary high water of the stream to the top of the slope and the edge of the existing paved parking lot.

Existing trees on the slope consist primarily of big-leaf maple (*Acer macrophyllum*), with widely scattered black cottonwood (*Populus trichocarpa*), white poplar (*Populus alba*), birch (*Betula* sp.), and Douglas fir (*Pseudotsuga menziesii*). Understory and groundcover vegetation was dominated Himalayan blackberry (*Rubus armeniacus*) and other invasive species including Japanese knotweed (*Polygonum cuspidatum*) and English ivy (*Hedera helix*). Native understory species were generally limited to sword fern (*Polystichum munitum*), and widely scattered individual salmonberry (*Rubus spectabilis*) and snowberry (*Symphoricarpos albus*).

Habitat features were sparse and consisted primarily of one small partially dead red alder (*Alnus rubra*) snag and a large downed white poplar limb.

2.1 Draft Functional Assessment Tool

The project site has a numerical score of 29 based on the City of Bellevue's *Draft Functional Assessment Tool for Upland Habitat* (**attached**). In general, sites with scores of 26 to 40 "provide both actual habitat and likely the opportunity for wildlife to use the habitat on the site". The property received low scores for the existing high impervious surface, isolation from other habitat areas, and a dominance of invasive species. The site's habitat value is primarily associated with the presence of Kelsey Creek, a known salmonid stream. Although Kelsey Creek provides a corridor for fish and aquatic wildlife, the project site is effectively isolated from large habitat patches by the surrounding development and roadway network.

2.2 Wildlife Species of Local Importance

Twenty three (23) species have been designated by the City of Bellevue as species of local importance (LUC 20.25H.150). The potential of site utilization by each species is briefly described below:

- Bald eagle (*Haliaeetus leucocephalus*): site not located within Bald Eagle Buffer Management Zone per PHS data and no nest sites observed. Some unlikely potential occasional perching opportunity within larger on-site trees possible. Primary Association: no.

- Peregrine falcon (*Falco peregrinus*): generally associated with coastal cliffs and shorelines, but also use large buildings in city center. Use of project site unlikely. Primary Association: no.

- Common Loon (*Gavia immer*): no presence - highly aquatic species associated with large water bodies. Primary Association: no.

- Pileated woodpecker (*Dryocopus pileatus*): Pileated woodpeckers generally inhabit mature and old-growth forests, and second-growth forests with large snags and fallen trees. The range of the species encompasses all of the forested areas of the state. Although typically found in larger forested tracts, they are known to occur in suburban habitats as well. Their key breeding habitat need is the presence of large snags or decaying live trees for nesting, as this species generally excavates a new nest cavity each year. The breeding and nesting periods of the pileated woodpecker extends from late March to early July. No pileated woodpecker nests or evidence of foraging was observed on the site during the field investigation. The lack of a significant concentration of conifers, large snags or fallen trees limits the potential of this species to utilize the site. Primary Association: no.

- Vaux's swift (*Chaetura vauxi*): Vaux's swifts are strongly associated with old growth and mature forests throughout the state and are highly dependent on large hollow trees and snags for breeding and roosting. Unlikely nesting or primary association on the site due to lack of large conifers or snag concentrations. Primary Association: no.

- Merlin (*Falco columbarius*): unlikely presence – generally require coastal or high elevation forests. Primary Association: no.

- Purple martin (*Progne subis*): unlikely presence – generally require cavities near or over permanent water for nesting. Primary Association: no.

- Western grebe (*Aechmophorus occidentalis*): no presence – highly aquatic species associated with large water bodies. Primary Association: no.

- Great blue heron (*Ardea herodias*): potential presence - some highly limited potential foraging possible within riparian corridor, but no roosts observed on or adjacent site. Primary Association: no.

- Osprey (*Pandion haliaetus*): unlikely presence - perch availability not immediately adjacent large water body. Primary Association: no.

- Green heron (*Butorides striatus*): potential presence – some limited potential foraging possible within riparian corridor. Primary Association: no.

- Red-tailed hawk (*Buteo jamaicensis*): some unlikely potential occasional perching opportunity within larger on-site trees possible. Primary Association: no.

- Western big-eared bat (*Plecotus townsendii*): potential presence, but no known nearby hibernacula, caves, or significant concentration of cavities so not considered a habitat of primary association. Primary Association: no.

- Keen's myotis (*Myotis keenii*): potential presence, but generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.

- Long-legged myotis (*Myotis volans*): potential presence, but generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.

- Long-eared myotis (*Myotis evotis*): potential presence, but generally associated with larger coniferous forests so not considered a habitat of primary association. Primary Association: no.

- Oregon spotted frog (*Rana pretiosa*): no presence - believed to be extirpated from nearly all of western Washington and no permanent ponding on the site. Primary Association: no.

- Western toad (*Bufo boreas*): presence possible but unlikely. Not considered habitat of primary association. Primary Association: no.

- Western pond turtle (*Clemmys marmorata*): unlikely presence - no permanent ponding on site and no known nearby populations. Primary Association: no.

- Chinook (*Oncorhynchus tshawytscha*): presence – identified as occurring in Kelsey Creek. Primary Association: yes.

- Bull trout (*Salvelinus confluentus*): unlikely presence – not known to occur within Kelsey Creek. Primary Association: no.

- Coho salmon (*Oncorhynchus kisutch*): presence – known to occur within Kelsey Creek. Primary Association: yes.

- River lamprey (*Lampetra ayresi*): unlikely presence – not known to occur within Kelsey Creek. Primary Association: no.

Of the 23 species of local importance, Chinook salmon and Coho salmon are known to occur within Kelsey Creek and have a primary association with habitat on the project site. Although not listed as species of local importance by the City of Bellevue, other priority fish species within Kelsey Creek listed by the WDFW include coastal resident cutthroat, sockeye salmon, and winter steelhead. No other species of local importance are anticipated to utilize the site on a regular basis.

2.3 Other Wildlife

The project site likely provides habitat for a variety of songbird and small mammals that are acclimated to suburban development. Larger mammals are unlikely to utilize the site due to its isolation and disconnect from other significant habitat areas by a network of surrounding development and roadways.

3.0 PROPOSED PROJECT

The proposed project consists of the development of the VIDA multi-family residential development. Since the construction would occur within the existing developed portion of the site, there would be no loss of significant habitat area on the property. Modifications within the stream buffer will be limited to: 1) removal of existing asphalt parking and re-planting with native species, 2) removal of invasive plant species and re-planting along the sloped buffer, 3) installation of a pedestrian trail along the outer edge of the buffer, and 4) construction of an underground stormwater conveyance and outfall.

