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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Overlake Hospital futureCare

LOCATION OF PROPOSAL: 1035 116th Avenue NE

DESCRIPTION OF PROPOSAL: Overlake Hospital requests Design Review approval to construct a new East Tower of approximately 245,000 square feet. The proposal will include the demolition of a 3-story hospital bed wing (approximately 60,000 square feet). The new East Tower will be 5 stories in height. A modest increase of beds will occur with this application from 121 to 129 for a net increase of eight beds. The 121 beds will be relocated from existing hospital buildings. There will be 15 net new parking stalls, new site landscaping and associated utilities with the new East Tower.

FILE NUMBERS: 17-111083 LD **PLANNER:** Antoinette Pratt, Senior Planner

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 **12/28/2017**

☐ 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

EJS for Carol Helland **12/14/2017**
Environmental Coordinator 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 Staff Report

Proposal Name:	Overlake Hospital futureCARE
Proposal Address:	1035 116th Avenue NE
Proposal Description:	Overlake Hospital requests Design Review approval to construct a new East Tower of approximately 245,000 square feet. The proposal will include the demolition of a 3-story hospital bed wing (approximately 60,000 square feet). The new East Tower will be 5 stories in height. A modest increase of beds will occur with this application from 121 to 129 for a net increase of eight beds. The 121 beds will be relocated from existing hospital buildings. There will be 15 net new parking stalls, new site landscaping and associated utilities with the new East Tower.
File Numbers:	**17-111083-LD**
Applicant:	Overlake Hospital Medical Center
Decisions Included:	Design Review and SEPA Determination
Process:	Process II, (LUC 20.35.200)
Planner:	Antoinette Pratt, Senior Planner
Threshold Determination: State Environmental Policy Act (SEPA):	Determination of Non-Significance FOR Carol V. Helland, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Michael A. Brennan, Director Development Services Department By Elizabeth A. Stead, Land Use Director

Application Date:	April 19, 2017
Notice of Application:	June 1, 2017
Minimum Comment Period:	June 15, 2017
Public Meeting Date:	June 15, 2017
Notice of Decision Date:	**December 14, 2017**
SEPA/Project Appeal Deadline:	**December 28, 2017**

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 MDP decision within the noted comment period for a SEPA Determination. Appeals must be received in the City Clerk's Office by 5 pm on the date noted for appeal of the decision.

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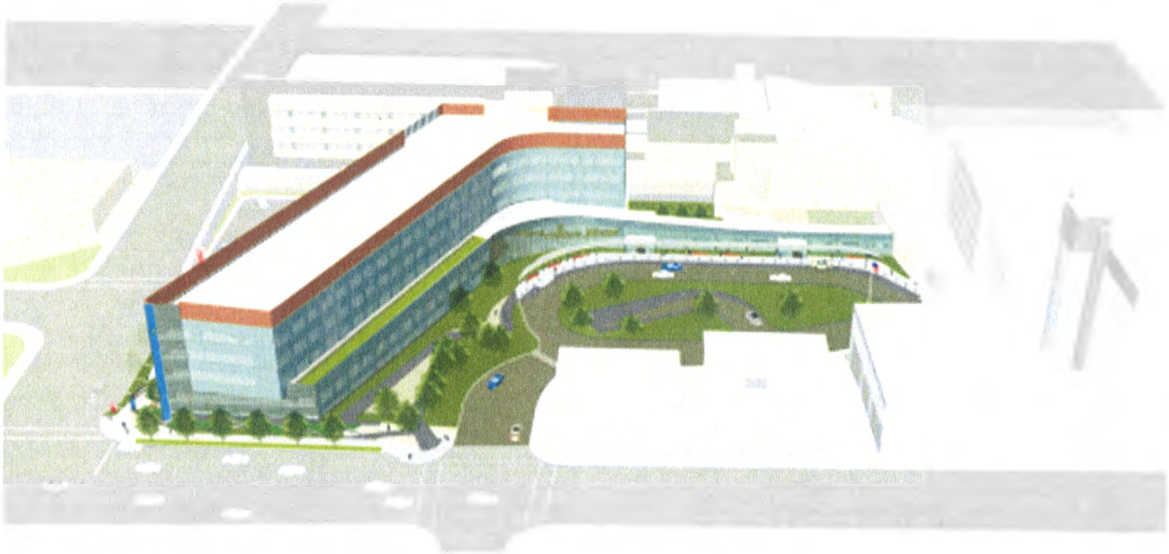
Attachments: A - Project Plans
B- Environmental Checklist
C - Type 2 Soil Preparation Detail

I. PROPOSAL, REQUEST, and HISTORY OF SITE

Proposal/Request

Overlake Hospital requests Design Review approval to construct a new East Tower of approximately 245,000 square feet. The proposal will include the demolition of a 3-story hospital bed wing (approximately 60,000 square feet). The new East Tower will be 5 stories in height. A modest increase of beds will occur with this application from 121 to 129 for a net increase of eight beds. The 121 beds will be relocated from existing hospital buildings. There will be 15 net new parking stalls, new site landscaping and associated utilities with the new East Tower.

See images below for the proposed facility:



Overlake Hospital futureCARE (NET) —View West of North Facade

View West of South and East Building Facades – Proposed NET

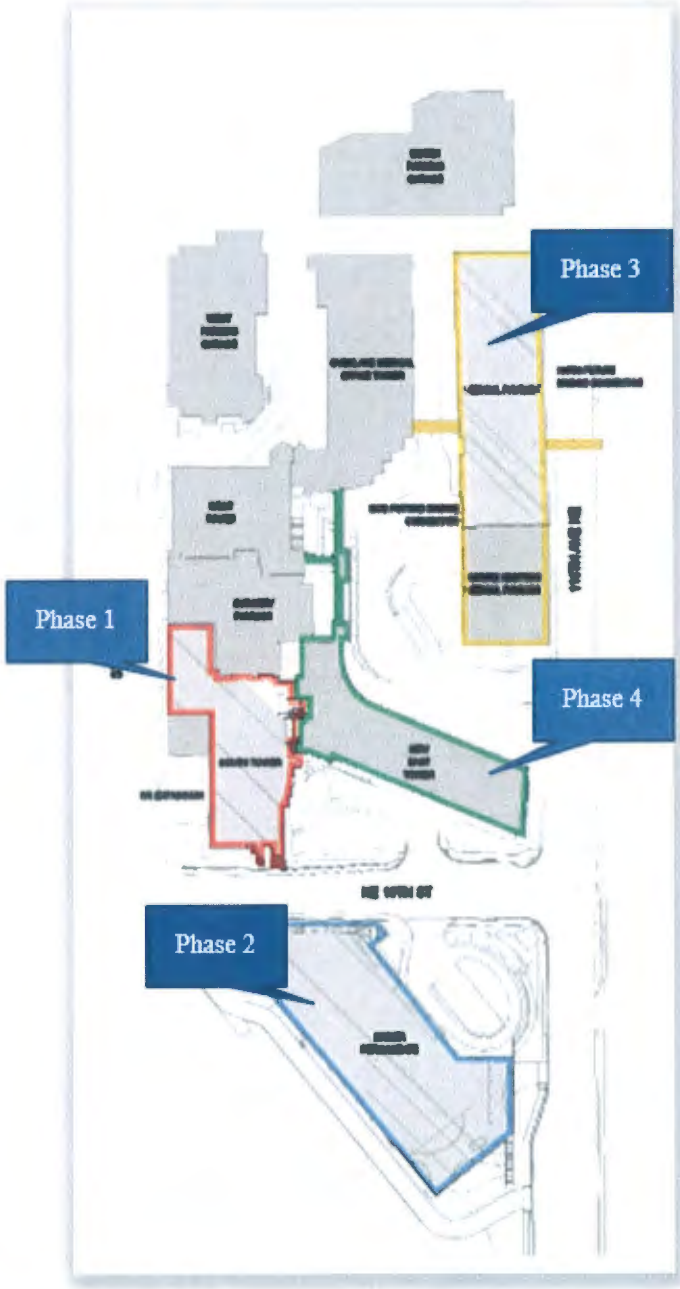
History of Site

Overlake Hospital began operation in 1953, starting out as one building for hospital care. Over the years, Overlake Hospital has acquired adjacent parcels to create a hospital campus of approximately 20 acres and 12 buildings. In 2005, Overlake Hospital submitted a Master Development Plan (MDP - 05-103016 LD) which established NE 10th Street and the Group Health site now known as Kaiser Permanente.

There were also requirements for a gateway element north of Kaiser Permanente across NE 10th Street and south of the Medical Office Buildings I and II. The purpose of this gateway element was to create a visual anchor to the Medical Institution District at the northwest corner of NE 10th Street while complementing Kaiser Permanente's gateway at the southwest corner. Overlake Hospital will be modifying this open space/gateway area with this application as the NET will be constructed over this area. See Section IV.B below for further discussion regarding this modification.

See below for an overview of the Overlake Campus Plan:

MAP OF PHASES[1]



Phase 1 Complete (2007-2008): South Tower

Phase 2 Complete (2007-2008): Kaiser Permanente (formerly Group Health) and Connecting Tunnel

Phase 3 (2007-2040):
a) Overlake Medical Office Tower (MOB I): Complete
b) Medical Office Building II (MOB II): Not yet constructed
c) 116th Skybridge: Not yet constructed
d) Connection to existing Overlake Medical Office Tower: Not yet constructed

Phase 4 (2018-2040):
a) South Campus Vertical Expansion: Not yet constructed
b) Project futureCARE: New East Tower (NET): Under Design Review included in this report
c) Project futureCARE: New East Tower connector and sitework: Not yet constructed
d) New East Tower vertical expansion: Not yet constructed
e) NE 10th Street Skybridge: Not yet constructed

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1 Addressing will change due to phased additions to the Overlake Hospital Campus. The applicant will need to contact the City's designee for addressing modifications to the campus. See Section XII.A for related condition regarding addressing of buildings/tracts.

Future Master Development Requirement

The previous MDP for Overlake Hospital is still applicable for the completed projects that were constructed above. The vested status of a MDP lasts for a 10-year period from the date of original approval. The previous MDP for this site was approved May 6, 2005. Not yet constructed buildings associated with the MDP are no longer vested to the Land Use Code (LUC) and must be revested. The outstanding items noted in red above, are not yet complete and will require the submittal of another MDP as it is the City's mechanism to ensure the following elements are consistent with the Medical Institution Subarea policies and regulations for:

- Site Development including structure placement
- Vehicular and pedestrian mobility
- Required amenities
- Phasing to conform to the terms of the Land Use Code

In addition to the above, the applicant may *combine* a future Design Review and MDP as they are both Process II Administrative Decisions, pursuant to Land Use Code 20.35.200. When the MDP is combined with the Design Review application, it ensures that specific site development and structures comply with the future MDP and Land Use Code regulations regarding structure design and compatibility with surrounding uses. It also ensures that building development is of high design quality. See Section XI.A for related condition regarding design review modifications.

Until such time as a future MDP is submitted and approved for this campus, no additional Design Reviews may be approved. To ensure that this takes place, the applicant will be required to submit a Memorandum of Understanding (MOU) acknowledging this requirement prior to above grade building permit issuance for the NET. See Section XI.C for related condition.

II. SITE CONTEXT and DESCRIPTION

A. Site Context and Description

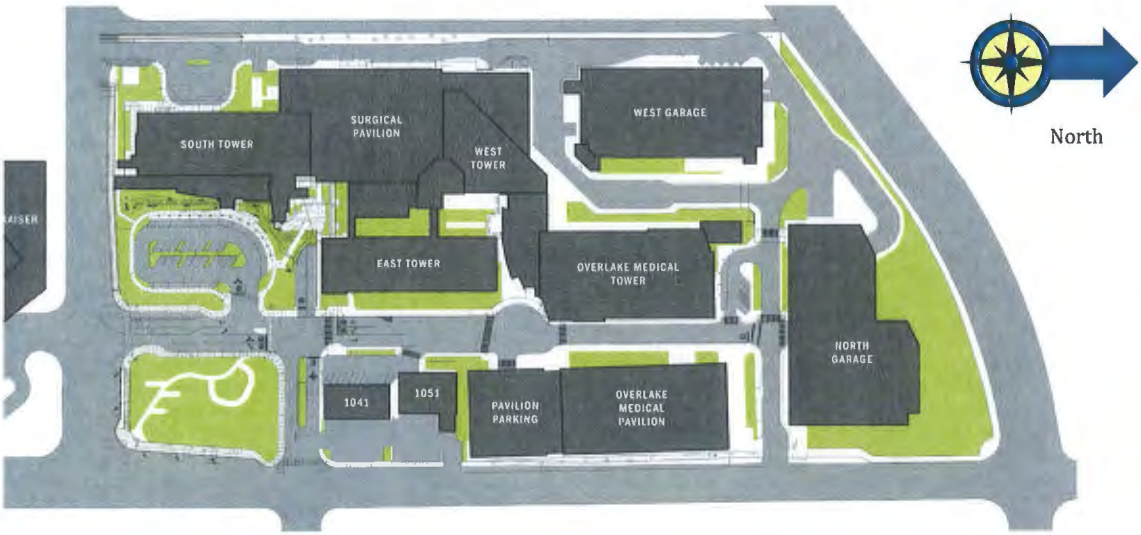
Site Context

Overlake Hospital Campus is bounded by I-405 to the west, NE 12th Street to the north, 116th Avenue NE to the east, and NE 10th Street. Located south of NE 10th Street is Kaiser Permanente which abuts NE 8th Street and comprises the lower campus. The campus includes hospital and surgical buildings, the Emergency Room, ambulatory care facilities, medical office buildings, Kaiser Permanente, and structured parking. Limited surface parking and areas of landscaping complete the existing site development.

Adjacent land uses include medical office to the east across 116th Avenue NE and north across NE 12th Street. The retail Design Center and Whole Foods developments are located across 116th Avenue NE. The proposed Wilburton Sound Transit light rail station will be constructed behind Whole Foods and it will be within walking distance to the hospital campus. There are no residential units in the immediate area. The closest residential units are condominiums located at Lake Bellevue, approximately 615 feet to the east.

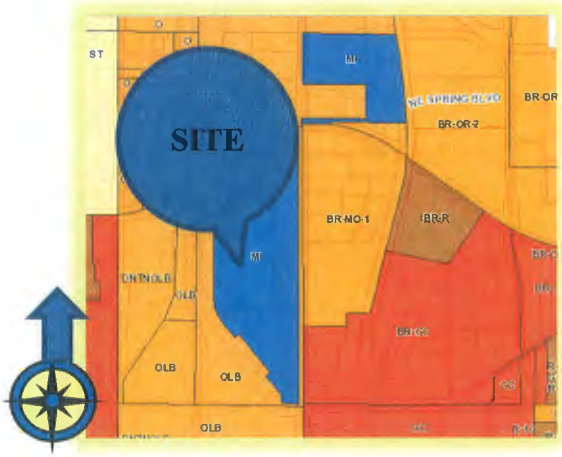
The area has an overall slope differential of about three percent. The site slopes from a low of 128 feet elevation at NE 8th Street to a high elevation of 192 feet at NE 12th Street, over a distance of approximately 1860 feet.

Existing Overlake Hospital Campus Site Plan



The site is developed as an urban hospital campus with multiple connecting buildings. There are ample pedestrian connections throughout the campus. There are 12 existing buildings onsite (approximately 689,000 square feet) and approximately 2,274 parking stalls (underground, surface and within parking structures). Approximately 44% of the site is covered by buildings.

B. Zoning



The Overlake Hospital campus has the following land use designations within the Medical Institution District – Development Area (DA1) and DA2. DA1 is the zoning district for the main hospital buildings. DA2 is the zoning district for the medical office buildings adjacent to 116th Avenue NE.

The proposed Design Review for the new East Tower is located within the DA1 zoning district. This is the correct zoning district for a hospital use. The City Council recently approved a Land Use Code Amendment to extend the DA1 zoning district to encampass the location of the new hospital East Tower per Ordinance 6340 (17-103623 AD). Additionally, height was modified with this LUCA which led to an update of LUC Section 20.25J.030, Note 10, to increase the maximum height of a hospital in the Medical Institution District to 200 feet except within 150 feet of 116th Avenue NE, the maximum building height shall be 140 feet.

A proposal located within the Medical Institution district must be reviewed by the Director of the Development Services Department via the Design Review criteria of LUC 20.30F.145 as well as the design guidelines contained in the Medical Institution (MI) district, LUC Section 20.25J.080. The applicant has complied with these requirements by the submittal of both Design Review application.

III. PROPOSED SITE AND BUILDING DESIGN

Concept Vision

The applicant desires to expand Overlake Medical Center towards the primary public corner of the site at NE 10th Street and 116th Avenue NE to provide an opportunity to renew the vision of a unified campus. The NET reaches out to form a prominent urban face along 116th Avenue NE, creating a striking arrival landmark for patients arriving to the campus. The building form of the NET creates a memorable and welcoming space for the campus entry experience. A reconfigured concourse and a connection structure form a circulation backbone that clarifies wayfinding while offering access to the other buildings on site and a new main entry to the Hospital. With the NET completed, the campus will exemplify an integrated interior, exterior, and landscape design that serves the users of the hospital and the broader community.

A design concept of 'Urban to Trail' guides the landscape, exterior, and interior design. Through the contrasting notions of urban and nature, luxury and tech, street and trail, the design of NET connects to the fabric of Bellevue. The concept of 'urban' begins at the landscape, moves through the connector and lobby spaces to the vertical expansion of the South Tower. Urban fades to trail as one journeys through the elongated patient floors.

Proposal

The proposed structure conforms to the height and setback requirements of the DA1 land use district. The key features of the NET addition are as noted below:

- Closing ingress/egress from NE 10th Street. This transformation clarifies the main entrance for the campus at 116th Ave NE, but also provides maximum future flexibility for the NET. While this is a significant change for the current campus flow, the submitted traffic studies confirm adequate capacity for the proposed realignment of the main campus spine which is Felix Terry Swistak Drive NE. The site design will reduce 4-way vehicular intersections and increase pedestrian safety. The design maintains a dedicated entrance to the Emergency Department (ED) from NE 10th Street, and incorporates a dedicated, one-way entrance to the existing parking below the South Tower.

Pedestrian and Vehicular Connections

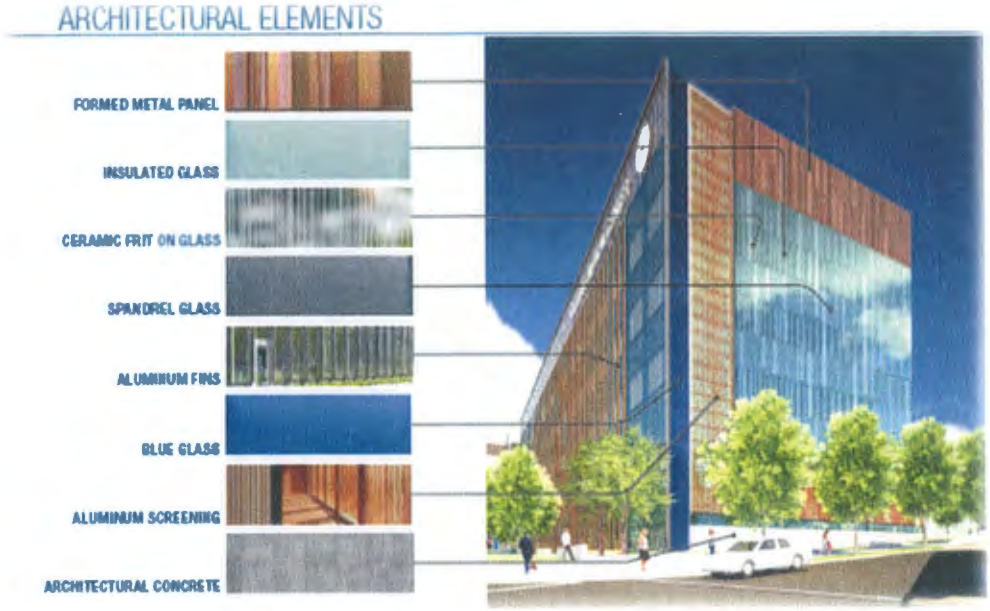
Visitors to the NET will use the main concourse to drop-off, pickup, and park alongside the "Connector". This campus link integrates the various entrances to the Inpatient and Outpatient Care while defining a strong edge along the main campus spine. A continuous canopy for weather protection aids in wayfinding and creates a safe drop-off zone for patients and visitors.

There is also a safe, three-lane, vehicular progression from the concourse to the parking entrance located in a central planted island in the middle of the concourse. The Connector itself is a curtainwall clad structure on both sides which slopes gently up to the south to form the double height lobby space of the NET. The transparency of the connector offers excellent views to green space along its edges and to the courtyards beyond.