3.1 Impacts to Wildlife Species of Local Importance from Proposed Project

Since no impacts to Kelsey Creek or the primary habitat of salmonids would occur as part of the project, there are no anticipated negative impacts to these species from the proposed development. Implementation of the proposed buffer enhancement plan would provide a net benefit to the salmonids located within the creek. Native plantings will provide increased shade and long-term large woody debris recruitment. The plantings would also create habitat for benthic invertebrates,

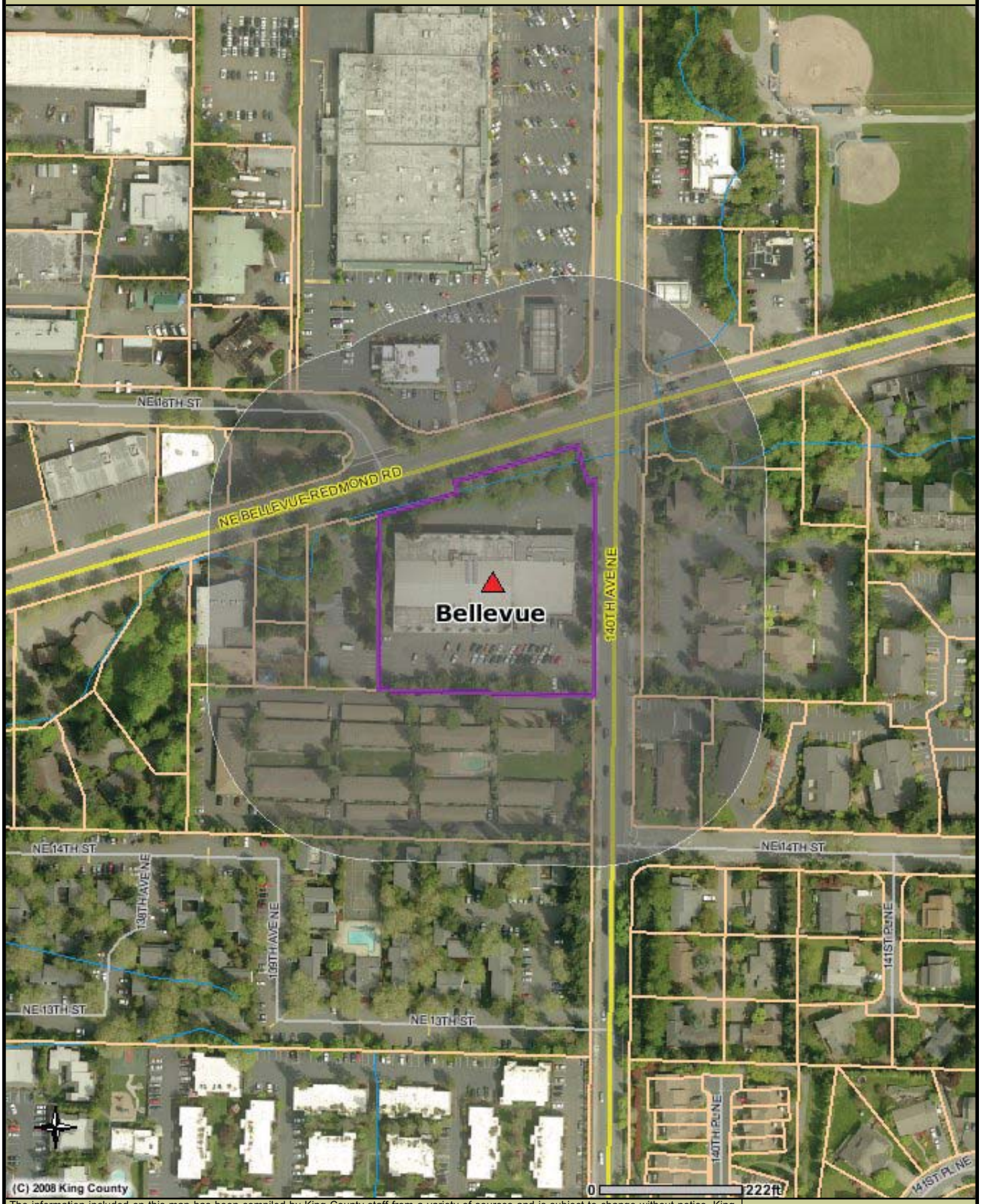
while contributing detritus and other desirable allochthonous inputs into the aquatic environment.

3.2 Vegetation Management Plan

As part of the proposed project, the critical area buffers on the site would be enhanced to provide a significant improvement in habitat quality. Existing asphalt and invasive species would be removed within the buffer and the area planted with a wide variety of native tree and shrub species (see detailed planting plan).

The native plantings would increase the plant species and structural diversity of the buffer while providing a visual and physical screen to Kelsey Creek from the proposed project. Implementation of the buffer enhancement plan would significantly increase the habitat and protective functions of the buffer over current conditions.

VIDA - Zone B Wildlife Habitat Assessment



Date: 11/10/2014 Source: King County iMAP - Sensitive Areas (http://www.metrokc.gov/GIS/iMAP)

King County

VIDA

Date: 11/8/2014 Source: King County iMAP - Sensitive Areas (http://www.metrokc.gov/GIS/iMAP)

King County

City of Bellevue

DRAFT FUNCTIONAL ASSESSMENT TOOL

for Upland Habitat

Property address 1505 - 140th AVE NE

Location 05E Range 25N Township 27 Section

Parcel number 272505-9172

Property owner

Telephone number ( ) -

Project name VIDA

Project contact JOHN ALTMANN

Telephone number (425) - 333-4535

Address PO BOX 578, CARNATION, WA 98014

Staff JOHN ALTMANN

Date(s) of site visit(s) 05/21/14 + 11/8/14

Washington Department of Fish and Wildlife Priority Habitat and Species (PHS) data obtained? Y/N YES

1.0	PROPERTY DESIGNATION	Zone A	Zone B	Zone C	Zone D		Zone
1.1	Existing impervious surface	>90%	50-90%	20-50%	0-20%	78% EXISTING IMPERVIOUS	B
2.0	**LANDSCAPE PARAMETERS**	**No points**	**1 point**	**2 points**	**3 points**	**Additional points**	**Total**
2.1	**Land use/development density**	Zone A	Zone B	Zone C	Zone D		1
2.2	***Occurrence (number) of habitat types**	0	1	2	3+		1
2.3	****Proximity of known critical areas (distance to edge)**	>2,500 ft	<2,500 ft	<1,200 ft	<100 ft	+1 point if contiguous with critical area	4
2.4	**Habitat connectivity and corridors**	No connection to other habitat areas	≥50-foot-wide connection to vegetated areas of at least 1 acre	≥50-foot-wide connection to vegetated areas of at least 50 acres but not listed parks***	≥50-foot-wide connection King County wildlife network or listed parks***	+1 point for ≥150-foot-wide connection King County wildlife network or listed parks***	0
2.5	**Patch size**	<0.-1.0 ac	1.0-5.0 ac	>5-10 ac	10-42 acres	>42 acres = 4 points	0

City of Bellevue

DRAFT FUNCTIONAL ASSESSMENT TOOL

for upland habitat

2.0	LANDSCAPE PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
2.6	***Interspersion of habitat patches (excluding patches <1 ac in area)**	No or isolated patch (no others within 0.5-ac circle)	Low	Moderate	High	+1 point if wildlife network or listed park is included	0
3.0	**LOCAL PARAMETERS**	**No points**	**1 point**	**2 points**	**3 points**	**Additional points**	**Total**
3.1	**Size of native trees on site**	No significant trees on site	6-12" dbh tree(s) present	12-20" dbh tree(s) present	>20" dbh tree(s) present	+1 point if tree(s) >30" dbh are present	3
3.2	**Coniferous component**	No conifers on site	Conifers very sparse or present in understory only	Conifers co- or sub-dominant in overstory	Conifers dominant	+1 point if conifers >30" dbh are present	2
3.3	**Percent cover (sample vegetated areas only)**						
	Ground layer (0-2.3 ft) (5-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%; -1 point if mowed grass is >50%	1
	Shrub layer (2.3-25 ft) (10-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	3
	Canopy (>25 ft) (30-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	3
3.4	**Vegetative vertical structural diversity (foliage height diversity)**	FHD = 0	FHD < 0.70	FHD = 0.70-0.90	FHD > 0.90	1.01	3
3.5	**Vegetative species richness**	0-1 species	2-5 species	6-19 species	20+ species		2
3.6	**Invasive species component**	>75% cover	25-75% cover	10-25%cover	<10% cover		1

City of Bellevue

DRAFT FUNCTIONAL ASSESSMENT TOOL

for Upland Habitat

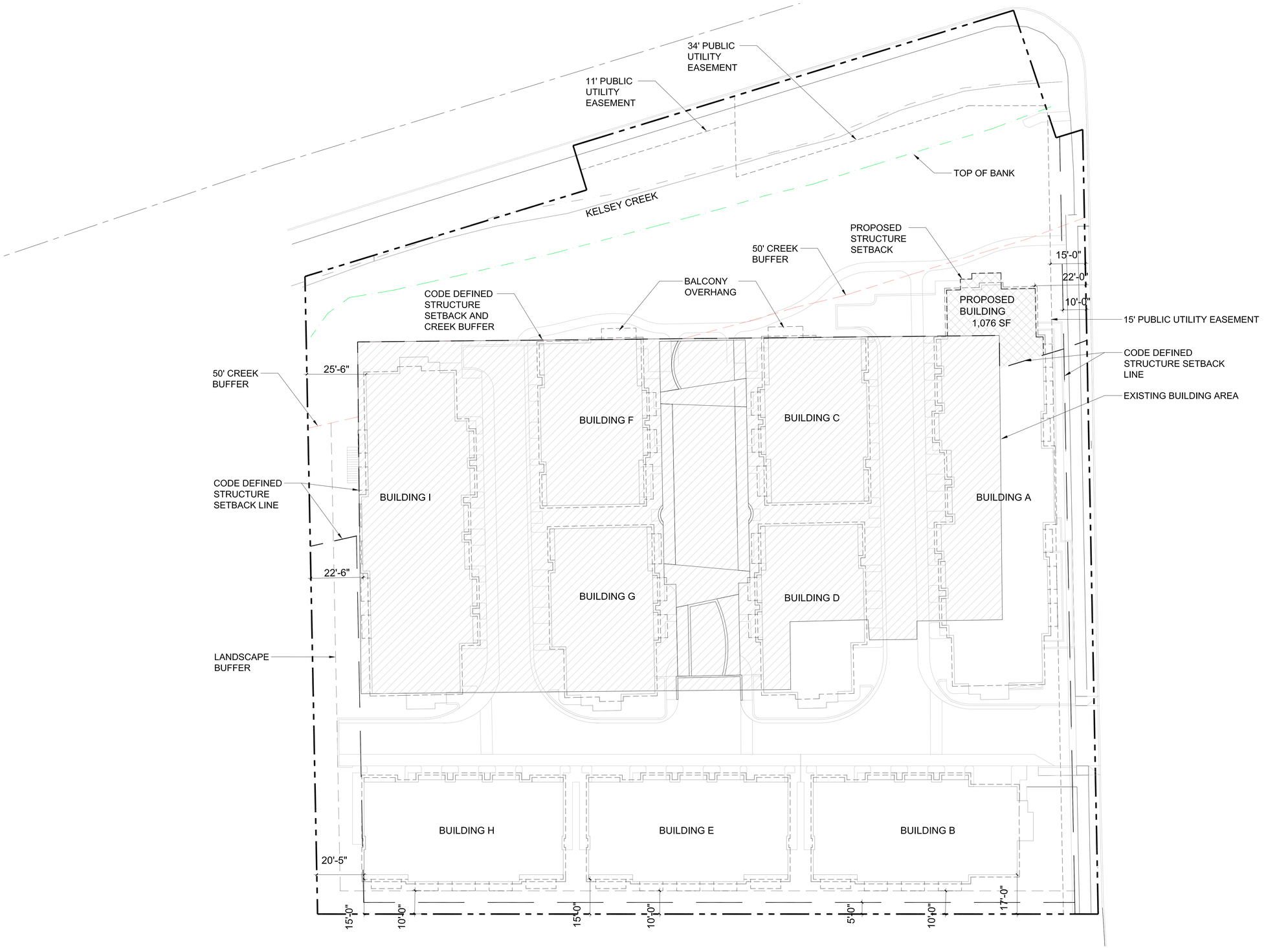
3.0	LOCAL PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
3.7	**Proximity to year-round water**	>1.0 mi or artificial feature with maintained /invasive buffer present within 0.3-1 mi	0.3-1.0 mi or artificial feature with maintained/ invasive buffer present within <0.3 mi	<0.3 mi or artificial feature with maintained/ invasive buffer present within patch	Natural water feature present within patch with native buffer		3
3.8	**Snags (≥4 in dbh)**	No snags on site	1/ac or fewer	2-6/ac	>7/ac	Add 0.5 point for each >20 in dbh and 1 point for each >30 in dbh	1
3.9	**Other habitat features**	None	1	2-4	5 or more		1
Landscape parameters points							6
Local parameters points							23
TOTAL POINTS							29