Proposed Building Design for the NET

The proposed NET will be a 5-story structure including a partial basement level. The building incorporates structural capacity to accommodate an additional three floors of vertical expansion. Lab space occupies the basement adjacent to mechanical / electrical areas and a parking zone that feeds into the existing South Tower. L1 is comprised of public functions including the lobby, gift shop and a conference center, shared by the campus. A pharmacy is planned for the East end of L1 while a mom/baby clinic is near the lobby. The upper levels, L2 through L5 include the childbirth center, the postpartum unit, med/tele inpatient unit and an orthopedic nursing unit.

The massing of the NET has an iconic presence to maximize visibility towards the Bellevue community. This is balanced by a sensitive placement within the larger medical district, including the Kaiser Permanente campus across NE 10th Street. This placement is crucial for creating a welcoming gesture that optimizes views across the campus, enhances branding opportunities and clarifies campus circulation and wayfinding. The NET is connected to the South Tower at the "prow" to allow for shared vertical circulation and critical adjacencies. This facilitates improved flow and connectivity within the various departmental programs. At L2, the patient floor bumps out to the north to accommodate programming and this massing integrates with the Connector in a sweeping gesture. On the south side of the building the existing ED entry vestibule integrates next to the new structure at L1 and L2.



The selection of exterior materials has been carefully considered to not only balance cost and performance but also comfort and character. Durability and low maintenance are key drivers used to establish the unit cost for the basis of design while enhancing the overall look and feel of the campus. This design will not only reflect Overlake's presence but will also respond to the energy performance set by the team. If modifications are made to the submitted color and materials board, then a Land Use Exemption is required. See Section XI.A and C for related condition regarding design review modifications and building materials/details and color samples.

The building enclosure considered for the project is comprised of a high performance unitized cladding system with a high degree of transparency and thermal comfort. The majority of the unitized curtainwall will incorporate insulated glazing units. In non-transparent zones below sill lines and above ceilings, insulated spandrel glazing with back-coated panes and curtainwall insulation will obscure structure and mechanical equipment. In some areas metal panel is proposed as an integrated element within the unitized system. Further consideration has also been given to areas that need privacy, especially in recovery zones like the bed tower with the use of ceramic frit on the glass. Gradients of frit will be used to add texture and life to the building. To add further texture and privacy to rooms, 6" deep integrated painted aluminum fins are vertically oriented on the exterior curtainwall.

At the top of the NET, the unitized curtainwall system runs past the slab edge by approximately 2'-6" and then the façade transitions to a 10' tall formed metal panel cladding system mounted to backup structural steel. This system is uninsulated and acts as a screen wall for mechanical equipment. A range of 3-4 paint colors make up a gradient of values on the metal panels.

At the east end of the NET, perhaps the most prominent element of the new construction, the southeast corner of the building is clad in a modified unitized curtainwall to incorporate a colorful glazing system. This system may utilize the same transparent and spandrel zones as the rest of the building, but an overlay of blue colored glass on the exterior highlights the corner as a special urban symbol. North of the colored glazing, a section of curtainwall is also modified to incorporate a screening element on the east façade. This screening is a set of extruded and painted vertical aluminum baffles attached to the standard curtainwall behind. The screened

area wraps under and around a section of cantilevered curtain wall that highlights the massing of the building between Level 3 and the roof. Both the screened area and the blue glass corner extend up to the height of the top of the mechanical screen. Where the east end of the building meets grade, a 7' tall cast-in-place architectural concrete wall retains the sloping sitework and supports clerestory windows.

Where the NET integrates with the South Tower, new curtainwall cladding will replace the existing cladding on the prow. A seismic joint will separate the NET addition from the South Tower in this area. Where the NET adjoins the ED lobby areas at L1 and L2, a seismic joint will also separate the two wings. The existing ED vestibule will remain but have metal panel cladding added over its exterior opaque portions to integrate the architecture into the language of the NET. A large signage element identifying "EMERGENCY" will also be added to the parapet of the ED roof. Modification to existing signage will require a sign permit package for location, lighting, color palette, material and design. See Section XI.E for related condition.

IV. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

The site is located in the Medical Institute (MI) Land Use district. (See Section II.B for the zoning map.) The Design Review is subject to the MI requirements of Land Use Code 20.25J. The proposal meets the requirements of Land Use Code 20.25J as follows:

TABLE 2
DIMENSIONAL REQUIREMENTS

Item	Permitted/Required	Proposed	Comments/Conditions
Zoning District	DA1		
Setbacks	NE 10th= 0 FT 116th Ave NE = 0 FT	NE 10th= 30 FT 116th Ave NE = 0 FT	Meets code. LUC 20.25J.030 Per redistricting from DA2 to DA1
Lot Coverage	75% max.	49.2%	Meets code. LUC 20.25J.030
Parking Calculations	1:patient bed	See Table 2 Below	LUC 20.20.590[2]
% Compact Stalls	50% max.	No compact stalls – all standard	Meets code. LUC 20.20.590
Building Height	200' max.	87'-3 ½"	Meets code. LUC 20.25J.030
Building Stepback	116th Ave NE = 10 FT above 40'	10 FT	Meets code. LUC 20.25J.030 (8)
Bed Count	400 max.	349	Meets code. LUC 20.25J.040
GSF per LUC 20.25J.040	1,000,000sf Hospital Use 1,000,000sf Non-Hospital	597,939sf Hospital Use 628,200sf Non-Hospital	Meets code. LUC 20.25J.040
Landscaping	Along 116th Ave. NE = per LUC 20.25J.070, 080 Along NE 10th Street = Gateway review during DR application	Along 116th Ave. NE = landscaping provided per 20.25J.070, .080 NE 10th Street = Gateway landscaping provided	Meets code for both rights-of-ways LUC 20.25J.070 & 080
Sidewalk and planter width	8' Sidewalk min. 4' planter min.	8' Sidewalk min. 4' planter min.	Meets code. LUC 20.25J.070

2 The NET will require demolition of a few existing parking stalls. However, the proposal will create a net gain of 15 additional stalls.

Parking Calculations
Compact Stall Percentage: 0%. All stalls are standard stalls.

			Bellevue Code Requirements		Calculations	
	Size	Units	Min Required	Max Allowed	Min	Max
Hospital	349	Beds	1:bed	None	349	None
Medical Office	428,000	SF	4.5:1,000 SF	5:1,000 SF	1,926	2,140

City Required Minimum Parking = 2,275 stalls

Existing Campus Parking Supply = 2,274 stalls

B. Landscaping

The applicant has complied with the landscape standards as noted in LUC 20.20.520. New on-site landscaping for the NET totals approximately 32,000 square feet. This landscaping will be required to be maintained for the life of the project. If the applicant desires a Temporary Certificate of Occupancy (TCO) prior to completion of landscaping, a landscape performance device shall be required. Once installed, a landscape maintenance device is required. See Sections XI.B and XI.D for related conditions regarding landscape plans and landscape installation and maintenance devices.

The landscape for the NET will be designed to use little water and have low maintenance requirements. An emphasis will be placed on using native plants and/or drought resistant ornamentals that have proven to be adapted to the Puget Sound climate. The saving of existing mature trees will be a priority and has influenced site design decisions.

New lawn areas will be minimized to help reduce watering requirements. Imported topsoil and mulch will be incorporated in all new landscape areas to promote healthy plant growth and reduce weeds.

20.25J.080 Medical Institution Design Review Guidelines

A. Medical Institution General Guidelines. Each structure and all proposed site development must comply with the approved Master Development Plan. If the application for Design Review contains elements inconsistent with the approved Master Development Plan, the Director may not approve the Design Review until the Master Development Plan is amended to include those

Response: LUC 20.25J.015 states the following regarding multiple and single building development:

> *All multiple building development within a single Medical Institution District Development Area (DA1, DA2 or DA3) shall be governed by Master Development Plans reviewed by the Director pursuant to Part 20.30V. Where single building development is proposed within a Development Area, standards required to be met at the Master Development Plan stage pursuant to this Part 20.25J shall be fulfilled as a component of the Design Review approval.*

Because this is single building development, a Design Review application is the appropriate development mechanism for the new NET building. As conditioned in Section XII of this report, the applicant will be required to comply with the design review conditions of approval along with gateway requirements. By submittal of the design review application, the applicant has complied with the guidelines noted below in Sections B and C.

B. Medical Institution Site Design Guidelines

1. Develop site improvements and amenities consistent with the phasing approved in the Master Development Plan;
2. Provide visual and functional connections between uses within the District by incorporating areas of vegetation, outdoor spaces and pedestrian connections;
3. Provide outdoor spaces to promote visually pleasing, safe and healing/calming environments for workers, patients and visitors. Solar access to and from the open space areas should be considered and maximized to the extent feasible;
4. Enhance the buildings and site with landscaping which includes living plant material as well as special pavements, trellises, screen wall planters, water, rock features and site furniture;
5. Convey an image of public use and identify each major medical institution within the Medical Institution District as a prominent landmark in the community through the location and configuration of major structures, gateways and landscaping;
6. Functionally relate the structures and site layout, including landscaping, gateways, internal circulation patterns, pedestrian connections, courtyards and seating areas and provide physical connections to adjacent site development;
7. Locate vehicle entry points in safe, obvious and convenient locations to promote simple way-finding for new visitors;
8. Provide obvious and inviting pedestrian routes. Design connections to form logical routes from origins to destinations. Use trees and landscaping to provide definition and enclosure for pedestrian connections;
9. Coordinate vehicular and pedestrian access which minimizes interaction and avoids creation of unsafe crossings. Maximize the separation of vehicular traffic from pedestrian areas by means of level changes, space and distance or landscaping;
10. Locate vehicle drop-off areas in close proximity to building entries;
11. Gateways and Outdoor Spaces Interior to the Site

    a. Design and locate outdoor spaces and gateways, as part of a comprehensive system of spaces in the Medical Institution District;
    b. Design outdoor spaces to be handicapped accessible;
    c. Design outdoor spaces and gateways to include landscape features, seasonal color planting areas, sculptures and/or water features;
    d. In designing outdoor spaces and gateways, consider the following:

i. Orientation. Orient to sunlight to the maximum extent feasible and provide good physical and visual access to the sidewalk or walkway, so that the space is perceived as an extension of the sidewalk.
ii. Dimensions. Size is adequate for seating, planting, etc., but not so large as to appear barren and uninviting.
iii. Seating. Provide seating at comfortable height and depth, and appropriate arrangement appropriate for both single and group users.
iv. Pavement. Use nonglare, nonslip, and safe surface materials.
v. Trees and Planting. Consider provision for shade and sun. Use to create space and define human scale. Provide protection from wind.
vi. Amenities. Use pedestrian scaled lighting, fountains or other water features, litter receptacles and sheltered waiting areas.
viii. Physical access. Ensure ready physical as well as visual access with special attention to elevational difference.
ix. Enclosure. Use landscaping or structure to provide a sense of enclosure, while ensuring visual access for safety.

Response: The NET I consistent with the intent of the previous MDP on the site and these building guidelines. The NET is providing a strong gateway element for the campus and is designed to provide a healing/calming natural environment. Deciduous trees are provided at seating areas to provide shade. Night lighting will be provided for pedestrian safety. Abundant ornamental and native landscaping is provided to soften the hardscape of the building and vehicular areas. Seasonal plant material is provided throughout the landscaped areas. Trees and landscaping provide definition and enclosure along pedestrian connections. Outdoor areas will be handicap accessible.

In addition to the above, it should be mentioned that Development Services issued a post issuance revision during review for the existing gateway via 04-125637 LD. In that modification, the City found the following:

The proposal contained both hard and softscape materials in the form of concrete benches, sculpted grassed areas, and defined vegetative edges to establish the gateway boundaries. Additionally, options for shading of benches was required for user's utilizing the concrete benches. The previous plan delineated benches which will be installed during future phases of the future development of the medical office buildings (MOBs).

The City finds that the submitted proposal is consistent with the intent of the original 2005 MDP and Design Review approvals. Additionally, the City finds that design and proposed vegetation will be complementary to Kaiser Permanente's gateway without being identical. Both gateways add distinction to NE 10th Street and create identity for the Medical Institution District.

The vehicular areas serving the NET have been separated from pedestrian areas for maximum separation when possible. The pedestrian paved areas are differentiated from the vehicular areas by a distinct color, texture and material. Wayfinding has been enhanced for the NET through an iconic wayfinding feature. An illuminated vertical color band (blue) is proposed at the southeast corner of the NET. The illuminated band will provide visual "wayfinding" to visitors entering the campus from 116th Avenue NE and NE 10th Street.

C. Medical Institution Building Design Guidelines

1. Each structure must promote quality design and enhance the coordination of development within the Master Development Plan. Materials, finishes, and details should be superior in quality;
2. Design roof forms and building massing that create a visual identity for the institution through interesting and unique shapes. In the Medical Office Perimeter Development Area, buildings above 75 feet should provide a distinctive identity and sculptural effect on the campus skyline by shaping the upper floors through stepbacks and by utilizing distinctive and integrated roof top appurtenances;
3. Ensure that vegetation, unique architectural forms and materials are the predominant image from the freeway by giving special attention to the structures facing freeway corridors;
4. Avoid blank facades on buildings facing I-405 and associated access ramps. Generally, a blank façade would consistent of predominantly windowless areas. If such facades are necessary for functional reasons, they should be mitigated by the addition of planting, modulation, materials variation, artwork or other features;
5. Minimize the visual impacts of parking by integrating parking facilities into the site and with surrounding development;
6. Locate service areas for trash dumpsters, loading docks and mechanical equipment away from public rights-of-way where possible. Screen views of those elements if they cannot be located away from public frontages; and
7. Incorporate weather protection and pedestrian amenities for transit facilities.

Response: The proposal meets the "Building" Design Guidelines of the Medical Institution district. The proposed NET promotes quality design with materials, finishes and details of superior quality. See Section III of this staff report for a detailed description of the building design.

V. PUBLIC NOTICE AND COMMENTS

As of the date of this staff report, the City did not receive any email communication, letters or phone calls. The public meeting was held at Overlake Hospital (conference room) which was attended by the City, the applicant and its consultant team. Two members of the public attended the meeting as a matter of interest. They did not have substantive comments for the City or Overlake Hospital.

VI. TECHNICAL REVIEW

A. Clearing & Grading

The Clearing & Grading Division will conduct a detailed review under the subsequent clearing & grading permit.

B. Utilities Department

The preliminary plans for this application generally conform to the requirements applicable to this stage of the design review 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. See Section XII.A for related condition regarding utilities.

C. Transportation Department

Site Access

The existing Overlake Hospital site has five access locations. Two of the major access locations are in the SW corner of the site and are signalized; one from NE 10th Street directly across from Kaiser Permanente and the second from 116th Avenue NE. The remaining three access location from south to north are all on 116th Avenue NE and include one driveway to a 14-stall at grade parking lot, a driveway to the 216-stall parking garage structure, and the northern access driveway that connects to the internal Overlake internal loop road Swistak Drive. This loop road serves the 332-stall west garage, the 701-stall north garage, and each of the internal buildings. The picture below is of the existing conditions, buildings, and access locations.

The existing 121 bed east tower will be demolished and it will be replaced with a 129 bed New East Tower, constructed in the southeast corner of the site. The picture below shows how the New East Tower will keep the existing signalized intersections but the building will cut through the existing internal road to NE 10th Street.

NE 10th Street – Emergency Room Access and Garage Entrance: The signalized access location off NE 10th Street will be used for access to an underground parking garage and to access the emergency room with 22 at grade parking stalls and 3 loading stalls. Emergency vehicles do not use this access location, this is only for patrons using the Hospital and ER facilities. The north leg of the intersection will remain at the current width; however,

channelization and vehicles movements may be modified. Final channelization to be determined during the clear and grade review. The current concept is to have two lanes out of the site; a right turn lane and a left/through lane. This is in addition to two lanes into the site.

As the internal road from NE 10th Street no longer connects with the internal Overlake Hospital street network, additional trips will be relocated from NE 10th Street to the 116th Avenue NE signalized access location.

Cars can enter the underground parking garage through two locations. The first location is off the internal loop road with access from 116th and the second location is a dive down ramp from the NE 10th Street access location. Cars may enter through the NE 10th Street access location but they cannot exit from NE 10th after entering the garage. After vehicles enter the garage they must exit on 116th Avenue NE.

116th Avenue NE – Main Access: The signalized access location off 116th Avenue NE will become the main entrance for the Overlake Hospital site. The majority of trips that were using the NE 10th Street access location are now reassigned to this access location. The west leg of the intersection will remain at the current width however channelization and vehicle movements may be modified. The current concept is to have one lane into the site and three lanes out of the site. These lanes would consist of a left turn lane, a through lane, and a right turn lane. If there is not a traffic camera at this intersection one will be required to be install with the project. The SW corner of the intersection will be rebuilt to allow for a 5-foot wide bike lane and new ADA compliant pedestrian ramp(s). The NW corner will also be rebuilt with a sidewalk and enhanced pedestrian refuge area. <u>See Section XI.B for related condition regarding civil engineering plans for transportation.</u>

Bicycle Access: The 2009 Pedestrian Bike Plan Project B-109-W requires the addition of a 5-foot wide bike lane on the west side of 116th Avenue NE. TENW is able to show that the bike lane could be accommodated within the current road section without widening.

Pedestrian Access: Overlake Hospital is within a quarter mile of a planned light rail station. The Hospital also has a 613-stall staff parking garage across the street and to the north on 116th Avenue NE. It is important that adequate facilities are in place for these two points of interest and others in the vicinity.

The NET will design and build a new sidewalk and enhanced pedestrian refuge on the NW corner of the signalized intersection. See Page 17 of the TENW Traffic Impact Analysis. The project will also rebuild the SW corner of the signalized intersection, maintain the existing minimum 4-foot wide continuous planter strips along the frontage, and maintain the existing minimum 8-foot wide concrete sidewalks along the frontage the project. <u>See Section XI.B for related condition regarding civil engineering plans for transportation</u>

Transit Access: There are transit routes and stops on 116th Avenue NE and NE 10th Street. The project is maintaining and improving pedestrian access to help the public and staff access Transit services.

Street Frontage Improvements

To provide safe pedestrian and vehicular access near 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 Sections XI.B and XI.D for related Conditions of Approval regarding civil engineering plans for transportation and street frontage improvements.

1. **NE 10th Street – Along Project Frontage**
   a. Maintain/construct the minimum 4-foot wide continuous planter strip and maximize where possible. This includes street trees spaced on average 20-25 feet on center, groundcover, root-barrier, soil preparation, and spray irrigation.
   b. Maintain/construct a minimum 8-foot wide concrete sidewalk.
   c. Street lighting that meeting Bellevue's minimum standards. Provide documentation if light levels are currently met.
   d. Rebuild the corner of NE 10th Street and 116th Avenue NE with new ADA compliant pedestrian ramp(s).
   e. Replace any curb and gutter damaged by construction, damaged by roots from existing street trees, or that is in poor condition. damaged curb and gutter limits to be determined in the field by the ROW inspector.
   f. Pavement restoration is required where there are hard surface cuts, limits to be determined in the field by the inspector. Overlays may trigger additional ADA requirements.
   g. Provide easements to the City for any portion of the sidewalk and planter that extends into private property. Provide right of way dedication for any portion of the road and curb that are within private property.

2. **116th Avenue NE – Along Project Frontage**
   a. Maintain a minimum 8-foot wide concrete sidewalk.
   b. Street lighting that meeting Bellevue's minimum standards. Provide documentation if light levels are currently met.
   c. Replace any curb and gutter damaged by construction, damaged by roots from existing street trees, or that is in poor condition. damaged curb and gutter limits to be determined in the field by the ROW inspector.
   d. Pavement restoration is required where there are hard surface cuts, limits to be determined in the field by the inspector. Overlays may trigger additional ADA requirements.
   e. Provide easements to the City for any portion of the sidewalk and planter that extends into private property. Provide right of way dedication for any portion of the road and curb that are within private property.

3. **116th Avenue NE – Signalized Main Access Location**
   a. The project will design and build a new sidewalk and enhanced pedestrian refuge on the NW corner of the signalized intersection.

b. Rebuild the SW corner with a new radius that accommodates a future 5-foot wide bike lane on 116th Ave NE and construct a new ADA compliant pedestrian ramp(s) at the corner.
c. Provide new signal poles and mast arms as necessary with modifications to the intersection and the modifications to the west leg of the intersection into the Overlake Hospital site.
d. Provide and install a traffic camera at this intersection if one is not existing.
e. Provide easements to the City for any portion of the sidewalk and planter that extends into private property. Provide right of way dedication for any portion of the road and curb that are within private property.
f. Provide for a 5-foot wide southbound bike lane. TENW has shown that this can be accomplished with the existing curb alignment with only small modifications at the signalized intersection on 116th Avenue NE.

4. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction to confirm the required elevations.

   ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with Bellevue standard drawings.
   ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. When such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

5. The design and appearance of the sidewalk and landscaping on NE 10th Street and 116th Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings. The sidewalk shall be constructed of standard concrete with a broom finish. The sidewalk may be required to

be poured with cold joints rather than expansion joint, this will be determined during review of the clear and grade permit.

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. See section on Alternative Paving Materials for further details.

If the developer requests alternative paving materials, samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

6. Planter strips and other landscaping within the sidewalk along NE 10th Street and 116th Avenue NE shall be irrigated with a private metered water source unless the City has an existing meter that can be connected to. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

7. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.

8. 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.

9. Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable with an agreement regarding removal and replacement; and must have at least three feet horizontal clearance from any streetlight or traffic signal pole.

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

11. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks and planter strip located outside the City Right of Way fronting this project site, constructed with this project, and associated with this project.

The applicant shall provide easements to the City for location of signal and street light facilities consisting of above-grade boxes and/or below-grade vaults between the building and sidewalk within the landscape area on the frontage. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. See Section XI.C for related Conditions of Approval regarding existing easements, easements for signal control and street light boxes and vaults, and sidewalk/utility easements.

Right of Way Dedication

Any portion of the road, up to the back edge of the curb, shall be dedicated to the City as right of way. See Section XI.C for related Condition of Approval regarding dedication of Right of Way.

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.

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. See Section XI.A for related Conditions of Approval for holiday construction hours.

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, 116th Avenue NE is classified as Overlay Required and NE 10th Street is a concrete road. The concrete road will require full concrete panel replacement. See Section XI.D for related Conditions of Approval regarding pavement restoration.

Alternative Paving Materials

The Transportation Department, in conjunction with other departments as appropriate, will review proposals for the installation of alternative materials by private developers. The materials and installation methods must meet typical construction requirements. If the alternative material

is approved, the property owner must sign an indemnification agreement which states that all future maintenance and replacement is the responsibility of the property owner. Work within the alternative material area by City, franchise or other workers as a result of either emergency, normal maintenance or new installation will result in replacement of the surface by standard materials. Advance notification of such work will not be provided to the property owner. In such a circumstance, should the property owner wish to replace or repair the surface with the alternative material, a Right of Way Use Permit may be required. A subsequent approval of the alternative material is not guaranteed. Paving samples must be submitted to the Transportation Department prior to building permit approval. See Section XI.C for related Conditions of Approval regarding alternative paving materials.

Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program.

There is an existing Transportation Management Program in place, however with approval of the New East Tower the owner of this development shall, prior to any form of occupancy of the building structure, update the Transportation Management Program, sign, and record the agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080. See Sections XI.C and XI.D for related Conditions of Approval regarding transportation management program and implementation of the transportation management program.

D. Building Division

Building code issues will be covered during the Building Permit application review.

E. Fire Department

Fire Prevention code issues will be covered during fire permit application review.

F. Parks Department

The Parks Department has reviewed this proposal. The applicant will be required to contact the Parks Department regarding installation of landscaping within the public right-of-way. See Attachment C and related conditions in Section XI.B and Section XI.D regarding the landscape plan, planting in the right of way/streetscape, and planting strip/right of way irrigation.

VII. 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. 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 *2016-2027 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS), dated

December 2015. This document is available in the Records Office at City Hall, 450 110th Avenue NE. Transportation-related impacts associated with this project are consistent with the potential projected impacts analyzed within this document.

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 needed. These impacts will be mitigated through exercise of code authority as well as through project-specific conditions of approval, contained in Section XI. See Attachment B for the Environmental Checklist.

Earth

The applicant submitted a geotechnical report by GeoEngineers dated March 24, 2017. Grading and filling will consist of excavation of approximately 60,000 cubic yards, according to the submitted checklist. The geotechnical report identifies a change in grade (southern portion) from east to west of approximately 9 feet. Excavation depths for the NET are expected to be 15 to 20 feet. Geologic borings encountered fill, alluvial deposits, and glacially consolidated soils. These units are described in the report. The report notes that groundwater is less than 2005, as a result of construction of the South Tower and dewatering activities. The current geotechnical engineer made note that they reviewed the reports from the 2005 geotechnical review.

There is potential for erosion and sedimentation impacts as a result of the earth movement activities. Applicants and permittees are responsible for preventing erosion and discharge of sediment and other pollutants into the storm and surface water system and receiving waters. A construction stormwater pollution prevention plan (CSWPPP) prepared according to the Washington State Department of Ecology Stormwater Management minimum technical requirements, will be required at time of Clearing and Grading permit application for each of the development phases. (Bellevue City Code 23.76)

By incorporating the requirements of existing codes and standards, the recommendations included in the geotechnical report (including site management techniques, soil nail construction, liquefaction), use of Best Management Practices for temporary erosion and sedimentation control, and rainy season restrictions, it is expected that anticipated impacts to earth resources will be adequately mitigated.

Air Quality

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Following construction, emissions from patients and office workers vehicles will be released.

Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation will include using BMPs to control dust, covering exposed soils, and requiring idling

vehicles to be shut off. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust. These are standard practices imposed on the Clearing & Grading permit. (Bellevue City Code 23.76)

Additionally, construction vehicles and heavy construction equipment should emit the least amount of air pollution as possible. While on city streets, all construction vehicles should meet the requirements of the Revised Code of Washington 46.61.655 for covered loads. See Section XI.A for related condition regarding air pollution from construction vehicles and equipment.

Lastly, it should be mentioned that the applicant will be responsible to ensure that any commercial venting be directed away from pedestrian areas and gathering areas to the roof. This will reduce the opportunity of malodorous odors from encroaching into the pedestrian areas. See Section XI.C for related conditions regarding commercial venting.

Light and Glare

There is the potential for light and glare with the lights at night. Potential impact will be on adjacent businesses that operate after dark and the vehicular/pedestrian traffic along adjacent streets/freeway.

In order to mitigate potential impacts offsite, any light source emitting from the project area shall be designed so as not to provide light and glare and spillover offsite. This is a standard requirement that will be imposed with individual Design Review application per LUC 20.20.522. See Section XI.C for related condition regarding light and glare.

Noise

Compliance with these requirements must be determined during Design Review and demonstrated during construction.

Exterior Noise: As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. Exceptions to the construction noise hour limitation contained in the Noise Control Code may be granted pursuant to 9.18.020C.1 & 2. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding commercial and residential properties during the proposed timeline for construction. If expanded hours are necessary to accommodate a specific component of construction, a noise permit shall be required and must be submitted in advance of the scheduled onset of extended hour construction activity. In accordance with the Bellevue City Code – BCC 9.10 – Noise Control, the City will only be providing construction noise exemptions for the following work:

- Work in the ROW and essential public facilities (i.e., Water connections that require a main shut off and are required to be done at night by the Utility Department)
- Work to accommodate transportation mitigation
- Required evening haul routes

Work that has been previously determined by sound level monitoring is not to exceed the maximum permissible noise levels. Utility/site work on private projects/property is not essential public facilities. See Section XI.A for related conditions regarding construction noise hours.

Garage Exhaust: Exhaust fans that blow air over a sidewalk, pedestrian connection or property line can create noise levels exceeding that allowed by the Bellevue City Code, Chapter 9.18. The environmental designations for noise abatement (EDNA) identify both the subject property and the receiving property as Class B EDNA, which limits sound levels at the property line or sidewalk at 60 dBA. See Section XI.C for related condition regarding garage exhaust noise.

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2027 have been addressed in the City's 2016 – 2027 Transportation Facilities Plan FEIS Addendum. The impacts of growth that are projected to occur within the City by 2027 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's 2016 - 2027 Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The New East Tower Project lies within MMA #4, which has a 2027 total growth projection of 1,004,945 square feet of land use classified as "Other". This development proposes replacing the existing 54,500 GFA 121-bed East Tower with a new 184,000 GFA 129-bed NET. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan FEIS Addendum.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. The project is exempt from Traffic Impact Fees per BCC 22.16.070 because Overlake is a non-profit hospital.

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.

The NET Project will generate approximately 11 new a.m. and p.m. peak hour trips. This is below the 30 p.m. peak hour trip threshold that requires concurrency and the project is also exempt from concurrency.

Short Term Operational Impacts and Mitigation

City staff and TENW analyzed the short term operational impacts of this proposal to recommend mitigation. The TENW traffic impact study, dated 11/15/17, is included in the Transportation Department file for this development.

The NET project will add an estimated 11-p.m. peak-hour trips. The project will also change the internal circulation of the site distributing more trips to the signalized access location off of 116th Avenue NE and fewer to the signalized intersection at NE 10th Street.

The NET will cut off the existing internal circulation from Felix Terry Swistak Road to NE 10th Street. There is access to the emergency facilities and to an underground parking garage from NE 10th Street, but only the emergency parking lot may exit through the NE 10th Street signalized intersection. Cars that enter the garage must exit onto 116th Avenue NE from the internal road network. This will increase vehicle trips at the signalized 116th intersection and decrease vehicle trips at the NE 10th Street intersection. The signalized intersection at 116th Avenue NE currently has adequate capacity for the rerouted traffic, no mitigation will be required to accommodate this revision.

Overlake Hospital is within a quarter mile of a new light rail station and has a staff parking garage across the street on 116th Avenue NE. Having adequate pedestrian facilities is important for the public and staff who will use and access those facilities.

The project will maintain the existing frontage with continuous planter strips and wide sidewalks. Improvements will also be made at the signalized intersection on 116th Avenue NE for pedestrians and bikes that may be coming from the staff parking garage, future light rail, and other nearby points of interest.

The analysis for this project was limited in scope and did not cover the improvements that may be required if the entire Overlake campus had been included in the review or in future phases beyond the NET.

Water

<u>Surface Water</u>

The project is located in the Sturtevant Creek Basin. The site predominantly drains to the SW eventually connecting to Sturtevant Creek and then to Lake Washington. The project will trigger minimum requirements 1-9 from the Department of Ecology Stormwater Management Manual for Western Washington. On-site Low Impact Development techniques, green roof and replanted trees, will be implemented to fall under the threshold for MR 7 and the need for a formal flow control facility. Water quality MR6, can be feasibly achieved with the use of filterra units as proposed in the drainage report.

Water and Sewer

Domestic water will be provided by a connection to an existing 8" water main running in a public easement onsite. A portion of the public water main will need to be relocated to accommodate the future building. Portions of existing easements will need to be relinquished by City Council prior to approval of a Developer Extension Agreement to move the main.

Sanitary sewer will be provided by a connection to an existing 10" sewer main running in a public easement onsite. A portion of the public sewer main will need to be relocated to accommodate the future building. Portions of existing easements will need to be relinquished by City Council prior to approval of the building permit.

VIII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

A. Transportation Department

As a result of review from the Transportation Department, the applicant will at the minimum provide the following:

- Revised circulation from adjacent streets onto the hospital property and to the emergency room.
- Frontage Improvements. The applicant will provide frontage improvements along NE 10th Street and 116th Avenue NE. See Section VI.C for related discussion.

B. Land Use Division

The Land Use Division reviewed the proposal and requested the following:

1. Land Use desired that a gateway element of approximately 8,500 square feet be located at the southeast corner of the property at the intersection of NE 10th Street and 116th Avenue NE. The gateway will provide pedestrian access to the site from the pedestrian crosswalks. It will be a pedestrian connection for east-west travelers. The gateway will provide the following element for pedestrians:

   - A blue vertical light band at the corner to create architectural interest
   - Landscaping to soften the building
   - Hardscape elements to provide accents and focal point
   - Trellis elements
   - Accent rocks, seating, and landscaping to create an area of respite for hospital employees and visitors to the hospital.

   This feature is included with the plans for the NET. As a result of this review, the image below captures the gateway element for this proposal.

Gateway Corner and Southeast Corner of NET—116th Avenue NE and NE 10th Street

2. More architectural interest along the east wall of the NET. In response to this, the applicant provided differing colors/shape of glass along all facades.

IX. DECISION CRITERIA—DESIGN REVIEW: The Director may approve or approve with modifications an application for a Design Review if (LUC 20.30F.145):

A. The proposal is consistent with the Comprehensive Plan.

Finding: The proposal, as conditioned, is consistent with the Comprehensive Plan and Wilburton/NE 8th Street Subarea Plan. Staff has reviewed the policies which apply to the project and determined that those applicable policies will be implemented through the application of City Codes and the adopted Design Guidelines identified in the Medical Institution District Chapter of the Land Use Code.

Finding: The proposal is located in the Wilburton/NE 8th Street Subarea. The site has a map plan designation of Medical Institution which is consistent with the Medical Institution Development Area 1 zoning designation. The proposal is also consistent with the Comprehensive Plan as discussed below:

POLICY S-WI-2: Provide for medical institution development within the area bounded by NE 8th and NE 12th Streets, 116th Avenue NE and I-405.

Discussion: The medical institution use in this area provides a vital public service for the Eastside community. The City should facilitate development of a long-term master plan that addresses the continued evolution and updating of this facility. Special dimensional standards are appropriate to accommodate the needs of the major medical institution and related uses, provided the facility provides a high quality of design that recognizes this site as a prominent community landmark. Building and site design should create a visual identity for the facility that contributes to the streetscape, is compatible with adjacent and nearby neighborhoods, and is sensitive to views from the freeway and views of the skyline. Design should also create a visually pleasing and safe environment for the public, incorporating features such as public spaces, gateways, streetscape improvements, and safe pedestrian linkages.

Finding: The proposal meets this policy. The hospital is located within the medical institute district, as designated by the Subarea Plan. The design of the NET is visually pleasing and is welcoming to the public. The gateway at the southeast corner reinforces the identity as a community landmark for this corner of the hospital campus.

POLICY LU-27: Encourage the master planning of multi-building and multi-parcel developments and large institutions to emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Finding: The NET application is for a single building – any further framework for future development on the site will require the completion of a Master Development Plan and individual Design Review approvals for any new structures. See Section XI.D for related condition.

POLICY LU 35: Adopt and maintain policies, codes and land use patterns that promote walking in order to increase public health.

Finding: The hospital has pedestrian connections throughout the campus. This promotes walking and increases the public health.

POLICY LU 36. Locate new community facilities near major transit routes and in areas convenient to pedestrians and bicyclists.

Finding: Although the hospital campus is not new, the NET will be new. It will meet this policy by being in close proximity to a new light rail transit station (behind Whole Foods) and in an area convenient to pedestrians and bicyclists.

POLICY ED3: Continue to provide high quality and cost-efficient city services and facilities consistent with the community's priorities and growth, and promote these as one of Bellevue's outstanding economic development assets.

Finding: The hospital meets this policy by continuing to provide high quality services to the community. Overlake Hospital is the Eastside's world class hospital and continues to be an outstanding economic development asset for the City of Bellevue.

POLICY ED-12: Communicate Bellevue's vision as a leading regional employment and activity center, as a visitor destination, and as a leading global city. Communicate this image within the region, nationally and internationally.

Finding: The hospital meets this policy by being a leading regional employment center and furthering the city as a leading global city. Overlake Hospital communicates this image within the region as a world class hospital, known as a regional trauma center.

POLICY ED-15. Encourage high quality design and urban amenities for public and private development, maintaining development standards to recognize that a quality built environment helps attract the talented workers who will sustain economic growth.

Finding: High quality design is shown in the Overlake Hospital campus. Design Review is required with each new building to ensure compliance with development standards. The NET displays high quality design and urban amenities (including the southeast gateway, pedestrian connections, wayfinding signage, and open space areas).

POLICY ED-27. Encourage the continued investment in higher education and training that creates economic stimulus to local businesses.

Finding: Overlake Hospital meets this policy by employing higher education physicians, nurses, and assistants, as well as, standard hospital operating office staff. Training occurs onsite which contributes to higher education of the staff which are employed by the hospital.

POLICY ED-34. Facilitate private sector efforts to implement state-of-the-art technology, including communication technology, throughout the community.

Finding: State-of-the-art technology, including communication technology, occurs on the hospital campus. The hospital meets this policy.

Given the above, the proposal is consistent with the Comprehensive Plan, including the Wilburton/NE 8th Street Subarea Plan. See Section IX.A above.

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

As conditioned, the proposal complies with applicable requirements of the Land Use Code:

- Dimensional requirements.
- Landscape requirements.
- Parking/Loading requirements.
- Sidewalk requirements.
- Gateway requirement.

- Building and Site Design requirements.
- Density/Intensity requirements.
- Use charts.
- Master Development Plan.

See Section IV.A Consistency with Land Use Code/Zoning Requirements and See Section VI Technical Review

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

As conditioned, the proposal complies with applicable requirements of the Land Use Code:

Medical Institution District of the Land Use Code LUC 20.25J.

- Permitted Uses LUC 20.25J.020.
- Dimensional Requirements LUC 20.25J.030.
- Development Intensity LUC 20.25J.040.
- Parking, Transportation Management and Commute Trip Reduction LUC 20.25J.050
- Landscape Requirements LUC 20.25J.060.A
- Sidewalks and Street Plantings LUC 20.25J.070.A.
- Gateways LUC 20.25J.070.B.

See Section IV.A, Consistency with Land Use Code/Zoning Requirements.
See Section VI, Technical Review. Additionally, any modification to a Design Review requires submittal of a Land Use Exemption for minor changes to the approval submittal.
See Section XI.A for related condition regarding design review modifications.

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

As conditioned, the project meets this criterion. See responses in Section IX.A-C above.

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

All urban level public utilities/infrastructure are available to the site. All city departments have reviewed the proposal and required conditions, as necessary. See Section VI for Technical Review.

X. DECISION

After reviewing the proposal for consistency with applicable City of Bellevue requirements, policies, development standards and SEPA, the Director hereby **APPROVE the Design Review and SEPA applications subject to the following conditions.**

Vested Status of Design Review Approval: The vested status of the Design Review permit approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two-year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

XI. CONDITIONS OF APPROVAL

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES:

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

Clearing and Grading Code - BCC 23.76	Savina Uzunow	425-452-7860
Bellevue Development Standards	Savina Uzunow	425-452-7860
Transportation Code - BCC 14.60	Ryan Miller	425-452-7915
Trans. Development Review - BCC.22.16	Ryan Miller	425-452-7915
Right-of-Way Use Permit - BCC 14.30	Tim Stever	425-425-4294
Bellevue Utilities Code - BCC Title 24	Mark Dewey	425-452-6179
Construction Codes - BCC Title 23	Mark Chang	425-452-6997
Structural Codes – BCC Title 23	Mark Chang	425-452-6997
Land Use Code - BCC Title 20	Antoinette Pratt	425-452-5374
Sign Code - BCC Title 22B	Antoinette Pratt	425-452-5374
Noise Control - BCC 9.18	Antoinette Pratt	425-452-5374
Uniform Fire Code - BCC 23.11	Bill Lehner	425-452-2925
Transportation Department Design Manual	Ryan Miller	425-452-7915

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

The following conditions are imposed under authority referenced:

1. **Design Review Modifications**: Any modification to this approval shall be documented as a revision to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section III of this report. Conditions of Approval run for the life of the project.

   Authority: LUC 20.30F.175, 20.25A.060
   Reviewer: Antoinette Pratt

2. **Construction Noise Hours:** Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new construction.

   Reviewer: Antoinette Pratt, (425) 452-5374
   Authority: BCC 9.18.020 & .040

3. **Air Pollution from Construction Vehicles and Equipment**: Construction vehicles and heavy construction equipment shall emit the least amount of air pollution possible. While on city streets, construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

   Reviewer: Antoinette Pratt, phone 425-452-5374
   Authority: State Environmental Policy Act, Bellevue City Code 23.76, Revised Code of Washington 46.61.65

4. **Addressing of Buildings/Tracts:** The applicant shall contact Jami Fairleigh, Information Technology Department, regarding addressing of buildings/tracts.

   Reviewer: Jami Fairleigh, (425) 452-4310
   Authority: BCC 14.02

5. **Utilities Department:** The Utility Department approval of the Design Review application is based upon the conceptual design submitted with the design review application only. Changes to the site may be required to accommodate the utilities after utility engineering is approved. The water, sewer and storm utilities for the site shall be designed per current City of Bellevue Utility Codes and Standards. A Utility developer extension agreement will be required for water, sewer and storm improvements along with separate commercial side sewer and water meter permits. Utilities Department plan approval and field inspection will occur under the Developer Extension Agreement. All connection charges will be due at time of approval for the Utility Developer Extension permit. Any public easements will be recorded at the end of the project. Portions of existing water and sewer easements for this project will need to be relinquished after City Council approval prior to issuance of building permit.