* Use circle of the appropriate size for the property's zone:

Zone A – 0.5 ac
Zone B – 5.0 ac
Zone C – 100 ac
Zone D – 250 ac

** PHS data required for sites in Zone D

***Parks: Mercer Slough, Phantom Lake wetland complex, Larson Lake wetland complex, Cougar Mountain Regional Wildland Park, Weowna Park; King County wildlife network



SITE PLAN - EXHIBIT A

0' 5' 10' 20' 40'

A14-531

VIDA TOWNHOMES

DESIGN REVIEW | BELLEVUE, WA 04.10.2015

Freiheit & Ho architects

JAPANESE KNOTWEED - INJECT PER KING COUNTY STANDARDS - PLANT AT 100% DENSITY

RED ALDER

MONOTYPIC HIMALAYAN BLACKBERRY - PLANT AT 100% DENSITY

NO ENHANCEMENT FROM OHWL UP TO PROPERTY LINE ON THIS SIDE

SNAG (TYP.)

HIMALAYAN BLACKBERRY WITH 50% SWORD FERN - PLANT AT 100% DENSITY MINUS THE EXISTING TREES

DOUGLAS FIR

STEEP SLOPES - MIX OF SWORD FERN AND HIMALAYAN BLACKBERRY - SELECTIVELY HAND REMOVE BLACKBERRY WHERE SAFELY POSSIBLE AND REPLANT WITH TWINBERRY AND SNOWBERRY CUTTINGS AT 50% DENSITY

EXISTING DOWNED WHITE POPLAR TO REMAIN

SPLIT-RAIL CEDAR FENCE

MONOTYPIC HIMALAYAN BLACKBERRY AND IVY - PLANT AT 100% DENSITY MINUS THE EXISTING TWO TREES

BIRCH

HAZELNUT

SEE LANDSCAPE PLANTING PLAN BY CORE DESIGN.

UPPER DECKS WITH PLANTING UNDERNEATH

IMPERVIOUS SURFACE WITHIN THE STRUCTURE SETBACK

SEE NATIVE LANDSCAPE PLANTING PLAN BY CORE DESIGN.

BLDG "F"
FF= 192.58

BLDG "C"
FF= 193.20

BLDG "I"
FF= 192.61

BLDG "G"
FF= 192.61

BLDG "D"
FF= 193.32

BLDG "A"
FF= 193.32

BLDG "H"
FF= 193.05

BLDG "E"
FF= 193.08

BLDG "B"
FF= 194.21

FF= 193.45

FF= 193.71

FF= 194.91

FF= 195.91

PLAN LEGEND

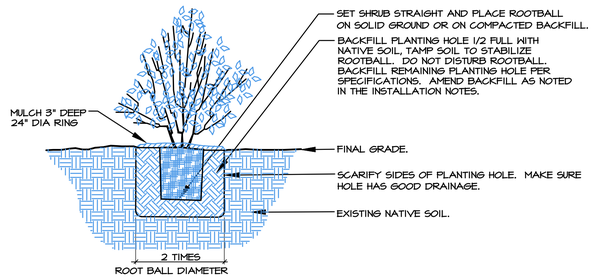
- PROPERTY LINE
- ORDINARY HIGH WATER OF CREEK
- TOP OF SLOPE
- CODE DEFINED CREEK BUFFER
- CODE DEFINED STRUCTURE SETBACK
- PROPOSED STRUCTURE SETBACK
- EXISTING TREES
- SPLIT-RAIL CEDAR FENCE - SEE DETAIL

BUILDING SETBACK REDUCTION

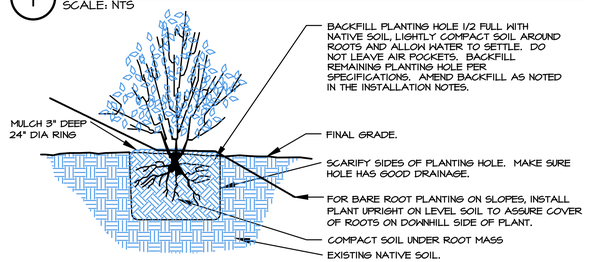
STRUCTURE SETBACK REDUCTION AREA	1,076 SF
IMPERVIOUS SURFACE WITHIN THE STRUCTURE SETBACK	898 SF

ENHANCEMENT LEGEND

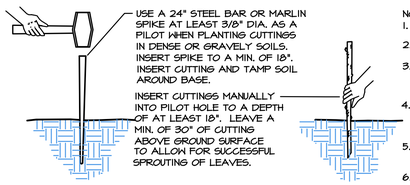
ZONE 1 BUFFER ENHANCEMENT - 100% PLANTING DENSITY	4,122 SF
ZONE 2 BUFFER ENHANCEMENT - 100% PLANTING DENSITY	13,406 SF
ZONE 3 BUFFER ENHANCEMENT - 50% PLANTING DENSITY	2,032 SF
ZONE 4 ENHANCEMENT WITHIN BUFFER - REFER TO NATIVE LANDSCAPE PLANTING PLAN BY CORE DESIGN, INC.	486 SF
ENHANCEMENT WITHIN STRUCTURE SETBACK - REFER TO NATIVE LANDSCAPE PLANTING PLAN BY CORE DESIGN, INC.	1,702 SF
ZONE 5 BUFFER ENHANCEMENT ONSITE - 100% DENSITY OF SHRUBS AND GROUNDCOVER	1,874 SF
BUFFER ENHANCEMENT OFFSITE - 100% DENSITY OF SHRUBS AND GROUNDCOVER	654 SF



1 CONTAINER PLANTING DETAIL (TYP.)
SCALE: NTS



2 BARE-ROOT PLANTING DETAIL (TYP.)
SCALE: NTS



NOTES:
1. CUTTINGS SHALL BE SPECIES AS NOTED IN THE PLANT SCHEDULE.
2. CUTTINGS SHALL BE AT LEAST 1/2" DIA. AND 4' (min.) IN LENGTH.
3. CUTTINGS MUST BE ALIVE WITH SIDE BRANCHES CLEARLY REMOVED AND BARK INTACT. CUTTINGS SHALL BE PLANTED WITHIN 24 HOURS OF CUTTING.
4. THE BUTT ENDS SHOULD BE CLEANLY CUT AT AN ANGLE FOR EASY INSERTION INTO THE SOIL. THE TOP SHOULD BE CUT SQUARE OR BLUNT.
5. CUTTINGS MUST BE FRESH AND KEPT MOIST AFTER CUTTING. THEY SHOULD BE PRUNED AND INSTALLED THE SAME DAY.
6. DIP BOTTOM OF CUTTING IN A PLANT ROOTING HORMONE PRIOR TO INSERTION INTO THE SOIL.

3 CUTTING INSTALLATION (TYP.)
SCALE: NTS

GRAPHIC SCALE (IN FEET)
0 10 20 30 40 60
SCALE: 1:20

N

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY CORE DESIGN, INC., 14711 NE 29TH PLACE, SUITE 101, BELLEVUE, WA 98007, (425)885-7877.

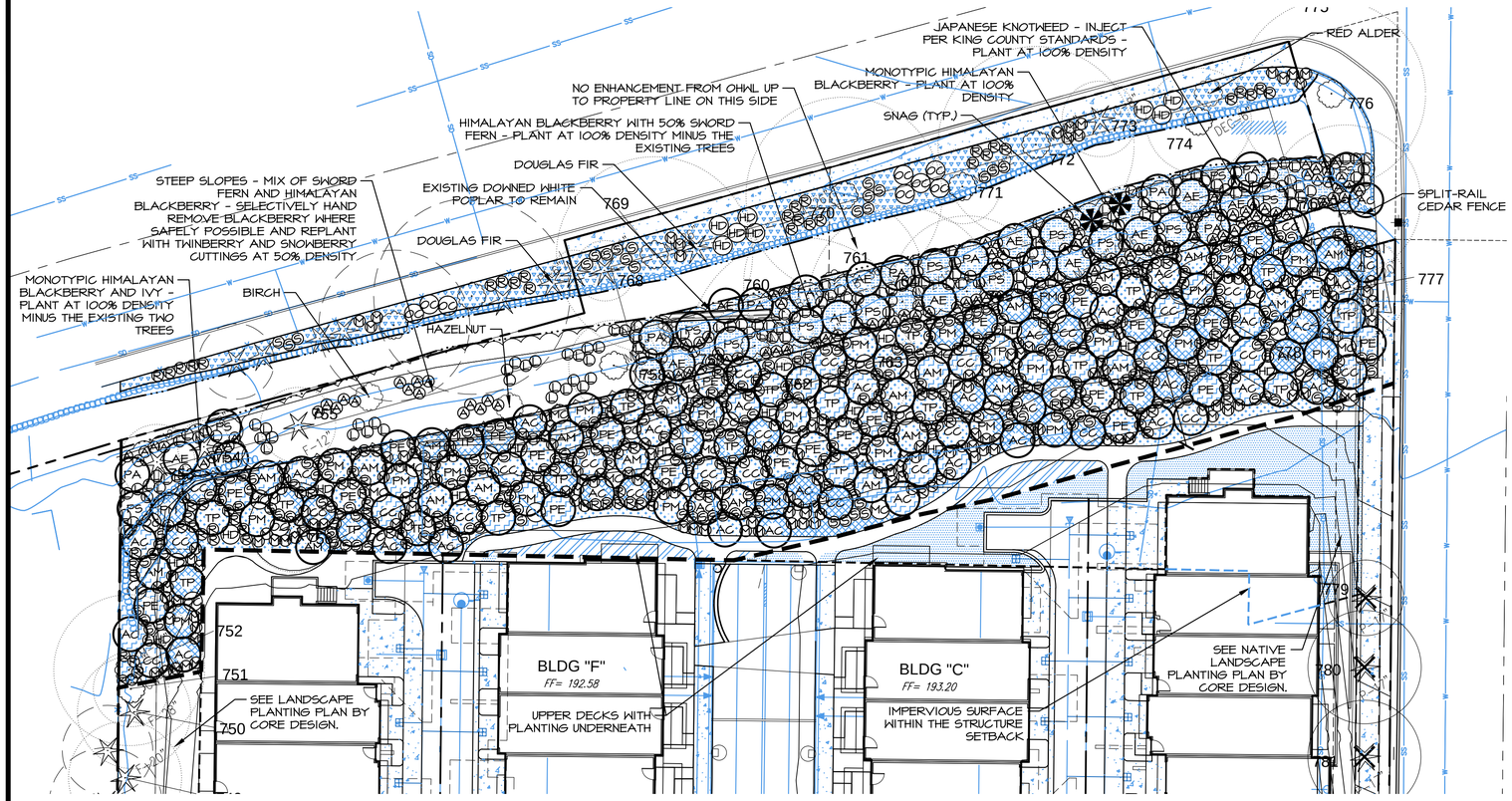
Altmann Oliver Associates, LLC | AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4599