   Authority: BCC 24.02. 24.04, 24.06
   Reviewer: Mark Dewey, Utilities

6. **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

7. **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: Ryan Miller (425) 452-7915

B. **PRIOR TO CLEARING & GRADING PERMIT:** The following 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, crosswalk revisions, and crosswalk equipment such as pushbuttons.
d) Installation or relocation of streetlights and related equipment.
e) Undergrounding of existing overhead utility lines, which should be coordinated with adjacent sites. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
f) As part of the traffic signal installation, the developer must pay a fee to integrate this signal into the city's adaptive signal management system (SCATS). Payment for SCATS is needed at the time the signal is added to the adaptive signal management system and in no case later than occupancy of the first building.
g) 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.
h) Landings on sloping approaches are not to exceed a 7% slope for 20-feet approaching the back edge of sidewalk. Driveway grade must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
i) 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 Drawings.
j) Location of fixed objects in the sidewalk or near the driveway approach.
k) Trench restoration within any right of way or access easement.

Specific requirements are detailed below.

1. **NE 10th Street – Along Project Frontage**
   a. Maintain/construct the minimum 4-foot wide continuous planter strip and maximize where possible. This includes street trees spaced on average 20-25 feet on center, groundcover, root-barrier, soil preparation, and spray irrigation.
   b. Maintain/construct a minimum 8-foot wide concrete sidewalk.
   c. Street lighting that meeting Bellevue's minimum standards. Provide documentation if light levels are currently met.
   d. Rebuild the corner of NE 10th Street and 116th Avenue NE with new ADA compliant pedestrian ramp(s).

e. Replace any curb and gutter damaged by construction, damaged by roots from existing street trees, or that is in poor condition. damaged curb and gutter limits to be determined in the field by the ROW inspector.
f. Pavement restoration is required where there are hard surface cuts, limits to be determined in the field by the inspector. Overlays may trigger additional ADA requirements.
g. Provide easements to the City for any portion of the sidewalk and planter that extends into private property. Provide right of way dedication for any portion of the road and curb that are within private property.

2. 116th Avenue NE – Along Project Frontage

a. Maintain the minimum 4-foot wide continuous planter strips. This includes street trees spaced on average 20-25 feet on center, groundcover, root-barrier, soil preparation, and spray irrigation.
b. Maintain a minimum 8-foot wide concrete sidewalk.
c. Street lighting that meeting Bellevue's minimum standards. Provide documentation if light levels are currently met.
d. Replace any curb and gutter damaged by construction, damaged by roots from existing street trees, or that is in poor condition. damaged curb and gutter limits to be determined in the field by the ROW inspector.
e. Pavement restoration is required where there are hard surface cuts, limits to be determined in the field by the inspector. Overlays may trigger additional ADA requirements.
f. Provide easements to the City for any portion of the sidewalk and planter that extends into private property. Provide right of way dedication for any portion of the road and curb that are within private property.

3. 116th Avenue NE – Signalized Main Access Location

a. The project will design and build a new sidewalk and enhanced pedestrian refuge on the NW corner of the signalized intersection.
b. Rebuild the SW corner with a new radius that accommodates a future 5-foot wide bike lane on 116th Ave NE and construct a new ADA compliant pedestrian ramp(s) at the corner.
c. Provide new signal poles and mast arms as necessary with modifications to the intersection and the modifications to the west leg of the intersection into the Overlake Hospital site.
d. Provide and install a traffic camera at this intersection if one is not existing.
e. Provide easements to the City for any portion of the sidewalk and planter that extends into private property. Provide right of way dedication for any portion of the road and curb that are within private property.
f. Provide for a 5-foot wide southbound bike lane. TENW has shown that this can be accomplished with the existing curb alignment with only small modifications at the signalized intersection on 116th Avenue NE.

4. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's

standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

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

ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. When such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

5. The design and appearance of the sidewalk and landscaping on NE 10th Street and 116th Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings. The sidewalk shall be constructed of standard concrete with a broom finish. The sidewalk may be required to be poured with cold joints rather than expansion joint, this will be determined during review of the clear and grade permit.

   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. See section on Alternative Paving Materials for further details.

   If the developer requests alternative paving materials, samples must be submitted for review. If approved, any non-standard patterns, colors, or other features may be installed only if an agreement is recorded against the property to hold the landowners responsible for maintenance and replacement of all such non-standard sidewalk features.

6. Planter strips and other landscaping within the sidewalk along NE 10th Street and 116th Avenue NE shall be irrigated with a private metered water source unless the City has an

existing meter that can be connected to. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

7. No soil nailing is allowed under a street right of way or sidewalk/utility easement without an indemnification agreement that protects the city.

8. 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.

9. Any awning, marquee, balcony, etc. over a sidewalk or utility easement must be at least 16 feet above the sidewalk, or be removable with an agreement regarding removal and replacement; and must have at least three feet horizontal clearance from any streetlight or traffic signal pole.

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

11. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

Authority: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
Reviewer: Ryan Miller (425) 452-7915

3. **Landscape Plan:** To ensure that interior plants will thrive, the applicant shall provide a water schedule to show how plants will be cared for during the establishment period and thereafter. The applicant shall include a detail for soil preparation on the clearing and grading permit plans, City of Bellevue, Type 2 Soil Preparation, Attachment C. Such detail shall include soil volumes.

Reviewer: Antoinette Pratt, 425-452-5374
Authority: LUC 20.20.520.A

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

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

   Authority: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
   Reviewer: Ryan Miller (425) 452-7915

2. **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: Ryan Miller (425) 452-7915

3. **Easements for Signal Control and Street Light Boxes and Vaults:** The applicant shall provide easements to the City for location of signal and street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

   Authority: BCC 14.60.100
   Reviewer: Ryan Miller (425) 452-7915

4. **Sidewalk/Utility Easements:** The applicant shall provide sidewalk and utility easements to the City such that sidewalks and planter strips outside of the City right of way along the property frontage are located within a pedestrian easement area.

   Authority: BCC 14.60.100
   Reviewer: Ryan Miller (425) 452-7915

5. **Dedication of Right of Way:** The applicant shall dedicate right of way to the City along the property frontage such that street improvements to the back of curb are located within the public right of way.

   Authority: BCC 14.60.090
   Reviewer: Ryan Miller (425) 452-7915

6. **Alternative Paving Materials Agreement:** The applicant shall sign and record an indemnification agreement that acknowledges that the applicant is fully responsible for all future maintenance and replacement of the alternative paving materials used along the site's frontage.

   Authority: BCC 14.60.110
   Reviewer: Ryan Miller (425) 452-7915

7. **Transportation Management Program:** There is an existing Transportation Management Program however this program is required to be updated to meet current TMP requirements with this project, the New East Tower. The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080.

   Authority: BCC 14.60.070; 080
   Reviewer: Ryan Miller (425) 452-7915

8. **Building Materials/Details and Color Samples:** The proposal is subject to the building materials/details and color samples as submitted with the Design Review application. Any variations of these materials shall require City approval prior to modification via a Land Use Exemption application.

   Authority: LUC 20.30.B
   Reviewer: Antoinette Pratt, (425) 452-5374

9. **Light and Glare:** In order to mitigate potential impacts to adjacent properties, exterior lights shall use cut off shields or an equivalent to prevent light and glare spillover.

   Authority: LUC 20.20.522
   Reviewer: Antoinette Pratt, (425) 452-5374

10. **Garage Exhaust Noise:** The garage exhaust fans can create noise levels at the public sidewalk which exceed that allowed by the Bellevue City Code. This decision is conditioned to require certification by the project noise consultant that the garage exhaust fan noise will not exceed 60 dBA at the public sidewalk prior to the issuance of any mechanical permits. Additionally, the noise consultant shall verify noise levels at the property line on the public sidewalk, any publicly accessible space, and/or walkways adjacent to pedestrian oriented frontage that exhaust fans and any other such equipment will not exceed 60 dBA at the property line. The City may require certification of compliance following installation.

    Authority: BCC 9.18.030 and LUC 20.30F.145
    Reviewer: Antoinette Pratt

11. **Memorandum of Understanding (MOU):** Until such time as a future MDP is submitted for this campus, no additional Design Reviews may be approved. To ensure that this takes place, the applicant shall submit a Memorandum of Understanding (MOU) acknowledging this requirement prior to above grade building permit issuance.

    Authority: LUC 20.25J.015.A
    Reviewer: Antoinette Pratt

12. **Commercial Venting**: To further protect this environment, the applicant shall be required to direct all venting away from pedestrian areas and gathering spaces either to the roof. This will reduce the opportunity of malodorous odors from encroaching into the pedestrian areas.

    Authority: BCC 9.10.030.B and LUC 20.20.525
    Reviewer: Antoinette Pratt

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY:

1. **Landscape Installation Assurance Device:** If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with DSD a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

    Authority: LUC 20.40.490
    Reviewer: Antoinette Pratt

2. **Landscape Maintenance Device:** The applicant shall file with DSD a landscape maintenance assurance device for a one-year period from the date of final inspection 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: Antoinette Pratt

3. **Planting in Right-of-Way/Streetscape:** Planting shall be done according to the Parks Department Best Management Practices and Design Standards in place at the time of construction. A Parks Department representative shall be on-site to inspect street trees **prior to planting** and **at the time of planting** to observe the installation. Contact Parks Department Resource Management at (425) 452-6855 at least 24 hours before planting to schedule the inspection.

    Authority: LUC 20.25A.060.B
    Reviewer: Tom Kuykendall, Parks Department
    Antoinette Pratt, Land Use

4. **Planting Strip/Right-of-Way Irrigation:** The irrigation system for all street trees and landscaping within the right-of-way shall be on a separate water meter and controller that can be accessed 24 hours a day by the City of Bellevue. Include automatic operation and rain

sensors to override the automatic cycle if needed. Coordinate the exact location and design with the Parks Department prior to irrigation installation. Parks Department contacts are the following:

Tom Kuykendall, tkuykendall@bellevuewa.gov or (425) 452-7925

- No drip irrigation will be allowed within any City right-of-way.
- Schedule 40 irrigation pipe is required.
- There shall be a minimum 4-inch diameter sleeve under all new sidewalks and driveways.
- If the irrigated area exceeds 500 square feet then the landscape irrigation budgeting section of the Water Code applies.
- Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. As-built drawings shall be submitted to the City of Bellevue Parks Department and Land Use. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.

Authority: BCC 24.02.205, LUC 20.25A.060.B
Reviewer: Antoinette Pratt

5. **Street Frontage Improvements:** All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the Transportation Department inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual and Transportation Department Design Manual Standard Drawings.
Reviewer: Ryan Miller (425) 452-7915

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

a) NE 10th Street is a concrete road and will require full concrete panels to be replaced.

b) 116th Avenue NE: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration.

Authority: BCC 14.60. 250; Design Manual Design Standard #23
Reviewer: Ryan Miller (425) 452-7915

7. **Implement the Transportation Management Program:** There is an existing Transportation Management Program, however with this updated MDP The Transportation Management Program shall be updated to reflect current requirements per Bellevue City Code Sections 14.60.070 and 14.60.080. This condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

Authority: BCC 14.60.070, 14.60.080
Reviewer: Ryan Miller (425) 452-7915

8. **Future MDP Submittal:** The applicant shall be required to submit the future MDP prior to any future Design Review approvals on the campus.

Authority: LUC 20.25J.015.A
Reviewer: Antoinette Pratt

E. PRIOR TO ISSUANCE OF SIGN PERMITS

1. **Signs:** All signage shall be pedestrian oriented. A comprehensive sign package shall be submitted to DSD for review and approval prior to issuance of any sign permits. The sign package plans, elevations, and other sketches shall include but are not limited to:

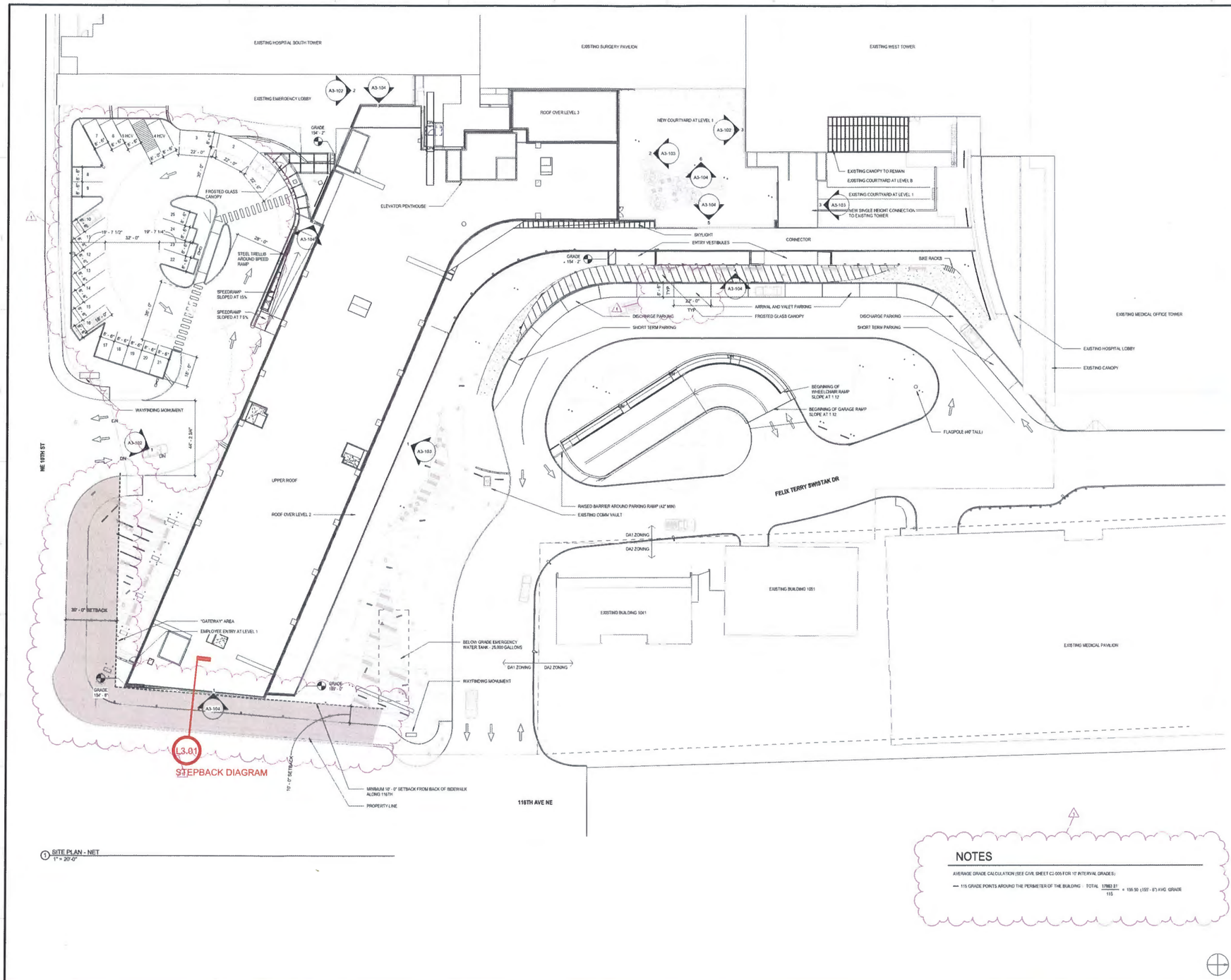
A. Location
B. Lighting
C. Color Palette
D. Material
E. Design (No cabinet or can signs are permitted)

Signage shall be the minimum size necessary to convey information and shall be architecturally compatible and integrated with the building. The applicant shall meet all requirements of the Bellevue Sign Code. Design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

Authority: LUC 20.25A.110, LUC 20.30F, BCC 22B
Reviewer: Antoinette Pratt

ATTACHMENT A
(Project Plans)

SITE PLAN - B - ARCHITECTURAL



NOTES

AVERAGE GRADE CALCULATION (SEE CIVIL SHEET C2-005 FOR 10' INTERVAL GRADES):