OVERVIEW PLAN
FINAL STREAM BUFFER ENHANCEMENT PLAN
VIDA - 1505 140th AVE - BELLEVUE, WA
IS PROPERTY INVESTMENTS, LLC

Revisions	Date	By

Date 04-09-15
Scale AS NOTED
Project# 4624

Sheet # W1.1



SPECIFICATIONS

1. PRIOR TO ANY SITE WORK, THERE SHALL BE A PRE-CONSTRUCTION MEETING BETWEEN THE OWNER, LANDSCAPE CONTRACTOR, AND AOA.
2. PROJECT SURVEYOR SHALL DELINEATE WITH COLORED FLAGGING & REBAR, THE PROPOSED BUFFER PRIOR TO ANY WORK.
3. ALL OF THE EXISTING KNOTWEED ON THE SITE MUST BE ERADICATED VIA STEM-INJECTION METHOD APPROVED BY KING COUNTY. AOA TO REVIEW KNOTWEED ERADICATED PRIOR TO CLEARING OF DEAD PLANT PARTS AND PRIOR TO PLANTING.
4. PRIOR TO PLANTING, ALL STRUCTURES, GRAVEL, CONCRETE AND OTHER NON-ORGANIC DEBRIS AND ALL INVASIVE PLANTS SHALL BE GRUBBED (ALL PLANTS WITH ROOTS) AND EXPORTED FROM THE SITE. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIFE, MORNING GLORY, JAPANESE KNOTWEED, ENGLISH IVY, HOLLY THISTLE, PERIWINKLE, BIRDSFOOT TREFOIL, POISON HEMLOCK, YELLOW ARCH ANGEL AND CREEPING NIGHTSHADE.
5. COMPACTED AREAS SHALL BE DECONSOLIDATED WITH TILLING TO A MINIMUM DEPTH OF 12 INCHES. 6" OF IMPORTED PACIFIC GARDEN MULCH SHALL BE PLACED TO PRE-CLEARING GRADES AND WITHIN AREAS AS DIRECTED BY AOA UPON COMPLETION OF CLEARING AND GRUBBING OF INVASIVES. ABOVE THE TOP OF SLOPE TO THE STREAM, THE PSM SHALL BE TILLED INTO THE TOP 12" OF NATIVE SOIL PRIOR TO PLANTING.
6. IN THE STEEP SLOPE DOWN TO THE STREAM 1/2" NATURAL JUTE MESH SHALL BE PLACED IN ALL BARE AREAS PRIOR TO PLANTING.
7. ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH UNLESS SUPPLEMENTAL IRRIGATION IS PROVIDED IMMEDIATELY FOLLOWING PLANT INSTALLATION.
8. PRIOR TO PLANTING, AOA SHALL REVIEW PLANT LAYOUT IN ALL PLANTING AREAS.
9. ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT. PITS SHALL BE BACKFILLED WITH A 30/70 MIX OF STEERCO TO NATIVE SOIL. PLANTS SHALL BE INSTALLED 2" HIGH AND RE-MULCHED TO A DEPTH OF 3" WITH ARBORIST MULCH (PREVIOUSLY APPROVED BY AOA) PLACED CONTINUOUSLY THROUGHOUT PLANTING AREAS, FOR SOIL MOISTURE RETENTION AND WEED SUPPRESSION.
10. NATIVE PLANT CUTTINGS SHALL BE GROWN AND COLLECTED IN THE MARITIME PACIFIC NORTHWEST. CUTTINGS SHALL BE OF ONE- TO TWO-YEAR-OLD WOOD, 3/8" DIA. MINIMUM. CUTTINGS SHALL BE A MINIMUM OF 4' IN LENGTH WITH 4 LATERAL BUDS EXPOSED ABOVE GROUND AFTER PLANTING. THE TOP OF EACH CUTTING SHALL BE A MINIMUM OF 1" ABOVE A LEAF BUD, THE BOTTOM CUT 2" BELOW A BUD. THE BASAL ENDS OF THE CUTTINGS SHALL BE CUT AT A 45 DEGREE ANGLE AND MARKED CLEARLY SO THAT THE ROOTING END IS PLANTED IN THE SOIL. CUTTINGS MUST BE KEPT COVERED AND MOIST DURING STORAGE AND TRANSPORT, AND NO CUTTINGS SHALL BE STORED MORE THAN THREE DAYS FROM DATE OF CUTTING. CUTTINGS SHALL ONLY BE USED IF PLANTING OCCURS BETWEEN DECEMBER 1ST AND APRIL 1ST. FOR PLANTING BETWEEN APRIL 1ST AND DECEMBER 1ST, ROOTED CUTTINGS OR SAPLINGS SHALL BE USED.
11. ALL PLANTS SHALL BE NURSERY GROWN (IN W. WA OR OR.) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
12. BARE-ROOT PLANTS OF EQUAL OR LARGER SIZE CAN BE SUBSTITUTED FOR NOOTKA ROSE, AND SNOWBERRY ONLY. ALL OTHER PLANTS SHALL BE CONTAINER MATERIAL.
13. AOA SHALL REVIEW DURING INVASIVE REMOVAL, PLANT LAYOUT AND AFTER PLANTING.
14. UPON COMPLETION OF PLANTING, ALL PLANTS AND SEEDED GROUND SHALL BE THOROUGHLY WATERED.
15. UPON APPROVAL OF PLANTING INSTALLATION BY AOA, CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
16. ALL PLANTS WITHIN THE BUFFER SHALL BE WATERED VIA A TEMPORARY ABOVE-GROUND IRRIGATION SYSTEM DESIGN-BUILT BY THE LANDSCAPE CONTRACTOR. WATERING SHOULD OCCUR TWICE-WEEKLY JUNE 15-OCTOBER 31 THE FIRST YEAR AFTER PLANTING AND ONCE WEEKLY JULY 1-OCTOBER 1 THE SECOND YEAR AFTER PLANTING. FLOW SHOULD OCCUR AT A RATE OF 1/2" OF WATER DURING EACH WATERING EVENT, ENSURING COMPLETE SATURATION OF THE ROOT ZONE OF ALL PLANTED PLANTS. WINTERIZE BY OCTOBER 31 OF EACH YEAR.
17. MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			1		1		1			1		
GENERAL MAINT.			1		1		1			1		
WATERING - YEAR 1						4	8	8	8	4		
WATERING - YEAR 2							4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

PLANT SCHEDULE (ZONE 1 BUFFER ENHANCEMENT)

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
AE	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	9' O.C.	35	SEEDLING	FULL & BUSHY
PS	PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	9' O.C.	15	SEEDLING	FULL & BUSHY
PA	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	9' O.C.	11	SEEDLING	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	5' O.C.	3' O.C.	378	4' CUTTING	3/8" DIA. MIN., BARK INTACT
A	SYMPHORICARPOS ALBUS	SNOWBERRY	5' O.C.	3' O.C.	312	4' CUTTING	3/8" DIA. MIN., BARK INTACT

*3 CUTTING PER SYMBOL

IN KNOTWEED AREA - SHRUB CUTTINGS TO BE PLANTED AT 3' O.C. DENSITY

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
	POLYSTICHUM MUNITUM	SWORD FERN	4.5' O.C.	4' O.C.	65	1 GAL.	FULL & BUSHY

PLANT SCHEDULE (ZONE 2 BUFFER ENHANCEMENT)

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
AM	ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	9' O.C.	24	2 GAL.	SINGLE TRUNK, WELL BRANCHED
CC	CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	9' O.C.	28	2 GAL.	MULTI-STEM (3 MIN.)
PE	PRUNUS EMARGINATA	BITTERCHERRY	9' O.C.	9' O.C.	25	2 GAL.	SINGLE TRUNK, WELL BRANCHED
PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	9' O.C.	22	2 GAL.	FULL & BUSHY
TP	THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	9' O.C.	23	2 GAL.	FULL & BUSHY

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	9' O.C.	9' O.C.	31	2 GAL.	MULTI-STEM (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	4.5' O.C.	5' O.C.	19	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	4.5' O.C.	3' O.C.	96	1 GAL.	FULL & BUSHY
MC	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	4.5' O.C.	5' O.C.	19	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	4.5' O.C.	5' O.C.	20	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	4.5' O.C.	3' O.C.	201	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	4.5' O.C.	3' O.C.	215	1 GAL.	MULTI-STEM (3 MIN.)

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	4.5' O.C.	3' O.C.	170	1 GAL.	FULL & BUSHY
	GAULTHERIA SHALLON	SALAL	4.5' O.C.	3' O.C.	163	1 GAL.	FULL & BUSHY
	FRAGARIA CHILOENSIS	COAST STRAWBERRY	4.5' O.C.	3' O.C.	180	1 GAL.	FULL & BUSHY

PLANT SCHEDULE (ZONE 3 BUFFER ENHANCEMENT)

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
L	LONICERA INVOLUCRATA	BLACK TWIN-BERRY	10' O.C.	3' O.C.	78	4' CUTTING	3/8" DIA. MIN., BARK INTACT
A	SYMPHORICARPOS ALBUS	SNOWBERRY	10' O.C.	3' O.C.	45	4' CUTTING	3/8" DIA. MIN., BARK INTACT

*3 CUTTING PER SYMBOL

PLANT SCHEDULE (ZONE 4 BUFFER ENHANCEMENT - SEE NATIVE LANDSCAPE PLANTING PLAN BY CORE DESIGN)

KEY	
	ENHANCEMENT WITHIN STRUCTURE SETBACK
	ENHANCEMENT WITHIN BUFFER

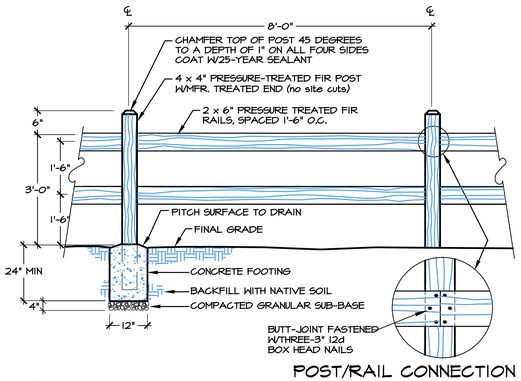
PLANT SCHEDULE (ZONE 5 BUFFER ENHANCEMENT)

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	4.5' O.C.	5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	4.5' O.C.	3' O.C.	16	1 GAL.	FULL & BUSHY
OC	OEMLERIA CERASIFORMIS	INDIAN PLUM	4.5' O.C.	5' O.C.	8	1 GAL.	MULTI-STEM (3 MIN.)
R	ROSA NUTKANA	NOOTKA ROSE	4.5' O.C.	3' O.C.	27	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	4.5' O.C.	3' O.C.	18	1 GAL.	MULTI-STEM (3 MIN.)

GROUNDCOVER

KEY	SCIENTIFIC NAME	COMMON NAME	DENSITY	SPACING	QTY.	SIZE	NOTES
	GAULTHERIA SHALLON	SALAL	4.5' O.C.	2' O.C.	352	1 GAL.	FULL & BUSHY



POST/RAIL CONNECTION

NOTES:
1. RAIL FENCE TO ALIGN WITH LAND GRADIENT.
2. TREAT WITH CLEAR PRESERVATIVE UPON COMPLETION OF INSTALLATION.
3. ALL FASTENERS TO BE GALVANIZED STEEL.

1 SPLIT-RAIL CEDAR FENCE

SCALE: NTS

GRAPHIC SCALE (IN FEET)

0 10 20 30 40 60

SCALE: 1:20

N

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY CORE DESIGN, INC., 14711 NE 29TH PLACE, SUITE 101, BELLEVUE, WA 98007, (425)885-7877.

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4599

OVERVIEW PLAN
FINAL STREAM BUFFER ENHANCEMENT PLAN
PLANTING PLAN, SCHEDULES & SPECIFICATIONS
IS PROPERTY INVESTMENTS, LLC

Revisions	Date	By

Date 04-09-15
Scale AS NOTED
Project# 4624

Sheet # WL2

Nicole M. Bedwell (HMB)
January 21, 2015

City of Bellevue Submittal Requirements	27

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the 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 City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. 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." Giving 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 Planner in the Permit Center 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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

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.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: G'Bibber LLC

Proponent: IS PROPERTY INVESTMENTS LLC

Contact Person: Arthur Chang
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Address: 5209 Lake Washington Blvd NE Suite 200
Kirkland Washington 98033
Phone: (425) 827-2100

Proposal Title: Vida Townhomes

Proposal Location: 1505 140th Ave NE, Bellevue WA 98007
(Street address and nearest cross street or intersection) Provide a legal description if available.
(nearest cross street 140th Ave NE and NE Bel Red)
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: The project proposes the construction of 49 town homes with 98 parking spaces
2. Acreage of site: 2.61
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 49/9
5. Square footage of buildings to be demolished: 43299
6. Square footage of buildings to be constructed: Appx. 78,022sf
7. Quantity of earth movement (in cubic yards): 4,800 CY
8. Proposed land use: Multifamily Residential
9. Design features, including building height, number of stories and proposed exterior materials:
   Buildings will meet BR-ORT zoning Standards and building code. Building materials will be consistent with other buildings in the area and will meet Design Reviews standards.
10. Other

Estimated date of completion of the proposal or timing of phasing:
2016

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None at this time

1.21.15 AMB

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

- Critical Areas Study - Stream Deliniation
- Geotechnical Study - Stormwater Managment Report
- Traffic Impact Report

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None to our knowledge

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

SEPA Determination, Binding Site Plan Approval, Design Review Approval, Drainage Plan Approval, Grading Permit, Building Permits, Utility Developer Extension Agreements, NPDES

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

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

☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

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

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

☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? Approximately 30%

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

According to the the USDA's Web Soil Survey the site is Alderwood gravelly sandy loam (AgC)

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

No

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

The top 6 inches of the site will be removed in order to remove the all existing impervious surface. Approximately 1,600 CY of cut is required for installation of a stormwater vault. Total net volume is approximately 1,500 CY of fill. Source of fill will be determined at time of construction.