— 115 GRADE POINTS AROUND THE PERIMETER OF THE BUILDING : TOTAL $\frac{17883.31}{115}$ = 155.50 (155' - 6") AVG. GRADE

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555

CIVIL ENGINEER:
COUGHLIN PORTER LUNDEEN
801 2ND AVE #900
SEATTLE, WA 98104

LANDSCAPE ARCHITECT:
PFS STUDIO
1777 WEST 3RD AVE.
VANCOUVER, BC V6J 1K7

STRUCTURAL ENGINEER:
MAGNUSSON KLEMENCIC ASSOCIATES
1301 5TH AVE #3200
SEATTLE, WA 98101

MECHANICAL
MAZZETTI
19253 36TH AVE W #200
LYNNWOOD, WA 98036

ELECTRICAL \ TECHNOLOGY:
STANTEC
4100 194TH STREET SW.
LYNNWOOD, WA 98036

PROJECT
FutureCare

SCHEMATIC DESIGN

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

ISSUE

REV	DATE	DESCRIPTION
1	07-21-17	ADR Comment Responses

DRAWN BY: TA	PROJ. ARCH: JB
PROJ. NO:	101550.00
DATE	03/13/2017

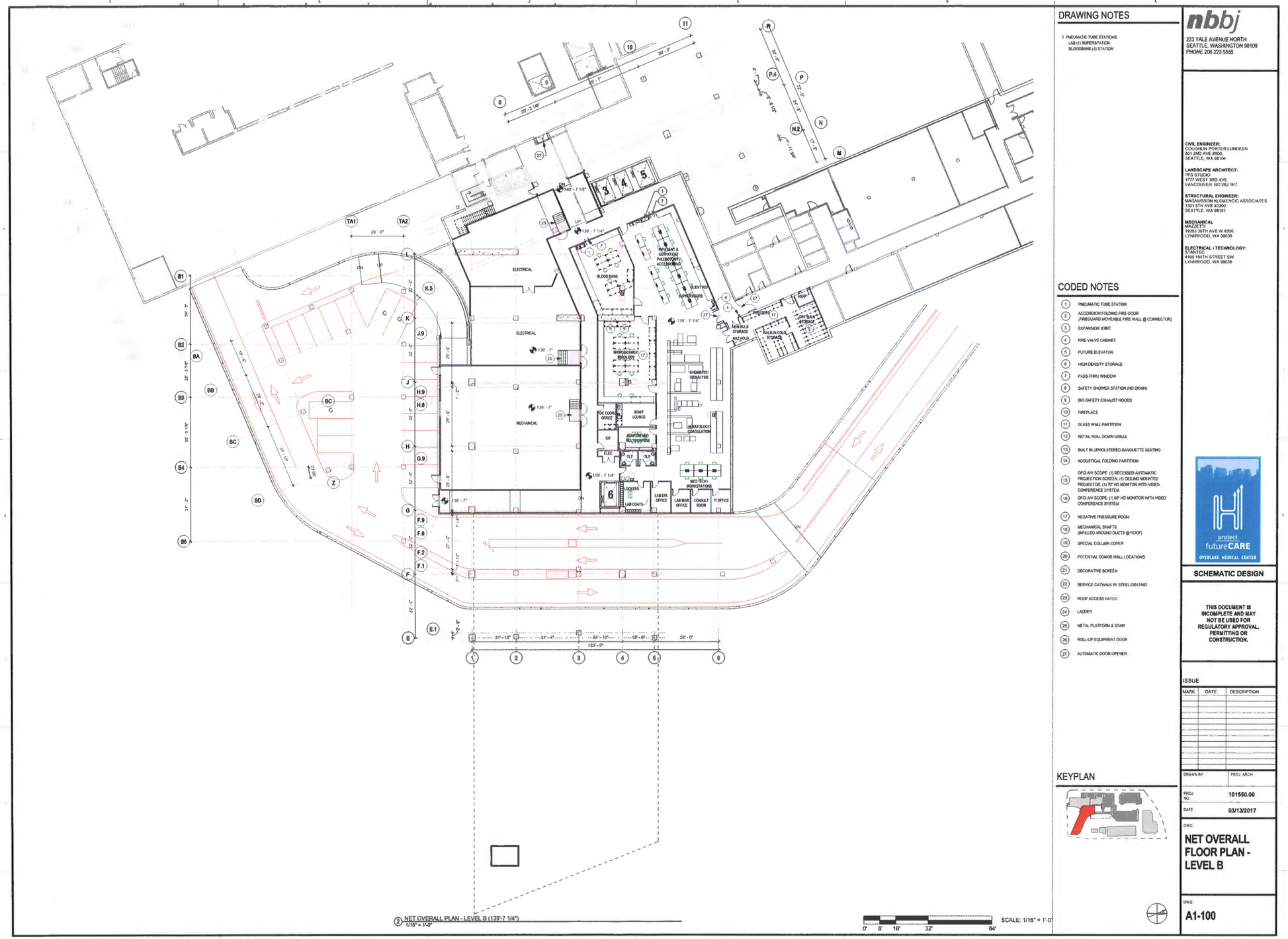
DWG:
SITE PLAN

DWG:
A0-001

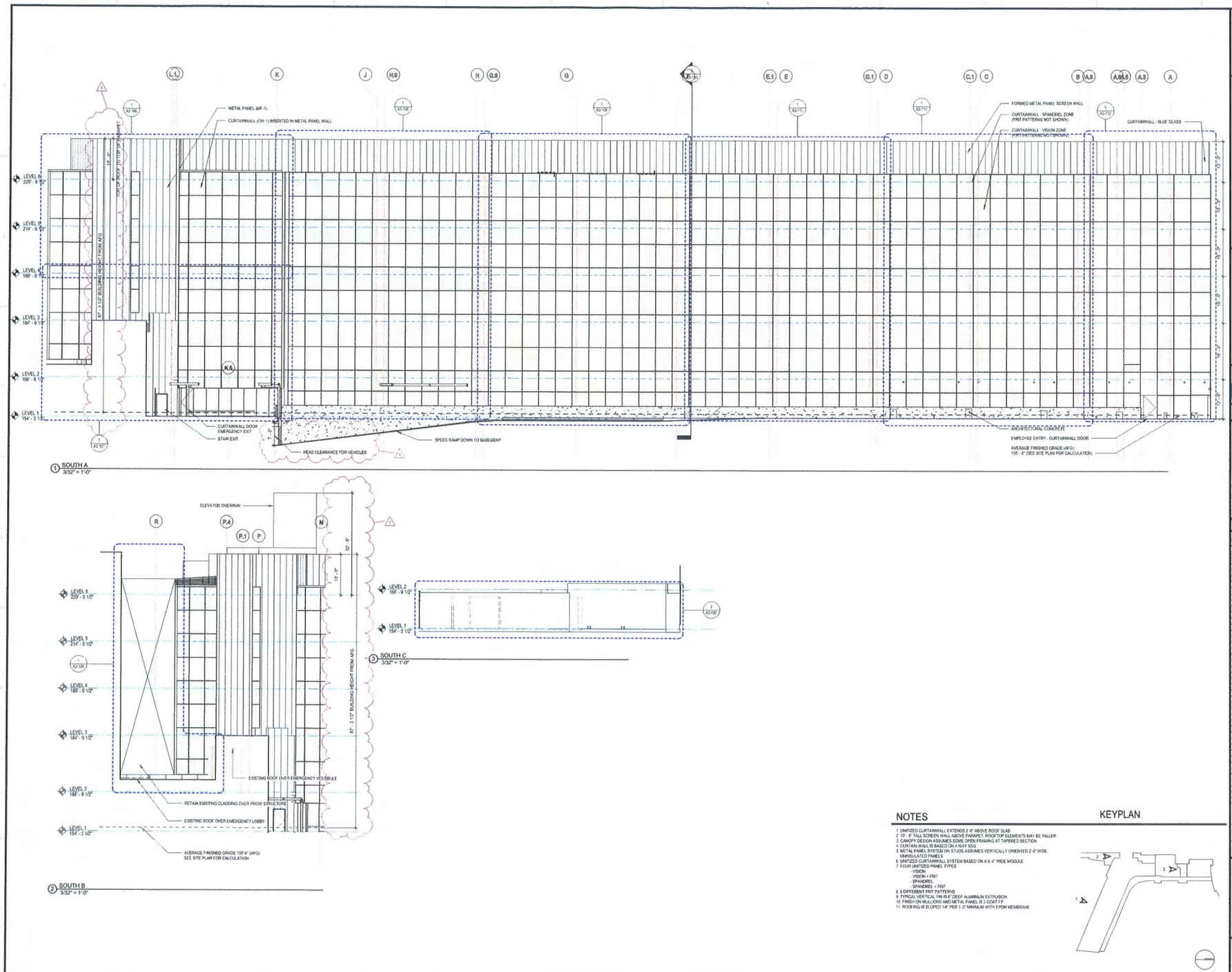
7/18/2017 9:51:46 AM
C:\Users\jtallen\Documents\Revit\Local Files\NBBJ-futureCARE-NET-CS_jtallen.rvt

from applicant
8/15/17

FLOOR PLANS - BASEMENT (20,479sf)



ELEVATIONS - SOUTH



NOTES

1. UNITIZED CURTAINWALL EXTENDS 2' 4" ABOVE ROOF SLAB
2. 10' - 0" TALL SCREEN WALL ABOVE PARAPET. ROOFTOP ELEMENTS MAY BE TALLER
3. CANOPY DESIGN ASSUMES SOME OPEN FRAMING AT TAPERED SECTION
4. CURTAIN WALL IS BASED ON A WAY SSG
5. METAL PANEL SYSTEM ON STUDS ASSUMES VERTICALLY ORIENTED 2' 0" WIDE UNINSULATED PANELS
6. UNITIZED CURTAINWALL SYSTEM BASED ON A 5' 4" WIDE MODULE
7. FOUR UNITIZED PANEL TYPES
   - VISION
   - VISION + FRIT
   - SPANDREL
   - SPANDREL + FRIT
8. 6 DIFFERENT FRIT PATTERNS
9. TYPICAL VERTICAL FIN IS 8" DEEP ALUMINUM EXTRUSION
10. FINISH ON MULLIONS AND METAL PANEL IS 2-COAT FP
11. ROOFING IS SLOPED 1/4" PER 1' 0" MINIMUM WITH EPDM MEMBRANE

KEYPLAN

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555

CIVIL ENGINEER:
COUGHLIN PORTER LUNDEEN
801 2ND AVE #900
SEATTLE, WA 98104

LANDSCAPE ARCHITECT:
PFS STUDIO
1777 WEST 3RD AVE
VANCOUVER, BC V6J 1K7

STRUCTURAL ENGINEER:
MAGNUSSON KLEMENCIC ASSOCIATES
1301 5TH AVE #3200
SEATTLE, WA 98101

MECHANICAL
MAZZETTI
19203 36TH AVE W #200
LYNNWOOD, WA 98036

ELECTRICAL I TECHNOLOGY:
STANTEC
4100 194TH STREET SW
LYNNWOOD, WA 98036

PROJECT
FutureCare

SCHEMATIC DESIGN

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

ISSUE

REV	DATE	DESCRIPTION
1	07-21-17	ADR Comment Responses

DRAWN BY: TA	PROJ. ARCH: JB
PROJ. NO:	101550.00
DATE	03/13/2017

DWG
BUILDING ELEVATION - SOUTH

DWG
A3-102

7/18/2017 10:12:08 AM
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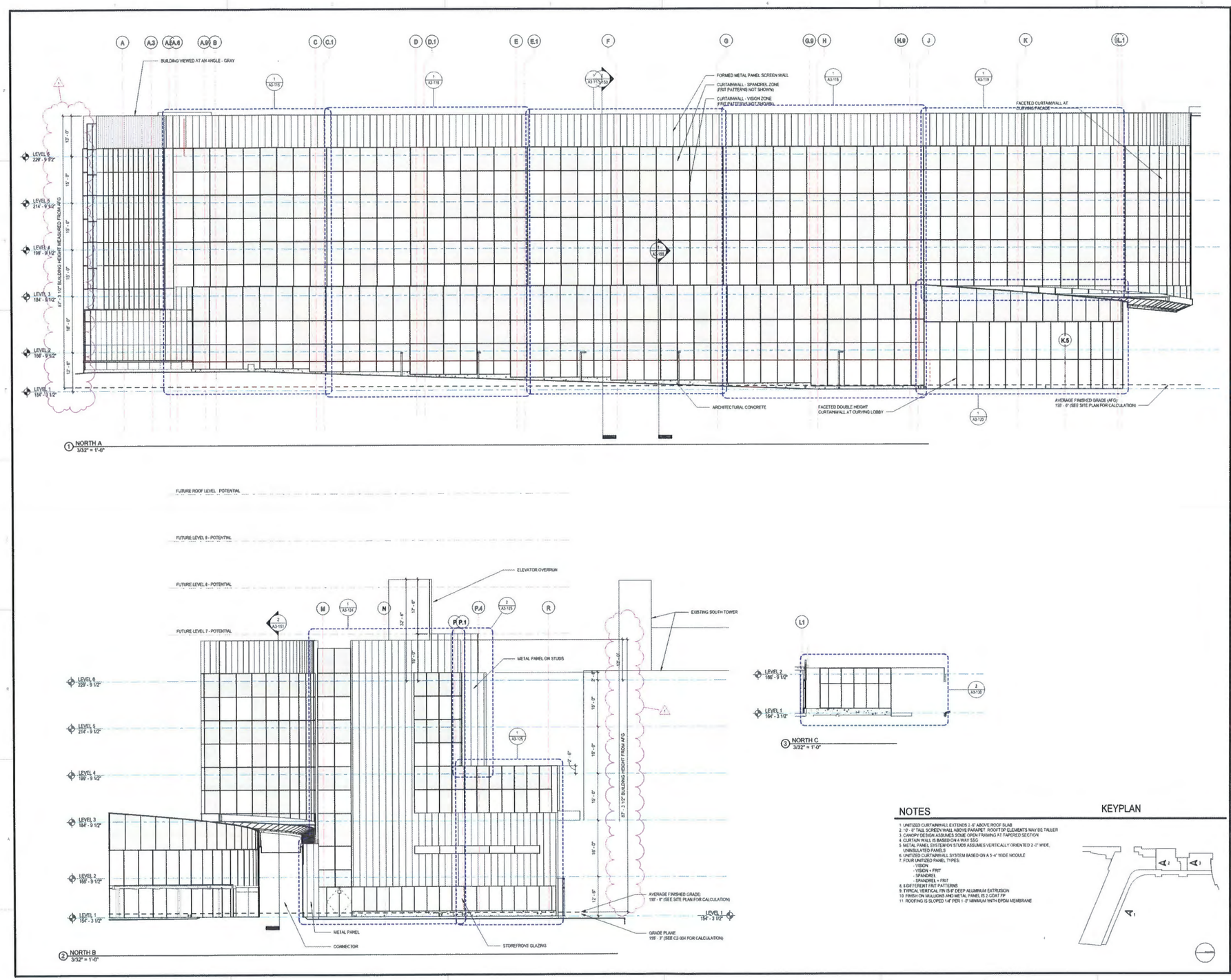
ELEVATIONS - NORTH



nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555

CIVIL ENGINEER:
COUGHLIN PORTER LUNDEEN
801 2ND AVE #900
SEATTLE WA 98104

LANDSCAPE ARCHITECT:
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REV	DATE	DESCRIPTION
1	07-21-17	ADR Comment Responses

DRAWN BY	PROJ. ARCH
TA	JB

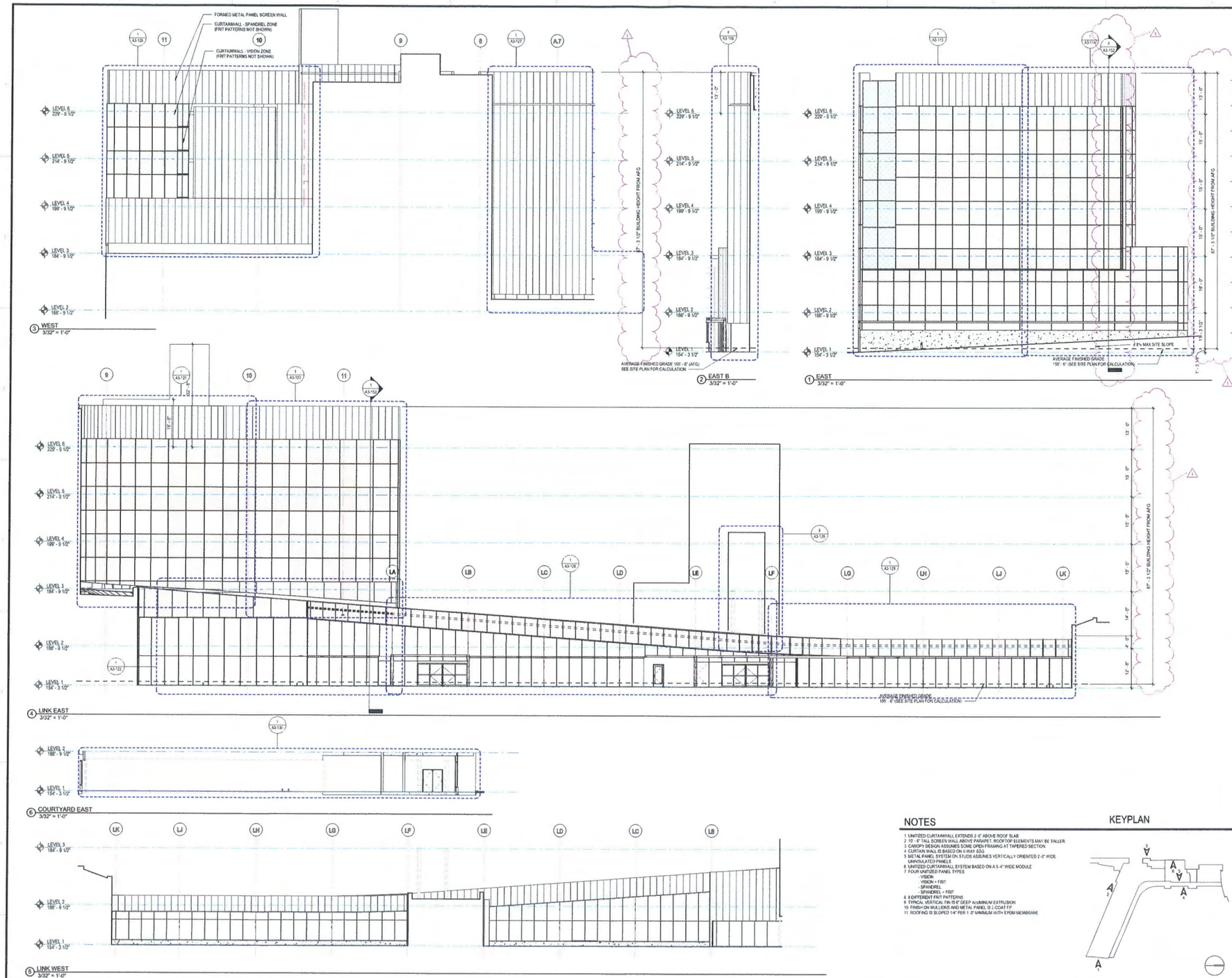
PROJ. NO. 101550.00

DATE 03/13/2017

DWG.
BUILDING ELEVATION - NORTH

DWG.
A3-103

ELEVATIONS - EAST & WEST



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KEYPLAN

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555

CIVIL ENGINEER:
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801 2ND AVE #900
SEATTLE, WA 98104

LANDSCAPE ARCHITECT:
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1777 WEST 3RD AVE.
VANCOUVER BC V6J 1K7

STRUCTURAL ENGINEER:
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1301 5TH AVE #3200
SEATTLE, WA 98101

MECHANICAL
MAZZETTI
19263 36TH AVE W #200
LYNNWOOD, WA 98036

ELECTRICAL \ TECHNOLOGY:
STANTEC
4100 194TH STREET SW
LYNNWOOD, WA 98036

PROJECT
FutureCare

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ISSUE

REV	DATE	DESCRIPTION
1	07-21-17	ADR Comment Responses

DRAWN BY: TA	PROJ ARCH: JB
PROJ NO:	101550.00
DATE	03/13/2017

DWG
BUILDING ELEVATION - EAST & WEST

DWG
A3-104

7/18/2017 9:51:54 AM
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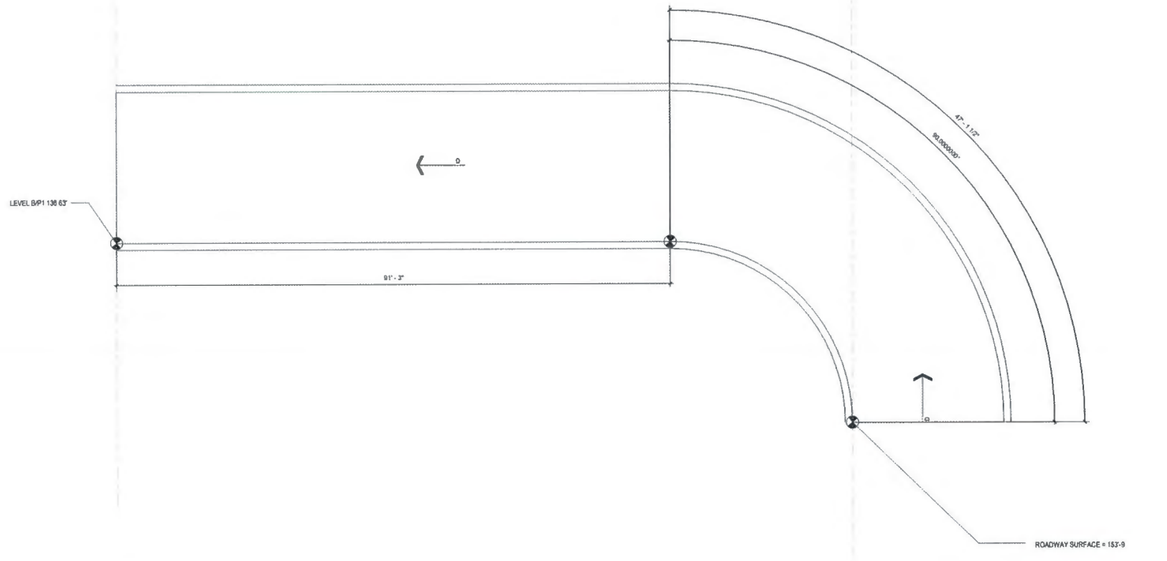
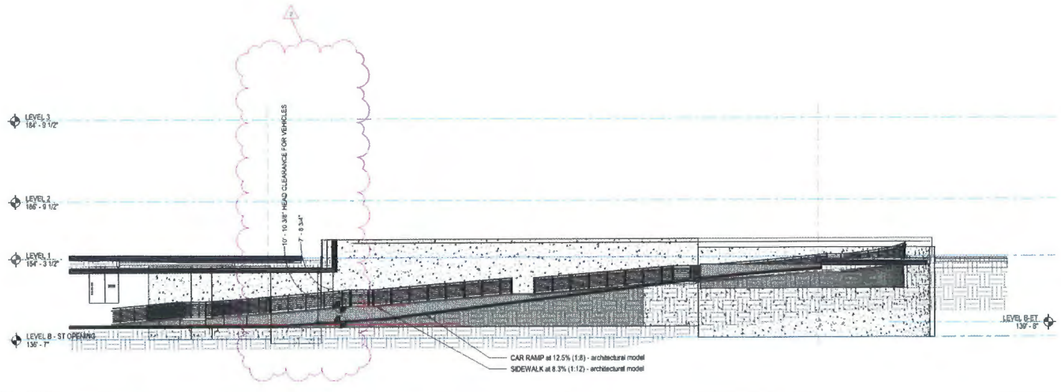
SECTION - SITE GARAGE ENTRY



1 PLAN AT RAMP 1
1/8" = 1'-0"



2 SECTION AT RAMP 1
3/32" = 1'-0"

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555

CIVIL ENGINEER:
COUGHLIN PORTER LUNDEEN
801 2ND AVE #900,
SEATTLE, WA 98104

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PFS STUDIO
1777 WEST 3RD AVE,
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STRUCTURAL ENGINEER:
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1301 5TH AVE #3200,
SEATTLE, WA 98101

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MAZZETTI
19003 36TH AVE W #200
LYNNWOOD, WA 98036

ELECTRICAL | TECHNOLOGY:
STANTEC
4100 194TH STREET SW,
LYNNWOOD, WA 98036

PROJECT
FutureCare

SCHEMATIC DESIGN

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ISSUE

REV	DATE	DESCRIPTION
2	Date 2	Revision 2

DRAWN BY: DL
PROJ. ARCH: JB
PROJ. NO: 101550.00
DATE: 03/13/2017

DWG:
SITE SECTIONS

DWG:
A3-154

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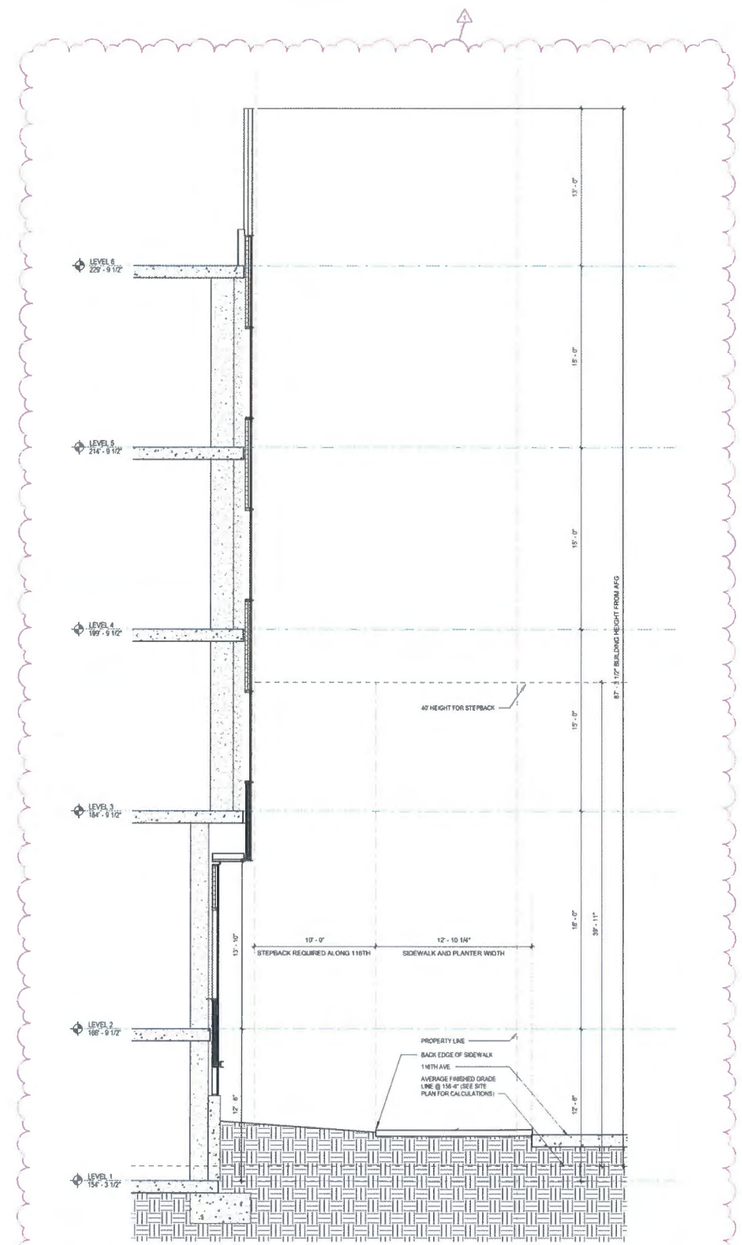
SECTION - EAST FACADE ALONG 116TH



4 SECTION - FACADE ADJANCENT TO 116TH AVE
1/4" = 1'-0"

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555

CIVIL ENGINEER:
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SEATTLE, WA 98104

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SEATTLE, WA 98101

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MAZZETTI
19203 36TH AVE W #200
LYNNWOOD, WA 98036

ELECTRICAL / TECHNOLOGY:
STANTEC
4120 194TH STREET SW
LYNNWOOD, WA 98036

PROJECT
FutureCare
SCHEMATIC DESIGN

ISSUE

REV	DATE	DESCRIPTION
1	07-21-17	ADR Comment Rsponses

DRAWN BY: TA
PROJ ARCH.: JB
PROJ NO: 101550.00
DATE: 03/13/2017

DWG
SECTIONS - PARTIAL BLDG

DWG
A3-152

7/18/2017 9:54:18 AM
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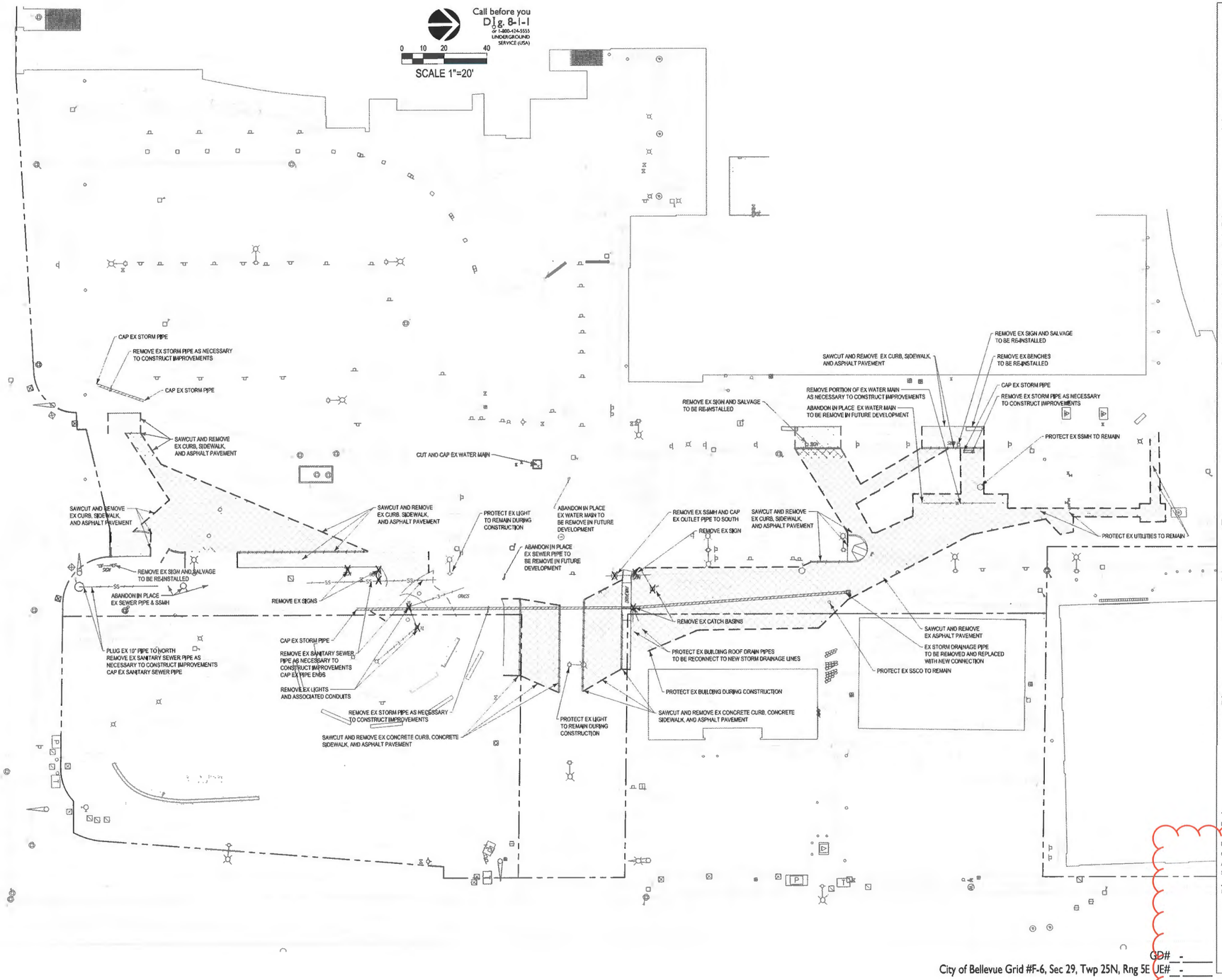
PRELIMINARY CLEARING AND GRADING PLAN



City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E

GD# -
UE# -

COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

Revisions

1 - ADR Comment Responses

project futureCARE
OVERLAKE MEDICAL CENTER

Utility Relocation

Bellevue, Washington

Drawing Title

Demolition and T.E.S.C. Plan

Keymap

1

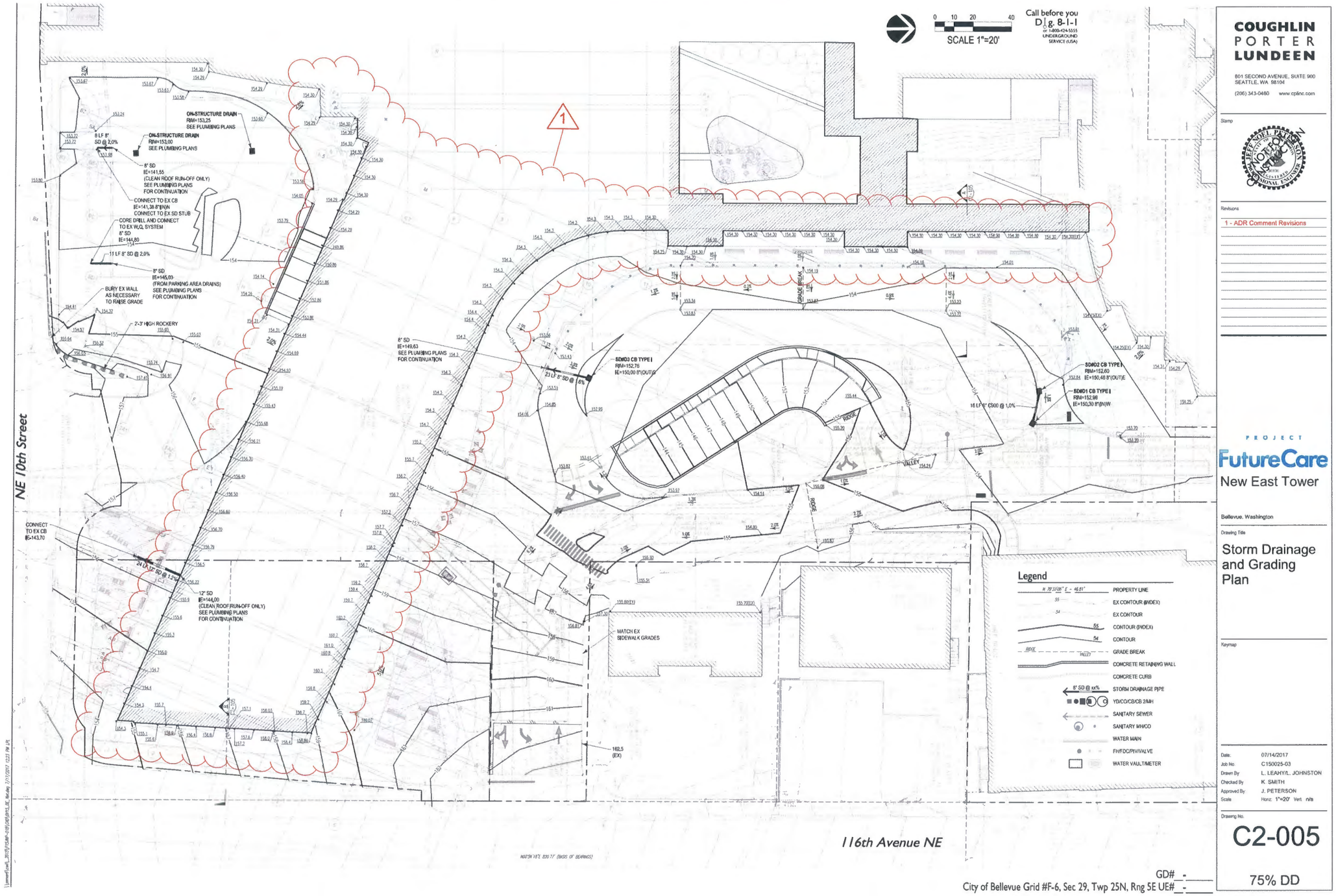
Date:	02/09/2017
Job No:	C150035-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By:	K. SMITH
Approved By:	J. PETERSON
Scale:	Horz 1"=20' Vert n/a

Drawing No.

C1-003

SD DOCUMENTS

GRADING PLAN - AVG GRADE POINTS



GD# -
City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE# -

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

Revisions
1 - ADR Comment Revisions

PROJECT
FutureCare
New East Tower
Bellevue, Washington

Drawing Title
Storm Drainage and Grading Plan

Keymap

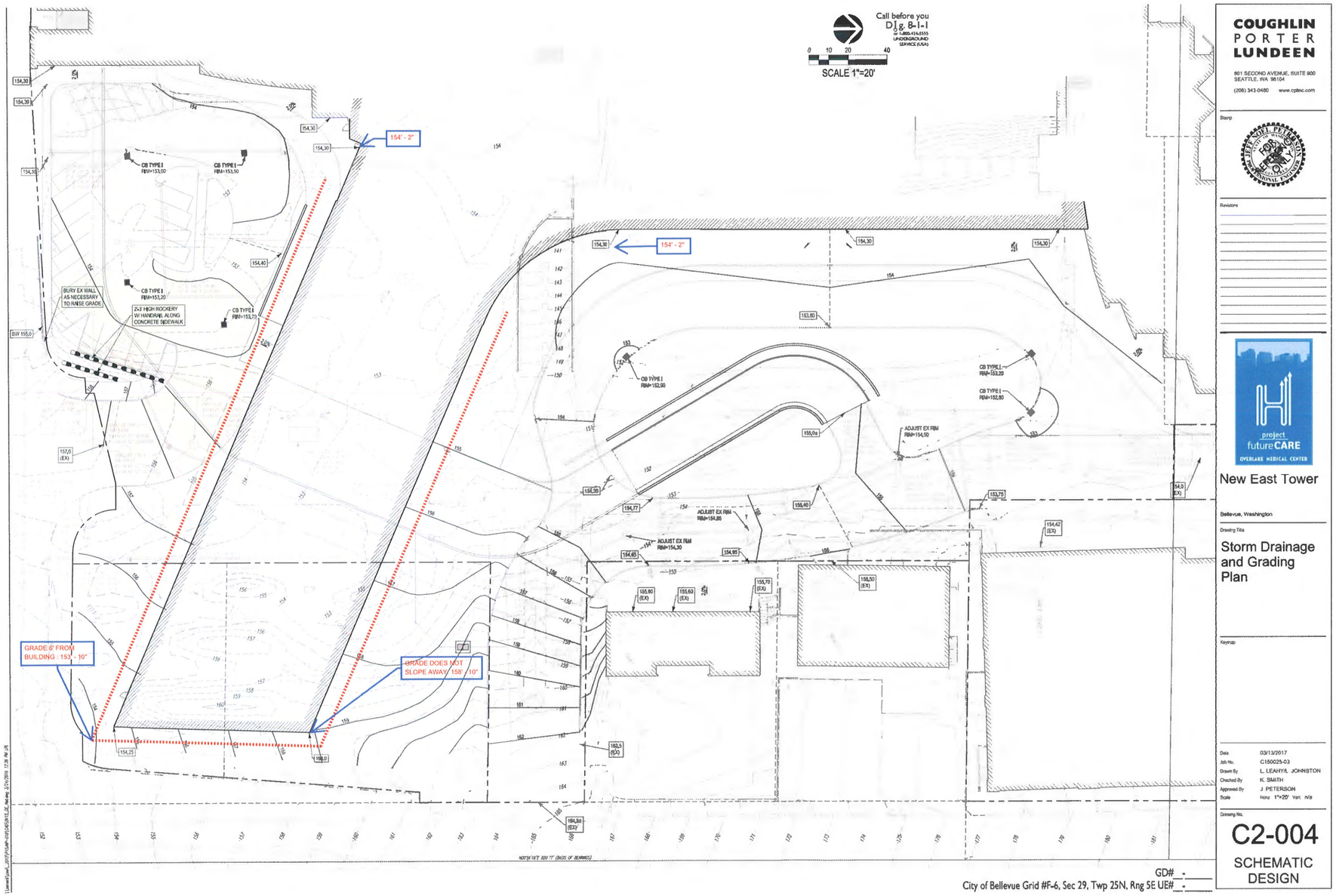
Date:	07/14/2017
Job No:	C150025-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By:	K. SMITH
Approved By:	J. PETERSON
Scale:	Horiz: 1"=20' Vert: n/a

Drawing No.
C2-005

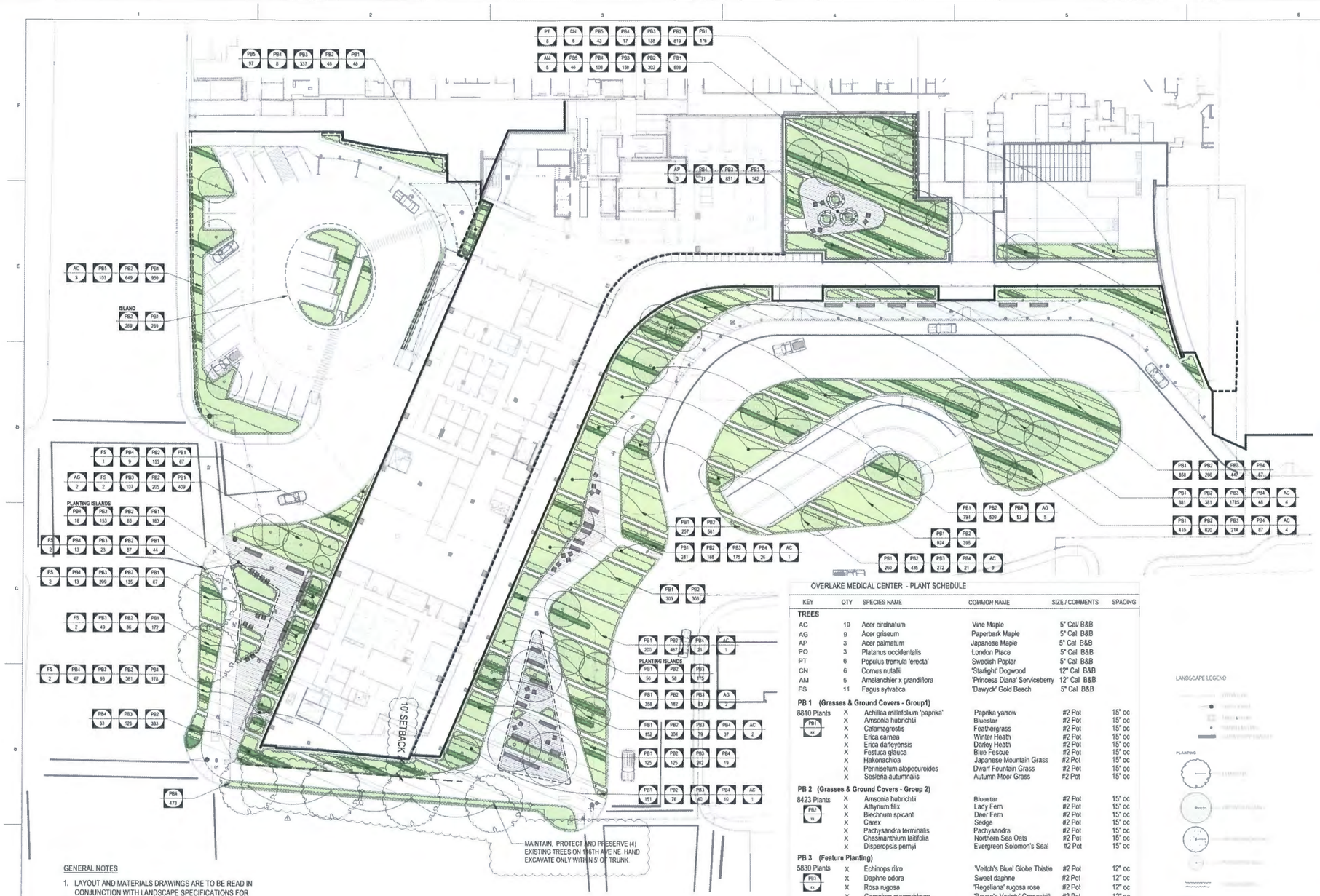
75% DD

GRADE PLANE CALCULATION

154' - 2"
154' - 2"
153' - 10"
158' - 10"
155' - 3" = GRADE PLANE



PRELIMINARY LANDSCAPE PLAN



GENERAL NOTES

1. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
2. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
3. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
4. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
5. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
6. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
7. ALL DIMENSIONS ARE NOMINAL.
8. VERIFY ALL MEASUREMENTS ON SITE