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

Yes, however, the use of BMPs is expected to mitigate any type of erosive situation

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

The development design is at 74.8% and will not exceed 75% on-site maximum impervious surfaces as required by City of Bellevue Code.

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

A temporary erosion and sedimentation control (TESC) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, sediment ponds and other measures which may be used in accordance with the requirements of the City. – per BCC 23.76 require ESWPP

2. AIR

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

During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other typical of a residential neighborhood.

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

Off-site sources of emissions are typical of the residential/office properties that surround the site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.

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

Construction impacts will be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington.

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.

Yes. Kelsey Creek runs along the northern property boundary. Kelsey Creek runs into Richards Creek, which flows into Mercer Slough, and ultimately Lake Washington.

(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.

Yes. Work will be to remove current buildings and asphalt parking and to replace with City of Bellevue approved plantings commensurate with a high quality stream buffer. In addition, within the stream corridor invasive species will be removed and areas replanted with vegetation recommended by a

HMB 1.21.15

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

None.

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

No, there will be no withdrawals or diversions

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

Yes, a small portion below the existing creek bank. Approximately elevation 182 NAVD 88

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

No.

b. Ground

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

No groundwater will be withdrawn. Public water mains already exist and serve the site. No water will be discharged to groundwater except through the incidental infiltration of stormwater.

(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. The site will be served by sanitary sewers.

c. Water Runoff (Including storm water)

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

Currently stormwater is neither detained nor is it treated prior to discharge to Kelsey Creek. As part of the proposal, stormwater runoff from roadways and other impervious surfaces will be collected, detained, and cleaned via a detention vault that will be constructed on-site. The vault is proposed to be 32' x 138' x 8.5' (includes 12" freeboard and 6" sediment storage). Prior to discharge from the vault, stormwater will be detained and released at the same rate as a forested site, and the stormwater will b

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

No. All areas that potentially contain pollutants will be collected, treated in the detention vault prior to release.

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

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from stormwater runoff. This system will include water quality vault. During construction the storm system and the rest of the site sediment control will include temporary erosion control barriers: Chemical treatment (i.e. Chitosan or other chemical flocker), silt fence, ground covering, etc.

4. Plants

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

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

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

A preliminary landscape plan has been prepared and is part of the submittal package. Please refer to the landscape plan.

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

None

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

50% of standard-plantings will be native. Furthermore, a native mitigation buffer has been proposed. Please refer to the landscape plan and mitigation plan for more detailed information.

5. ANIMALS

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

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

1.21.15 pmm

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

Chinook Salmon (Oncorhynchus tshawytscha) have been found in Kelsey Creek, though this project will not work within the ordinary water mark, and is in fact improving the stream buffer to a better condition than exists today.

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

The site is part of the Pacific Flyway

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

The project proposal is to remove an existing asphalt parking area, and to replace it with a vegetating functioning buffer that far improves the current buffer status. In addition, the proposal removes invasive species from the

6. Energy and Natural Resources

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

Electricity and/or natural gas will be the primary source of energy used to provide heating and cooling.

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

No

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

The requirements of the Uniform Building Code and the State Energy Code will be incorporated.

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.

This project will not generate any environmental health hazards.

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

None to our knowledge.

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

There are no on-site environmental health hazards known to exist today, nor are there any that will be generated as a direct result of this project.

1.21.15 HnB

b. Noise

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

The main source of off-site noise in this area originates from the vehicular traffic present on Bel-Red Rd.

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

The main source of off-site noise in this area originates from the vehicular traffic present on Bel-Red Rd.

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

Building construction will be done during the hours prescribed by the City of Bellevue. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum.

8. Land and Shoreline Use

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

Multifamily residential and commercial

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

No

c. Describe any structures on the site.

There is currently a large 43,299 sf wood-frame structure who's previous use was a fitness facilty.

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

Yes. The entire structure will be demolished.

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

BR-ORT

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

BR-ORT

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.

Yes. Kelsey Creek which runs along the northern boundary of the property and associated floodplain.

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

Approximately 122.5 (49 x 2.5 number of people per unity = 122.5)

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

None

1.21.15 -Hmb

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

There are none because the site was used for commercial purposes

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

The project will comply with the current zoning of the site, and the units will be subject to Design Review to ensure the architecture and amenities are consistent with the intended desired feel of the district.

9. Housing

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

Forty nine (49). The units will be in the middle income range

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

Not applicable

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

None, no homes exist on site.

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 proposed structure will be no taller than 45' per City of Bellevue Code

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

None

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

The project will comply with the current zoning of the site and will go through Design Review

1.21.15 - HWB

11. Light and Glare

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

Building lighting, exterior lighting, and vehicles using the site. Before dawn and evenings.

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

Not to our knowledge.

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

Sources from vehicles and street lighting from the adjacent streets and structures

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

Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.

12. Recreation

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

Bellevue Highlands Park, Bellevue Skate Park, and the Highlands Community Center are .1 miles away

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

The previous use of the building to be demolished was a fitness facility (24Hr. Fitness).

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project proposes approximately 2,050 sf of multifamily play area for residences of the project.

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 to our knowledge

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

Not applicable

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

Not applicable

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.

The site will gain access off of the existing access point from 140th Ave NE

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

No. The sites nearest transit stop is approximately 100ft away on Bel-Red Rd.

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

117 existing stalls and 3 existing ADA stalls to be eliminated. 98 new stalls to be constructed.

1.21.15 - HWS

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

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

None known.

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

Approximately 25 p.m. peak hour vehicle trips.

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

The previous use generated 153 p.m. peak hour trips, and the proposed project is expected to generate approximately 26 p.m. peak hour trips. The proposal will drastically reduce the traffic generated from this site.

15. Public Services

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

The need for public service such as fire, health, and police protection will be typical of a multifamily development of this size. The school children originating from the homes in this development will attend the schools in the Bellevue School District.

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

The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.

16. Utilities

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

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

Electricity & Natural gas - Puget Sound Energy. Water/Sewer - City of Bellevue. Refuse - Republic Services. Telephone - Century Link. Cable TV- Comcast.

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... 12/8/14

1.21.15