OVERLAKE MEDICAL CENTER - PLANT SCHEDULE

KEY	QTY	SPECIES NAME	COMMON NAME	SIZE / COMMENTS	SPACING
TREES					
AC	19	Acer circinatum	Vine Maple	5" Cal/ B&B	
AG	9	Acer griseum	Paperbark Maple	5" Cal B&B	
AP	3	Acer palmatum	Japanese Maple	5" Cal B&B	
PO	3	Platanus occidentalis	London Place	5" Cal B&B	
PT	6	Populus tremula 'erecta'	Swedish Poplar	5" Cal B&B	
CN	6	Cornus nutallii	'Starlight' Dogwood	12" Cal B&B	
AM	5	Amelanchier x grandiflora	'Princess Diana' Serviceberry	12" Cal B&B	
FS	11	Fagus sylvatica	'Dawyck' Gold Beech	5" Cal B&B	
PB 1 (Grasses & Ground Covers - Group1)					
8810 Plants	X	Achillea millefolium 'paprika'	Paprika yarrow	#2 Pot	15" oc
PB1	X	Amsonia hubrichtii	Bluestar	#2 Pot	15" oc
	X	Calamagrostis	Feathergrass	#2 Pot	15" oc
	X	Erica carnea	Winter Heath	#2 Pot	15" oc
	X	Erica darleyensis	Darley Heath	#2 Pot	15" oc
	X	Festuca glauca	Blue Fescue	#2 Pot	15" oc
	X	Hakonachloa	Japanese Mountain Grass	#2 Pot	15" oc
	X	Pennisetum alopecuroides	Dwarf Fountain Grass	#2 Pot	15" oc
	X	Sesleria autumnalis	Autumn Moor Grass	#2 Pot	15" oc
PB 2 (Grasses & Ground Covers - Group 2)					
8423 Plants	X	Amsonia hubrichtii	Bluestar	#2 Pot	15" oc
PB2	X	Athyrium filix	Lady Fern	#2 Pot	15" oc
	X	Blechnum spicant	Deer Fern	#2 Pot	15" oc
	X	Carex	Sedge	#2 Pot	15" oc
	X	Pachysandra terminalis	Pachysandra	#2 Pot	15" oc
	X	Chasmanthium laitifolia	Northern Sea Oats	#2 Pot	15" oc
	X	Disperopsis pernyi	Evergreen Solomon's Seal	#2 Pot	15" oc
PB 3 (Feature Planting)					
5830 Plants	X	Echinops ritro	'Veitch's Blue' Globe Thistle	#2 Pot	12" oc
PB3	X	Daphne odora	Sweet daphne	#2 Pot	12" oc
	X	Rosa rugosa	'Regeliana' rugosa rose	#2 Pot	12" oc
	X	Geranium macrorhizum	'Bevan's Variety' Cranesbill	#2 Pot	12" oc
	X	Iris missouriensis	Western Blue Flag	#2 Pot	12" oc
	X	Cornus x kelsyii	'Kelsey' Dwarf Red Dogwood	#2 Pot	12" oc
	X	Crytomium virgatum	Japanese Holly Fern	#2 Pot	12" oc
	X	Panicum virgatum	'Blood Brothers' Switch Grass	#2 Pot	12" oc
	X	Liriope muscari	Blue Lilyturf	#2 Pot	12" oc
PB 4 (Evergreen Shrubs)					
1169 Plants	X	Taxus baccata	Prostrate Yew	#5 Pot	18" oc
PB4	X	Lonicera pileata	Box honeysuckle	#5 Pot	18" oc
	X	Sarcococca ruscifolia	Fragrant sweet box	#5 Pot	18" oc
PB 5 (Vines & Shrubs)					
290 Plants	X	Ribes sanguinium	Red Flowering Currant	#3 Pot	18" oc
PB5	X	Lonicera pileata	Box Honeysuckle	#3 Pot	18" oc
	X	Schizophragma hydrangeoides	Japanese Climbing Hydrangea	#3 Pot	18" oc
	X	Lonicera x henryi	'Henry's' Honeysuckle	#3 Pot	18" oc

LANDSCAPE LEGEND

PLANTING

MATERIALS

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555

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STANTEC
4100 194TH STREET SW,
LYNNWOOD WA 98036

PFS STUDIO
PLANNING • URBAN DESIGN
LANDSCAPE ARCHITECTURE

PROJECT
FutureCare

DESIGN DEVELOPMENT

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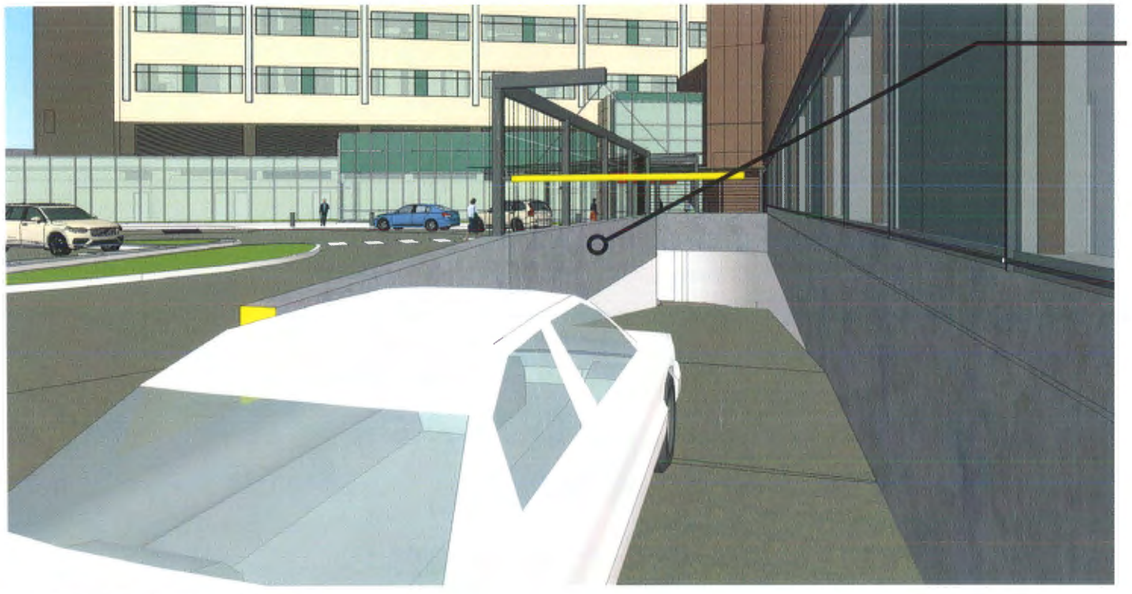
ISSUE

REV	DATE	DESCRIPTION
1	07.14.2017	ADDITIONS PER CITY COMMENTS

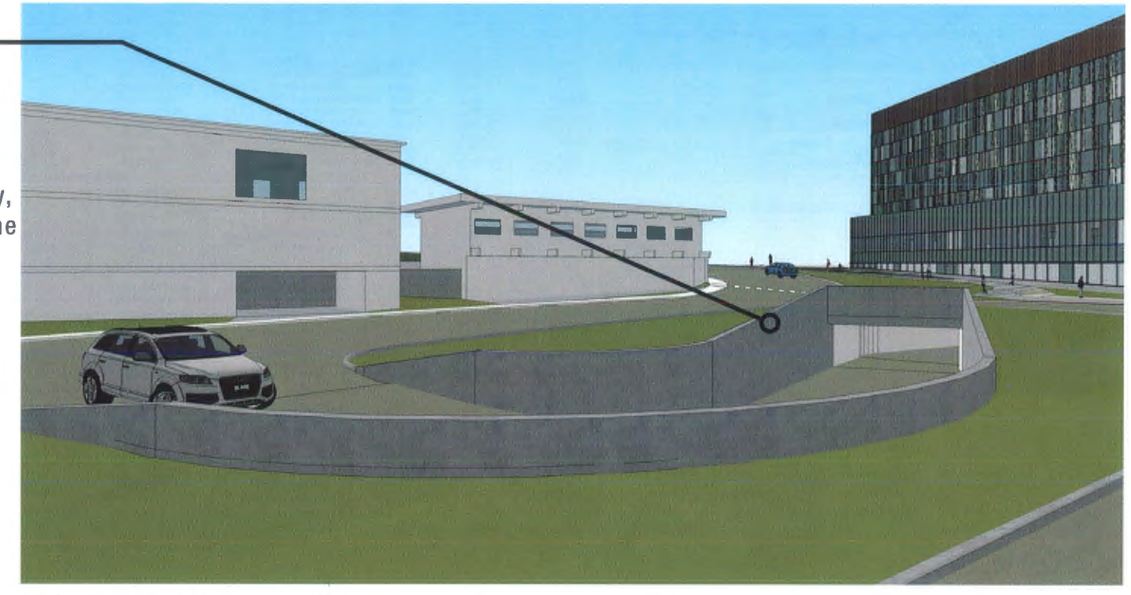
DRAWN BY: JC/BW
PROJ. ARCH
PROJ NO 101550.00
DATE: 07/14/2017
DWG. PLANTING PLAN
DWG L4.01

GARAGE SOFFITS

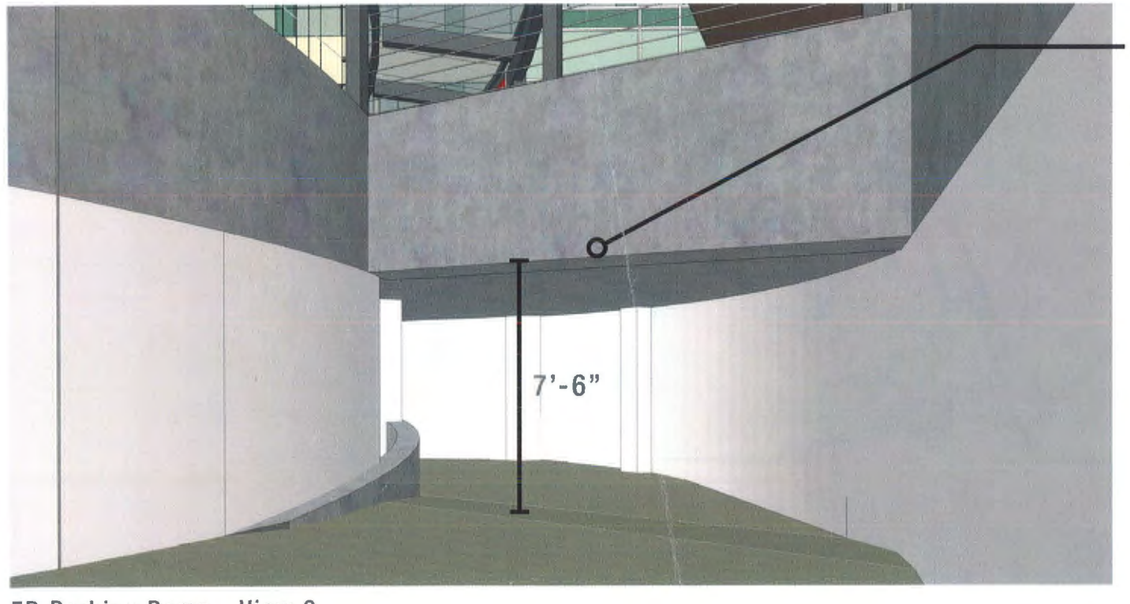


ED Parking Ramp - View 1

Concrete walls and safety barriers. Walls may be painted white or left as sealed concrete depending on maintenance, durability, and lighting factors. The concrete soffit is not visible from the street.

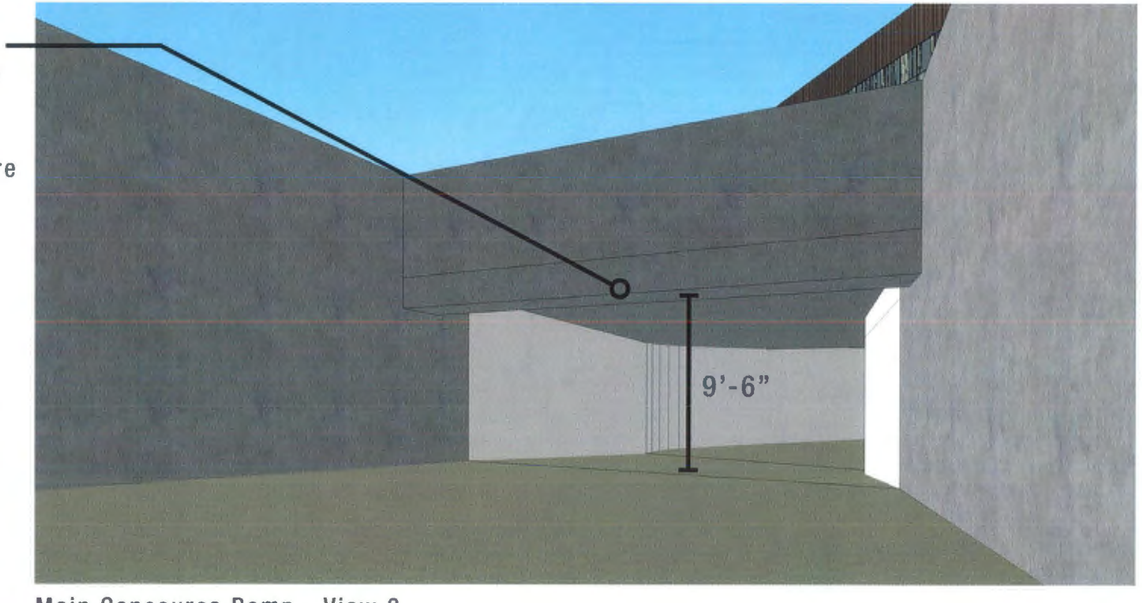


Main Concourse Ramp - View 1



ED Parking Ramp - View 2

Concrete beams form entry threshold. Entry soffits and garage ceilings are concrete. Ceilings and soffits are not visible from the street.



Main Concourse Ramp - View 2

7-17-2017

Overlake – Project futureCare : New East Tower (NET) MDP and DR Criteria

In compliance with LUC 20.30F.145 the project seeks approval from the Director by meeting the following criteria:

- **A.** The proposal is consistent with the Comprehensive Plan for Bellevue and it specifically focuses on the positive impact on the community that this project will serve.
- **B.** Bellevue Land Use Code requirements have been met and documented within the application.
- **C.** All applicable design guidelines or criteria have been met and items requiring city input have been discussed at ongoing recurring meetings.
- **D.** The NET is both compatible with the existing facilities character, appearance, and quality but it also enhances the image of the campus and Bellevue's expanding urban streetscapes.
- **E.** Public facilities including streets, fire protection, and utilities will all serve the NET.
- **F.** As documented in the MDP submittal, the NET is consistent with the requirements therein.

In compliance with LUC 20.30V.150 the project seeks approval from the Director by meeting the following criteria:

- **A.** The proposal is consistent with the Comprehensive Plan for Bellevue and it specifically focuses on the positive impact on the community that this project will serve.
- **B.** Bellevue Land Use Code requirements have been met and documented within the application.
- **C.** All applicable design guidelines or criteria have been met and items requiring city input have been discussed at ongoing recurring meetings.
- **D.** Features, relationships, and connectivity between required site features in the DA1 land use district are illustrated clearly within the MDP submittal.

Project FutureCare

Table 1 – Dimensional Requirements

Item	Permitted/Required	Proposed	Comments/Conditions
Zoning District	DA1	-	
Setbacks	NE 10th= 0 FT 116th Ave NE = 0 FT	NE 10th= 30 FT 116th Ave NE = 0 FT	Meets code. LUC 20.25J.030 Per redistricting from DA2 to DA1
Lot Coverage	75% max	49.2%	Meets code. LUC 20.25J.030
Parking Calculations	See Table 2 Below	See Table 2 Below	LUC 20.20.590
% Compact Stalls	50% max	No compact stalls – all normal size	Meets code. LUC 20.20.590
Building Height	200' max	87'-3 ½"	Meets code. LUC 20.25J.030
Building Stepback	116th Ave NE = 10 FT above 40'	10 FT	Meets code. LUC 20.25J.030 (8)
Bed Count	400 max	349	Meets code. LUC 20.25J.040
GSF per LUC 20.25J.040	1,000,000sf Hospital Use 1,000,000sf Non-Hospital	597,939sf Hospital Use 628,200sf Non-Hospital	Meets code. LUC 20.25J.040
Landscaping	No Min or Max SF defined	31,000sf	-
Sidewalk and planter width	8' Sidewalk min 4' planter min	8' Sidewalk min 4' planter min	Meets code. LUC 20.25J.070

Table 2 - Parking Calculations

			Bellevue Code Requirements		Calculations	
	Size	Units	Min Required	Max Allowed	Min	Max
Hospital	349	Beds	1:bed	None	349	None
Medical Office	428,000	SF	4.5:1,000 SF	5:1,000 SF	1,926	2,140

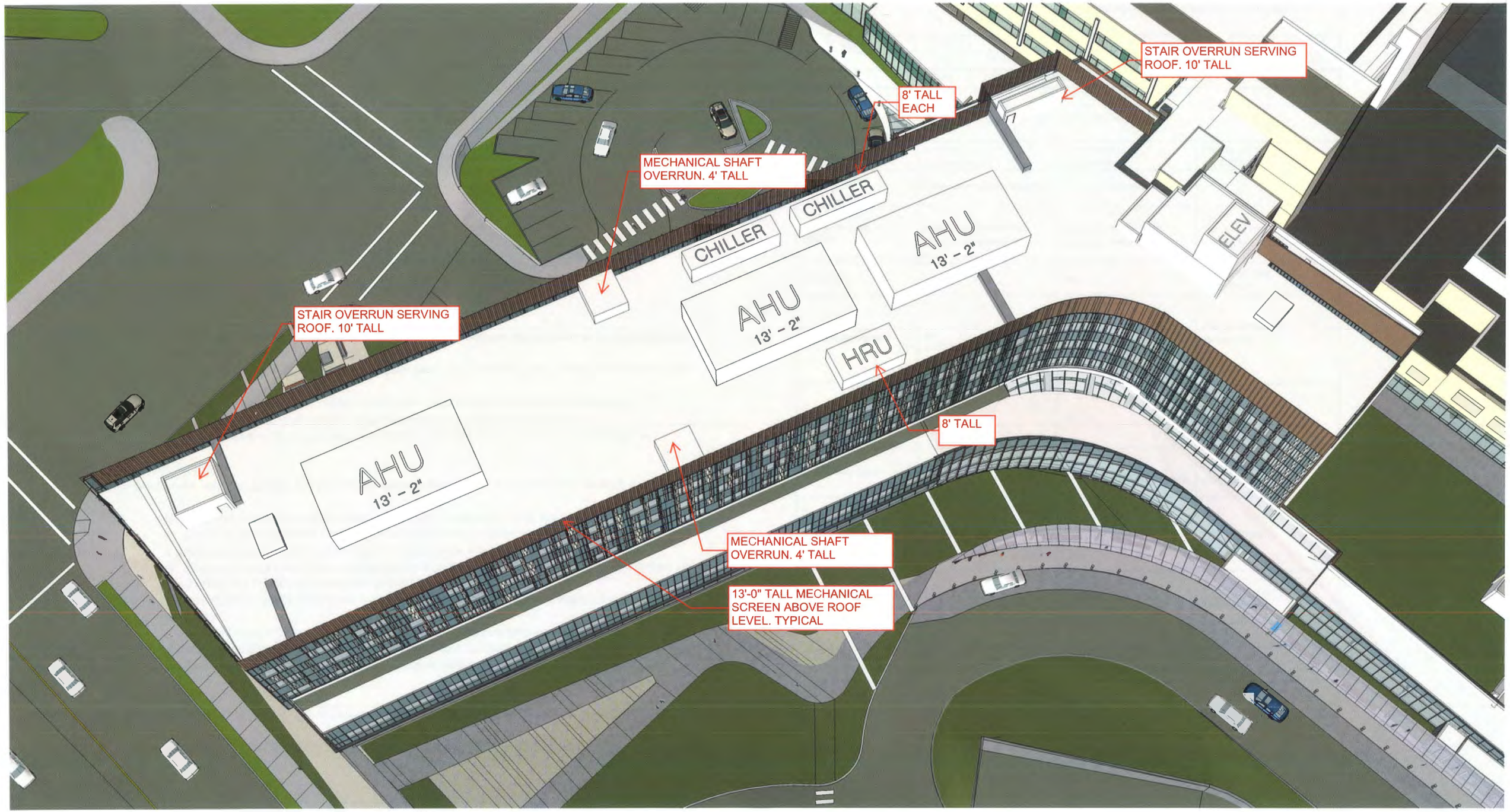
City Required Minimum Parking = 2,275 stalls

Existing Campus Parking Supply = 2,274 stalls

Future Campus Parking Supply with New East Tower = 2,282 stalls

ROOFTOP EQUIPMENT AND SCREENING

1



INTERSECTION PLAN

1

PAVEMENT MARKING NOTES

1. INSTALL YELLOW PAINTED DOUBLE CENTER LINE PER CITY OF BELLEVUE DRAWING NUMBER TE-4A.
2. INSTALL WHITE PAINTED SOLID LANE LINE PER CITY OF BELLEVUE DRAWING NUMBER TE-4A.
3. INSTALL WHITE THERMOPLASTIC PAVEMENT ARROW MARKING PER CITY OF BELLEVUE DRAWING NUMBER TE-6.

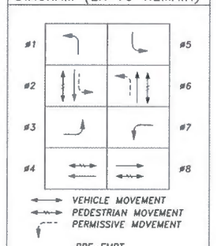
CONSTRUCTION NOTES

1. EXISTING SIGNAL POLE TO REMAIN. REMOVE EXISTING PEDESTRIAN PUSHBUTTONS. FURNISH AND INSTALL TWO NEW POLARA PUSHBUTTONS. PUSHBUTTONS SHALL FACE EAST AND SOUTH, PARALLEL TO RESPECTIVE CROSSWALKS.
2. EXISTING SIGNAL POLE TO REMAIN. REMOVE EXISTING PEDESTRIAN PUSHBUTTONS. FURNISH AND INSTALL TWO NEW POLARA PUSHBUTTONS. PUSHBUTTONS SHALL FACE EAST AND NORTH, PARALLEL TO RESPECTIVE CROSSWALKS.
3. EXISTING SIGNAL POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
4. NEW SIGNAL CONDUCTORS IN EXISTING CONDUIT.

GENERAL NOTES

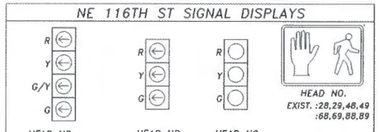
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
3. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR MATERIALS APPROVAL TO THE CITY OF BELLEVUE PRIOR TO ORDERING MATERIALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY IMMEDIATELY UPON DAMAGE.
5. ALL CONDUIT SHALL BE INSTALLED WITH MIN. 24" COVER.
6. SEE CITY OF BELLEVUE STD. PLANS FOR POLE AND CONDUIT LAYOUT DETAILS, SERVICE CABINET/CONNECTION DETAILS, AND WIRING DETAILS.
7. ALL NEW JUNCTION BOXES SHALL BE NON-SKID.
8. REMOVE EXISTING CONFLICTING STRIPING AS NECESSARY TO ACCOMMODATE NEW STRIPING. CONTRACTOR TO COORDINATE STRIPING REMOVAL WITH ASPHALT RESTORATION.
9. ALL ROAD CHANNELIZATION AND STRIPING SHALL BE PER CITY OF BELLEVUE STANDARD DRAWINGS, CURRENT EDITION.

NE 116TH ST PHASE DIAGRAM (EX TO REMAIN)



PRE-EMPT
A = #2 & #5
B = #1 & #6

NE 116TH ST SIGNAL DISPLAYS



HEAD NO. EXIST. :51/21, 52/22 :61/11, 62/12

HEAD NO. EXIST. :31, 32 :71, 72

HEAD NO. EXIST. :23, 24 :41, 42 :63, 64 :81, 82

HEAD NO. EXIST. :28,29,48,49 :68,69,88,89

ALL VEHICLE HEADS SHALL HAVE BACKPLATES, 12" LENSES AND TYPE M MOUNTS UNLESS OTHERWISE NOTED. ALL VEHICLE HEADS, BACK PLATES AND VISORS SHALL BE ALUMINUM.

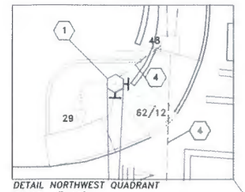
LIGHT EMITTING DIODE (LED) LIGHT SOURCES ARE REQUIRED FOR ALL VEHICLE DISPLAYS.

ALL PEDESTRIAN HEADS SHALL BE COUNTDOWN-TYPE.

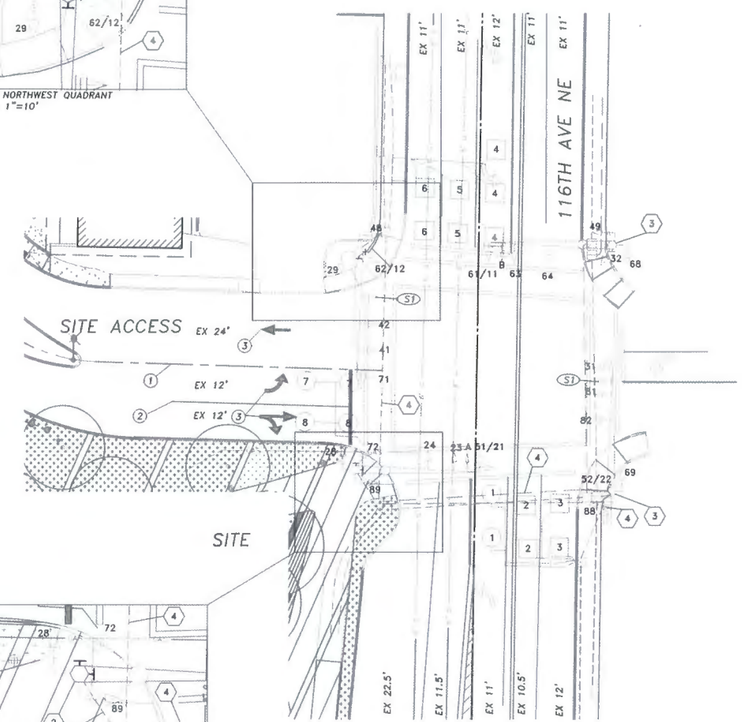
SIGN LEGEND

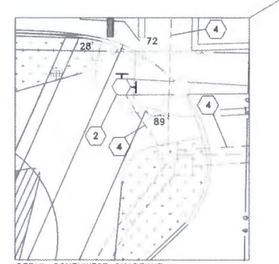
116TH AVE NE

(S1) EXISTING



DETAIL NORTHWEST QUADRANT
SCALE: 1"=10'





DETAIL SOUTHWEST QUADRANT
SCALE: 1"=10'

LEGEND

EXIST.	DESCRIPTION
	VEHICLE SIGNAL HEAD
	PEDESTRIAN SIGNAL HEAD
	SIGNAL POLE TYPE II
	SIGNAL POLE TYPE III
	LOOP DETECTOR
	MAST ARM MOUNTED SIGN
	EMERGENCY PRE-EMPT

N

0 10 20 40 60
SCALE IN FEET

GD#_____

TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue WA 98004
Office (425) 889-6747
Project Contact: Chris Bicket, P.E.
Phone: 425-250-5002

Stamp

CHRISTOPHER T. BICKET
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
07-26-2016

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Road Plan
Site Access &
116th Ave NE

Keymap

Date:	07/21/2017
Job No:	5123
Drawn By:	T. TAKARA
Checked By:	C. BICKET
Approved By:	C. BICKET
Scale:	Horiz: Vert:

Drawing No.
TS 1.02

ADR

INTERSECTION PLAN

1

PAVEMENT MARKING NOTES

1. INSTALL YELLOW PAINTED DOUBLE CENTER LINE PER CITY OF BELLEVUE DRAWING NUMBER TE-4A.
2. INSTALL WHITE PAINTED SOLID LANE LINE PER CITY OF BELLEVUE DRAWING NUMBER TE-4A.
3. INSTALL WHITE THERMOPLASTIC PAVEMENT ARROW MARKING PER CITY OF BELLEVUE DRAWING NUMBER TE-6.

CONSTRUCTION NOTES

1. EXISTING SIGNAL POLE TO REMAIN. REMOVE EXISTING PEDESTRIAN PUSHBUTTONS. FURNISH AND INSTALL TWO NEW POLARA PUSHBUTTONS. PUSHBUTTONS SHALL FACE EAST AND SOUTH, PARALLEL TO RESPECTIVE CROSSWALKS.
2. EXISTING SIGNAL POLE TO REMAIN. REMOVE EXISTING PEDESTRIAN PUSHBUTTON. PLUG HOLE WITH CITY APPROVED METHOD. FURNISH AND INSTALL NEW POLARA PUSHBUTTON. PUSHBUTTON SHALL FACE SOUTH AND BE PARALLEL WITH CROSSWALK.
3. EXISTING SIGNAL POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
4. NEW SIGNAL CONDUCTORS IN EXISTING CONDUIT.
5. DISCONNECT AND ABANDON EXISTING OUTBOUND LOOP.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
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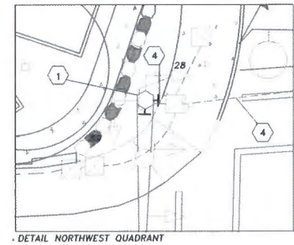
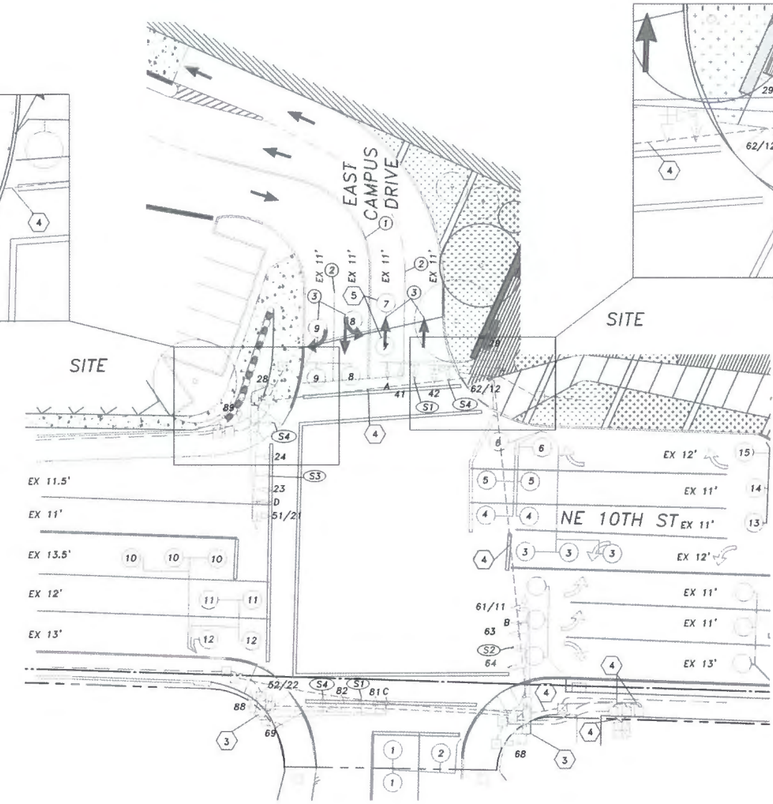
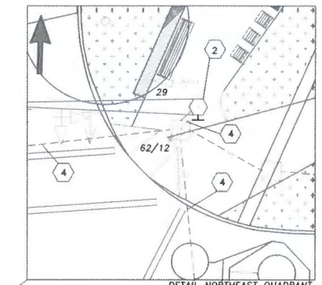
6. SEE CITY OF BELLEVUE STD. PLANS FOR POLE AND CONDUIT LAYOUT DETAILS, SERVICE CABINET/CONNECTION DETAILS, AND WIRING DETAILS.
7. ALL NEW JUNCTION BOXES SHALL BE NON-SKID.
8. REMOVE EXISTING CONFLICTING STRIPING AS NECESSARY TO ACCOMMODATE NEW STRIPING. CONTRACTOR TO COORDINATE STRIPING REMOVAL WITH ASPHALT RESTORATION.
9. ALL ROAD CHANNELIZATION AND STRIPING SHALL BE PER CITY OF BELLEVUE STANDARD DRAWINGS, CURRENT EDITION.



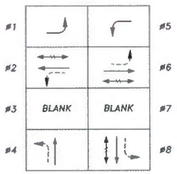
DETAIL NORTHWEST QUADRANT
SCALE: 1"=10'





DETAIL NORTHEAST QUADRANT
SCALE: 1"=10'

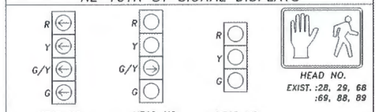
NE 10TH ST PHASE DIAGRAM (EX. TO REMAIN)



VEHICLE MOVEMENT
PEDESTRIAN MOVEMENT
PERMISSIVE MOVEMENT

PRE-EMPT
A = #4
B = #1 & #6
C = #8
D = #2 & #5

NE 10TH ST SIGNAL DISPLAYS



HEAD NO. EXIST. :61/11, 62/12 :51/21, 52/22

HEAD NO. EXIST. : 42, 82

HEAD NO. EXIST. :23, 24, 41 :63, 64, 81

HEAD NO. EXIST. :28, 29, 68 :69, 88, 89

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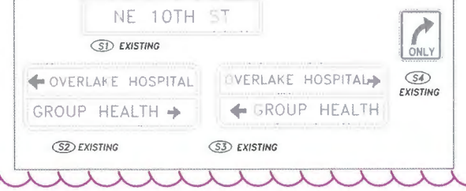
LIGHT EMITTING DIODE (LED) LIGHT SOURCES ARE REQUIRED FOR ALL VEHICLE DISPLAYS.

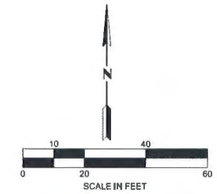
ALL PEDESTRIAN HEADS SHALL BE COUNTDOWN-TYPE.

SIGN LEGEND



LEGEND

EXIST.	DESCRIPTION
	VEHICLE SIGNAL HEAD
	PEDESTRIAN SIGNAL HEAD
	SIGNAL POLE TYPE II
	SIGNAL POLE TYPE III
	LOOP DETECTOR
	MAST ARM MOUNTED SIGN
	EMERGENCY PRE-EMPT



TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street, Suite 200, Bellevue, WA 98004
Office (425) 889-6747
Project Contact: Chris Bickel, P.E.
Phone: 425-350-5000

Stamp

CHRISTOPHER T. BICKEL
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
07-26-2016

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Road Plan
East Campus Drive
& NE 10th St

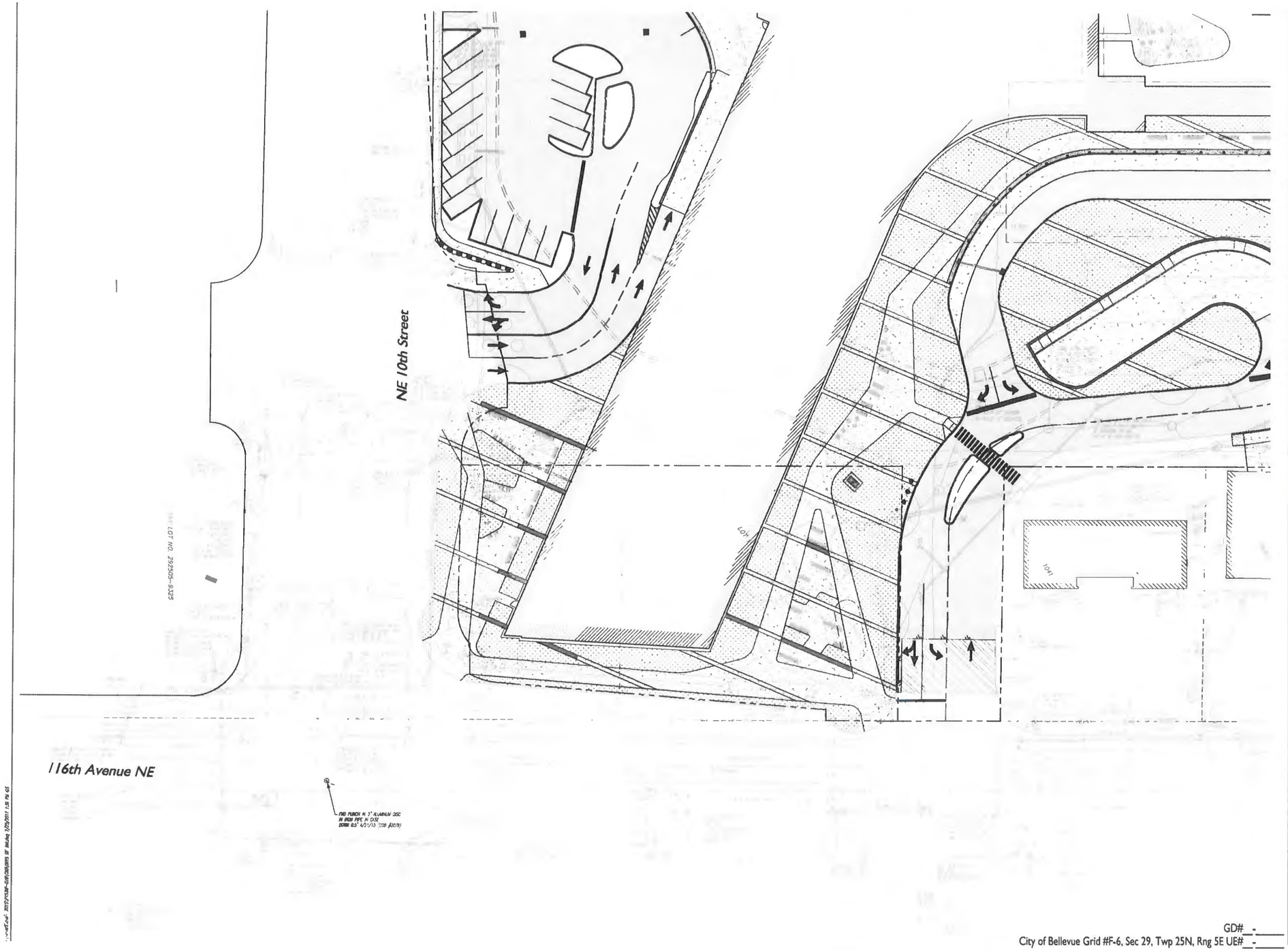
Keymap

Date:	07/21/2017
Job No:	5123
Drawn By:	T. TAKARA
Checked By:	C. BICKET
Approved By:	C. BICKET
Scale:	Horiz: Vert:

Drawing No.
TS 1.01

GD#

PRELIMINARY CLEARING AND GRADING PLAN



GD#__-____
City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE#__-____

COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104

(206) 343-0460 www.cplinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Paving Plan

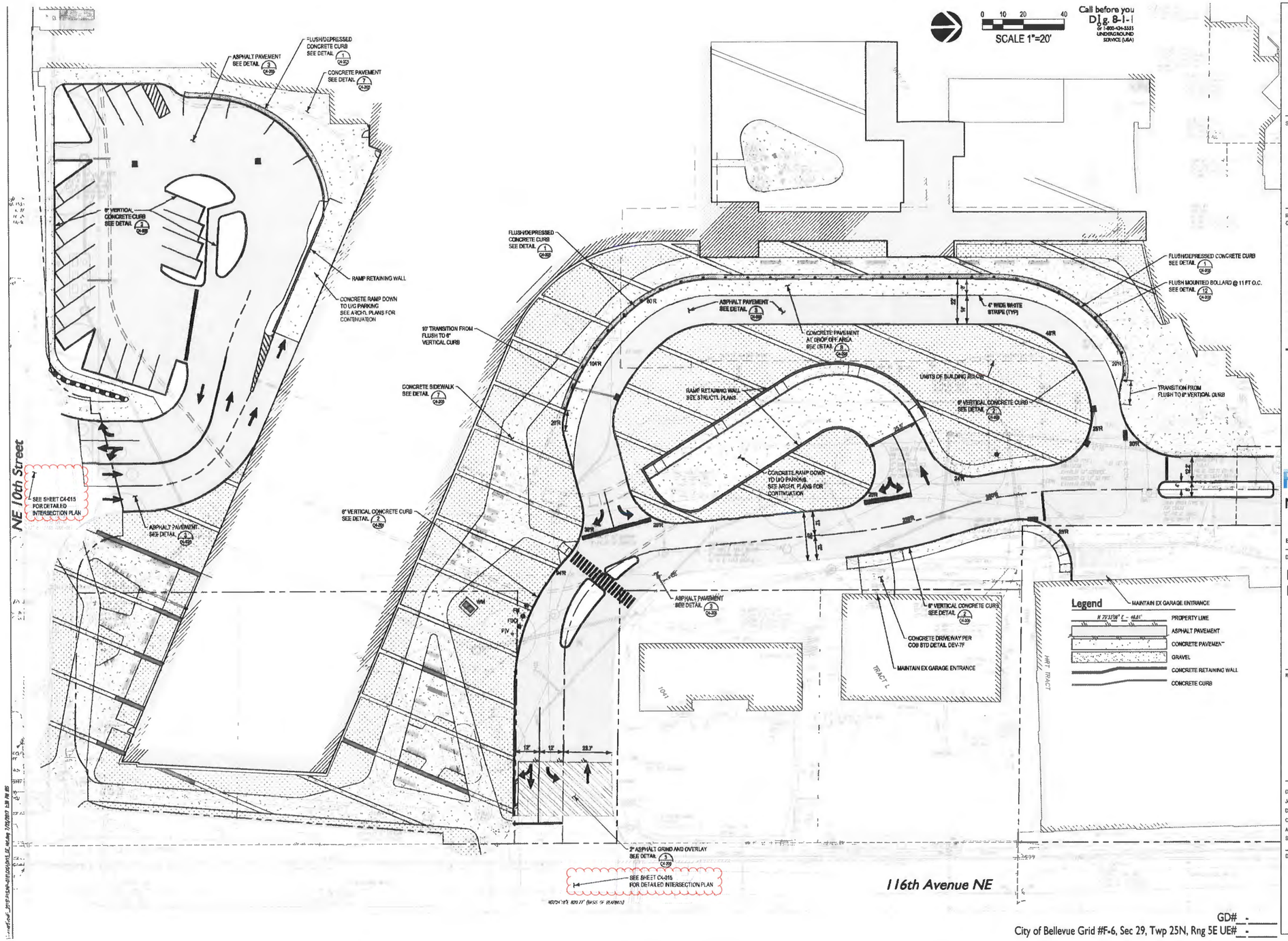
Keymap

Date:	07/21/2017
Job No.	C150025-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By	K. SMITH
Approved By.	J. PETERSON
Scale.	Horiz. 1"=20' Vert n/a

Drawing No.
C4-015

ADR

PRELIMINARY CLEARING AND GRADING PLAN



COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

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Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Paving Plan

Keymap

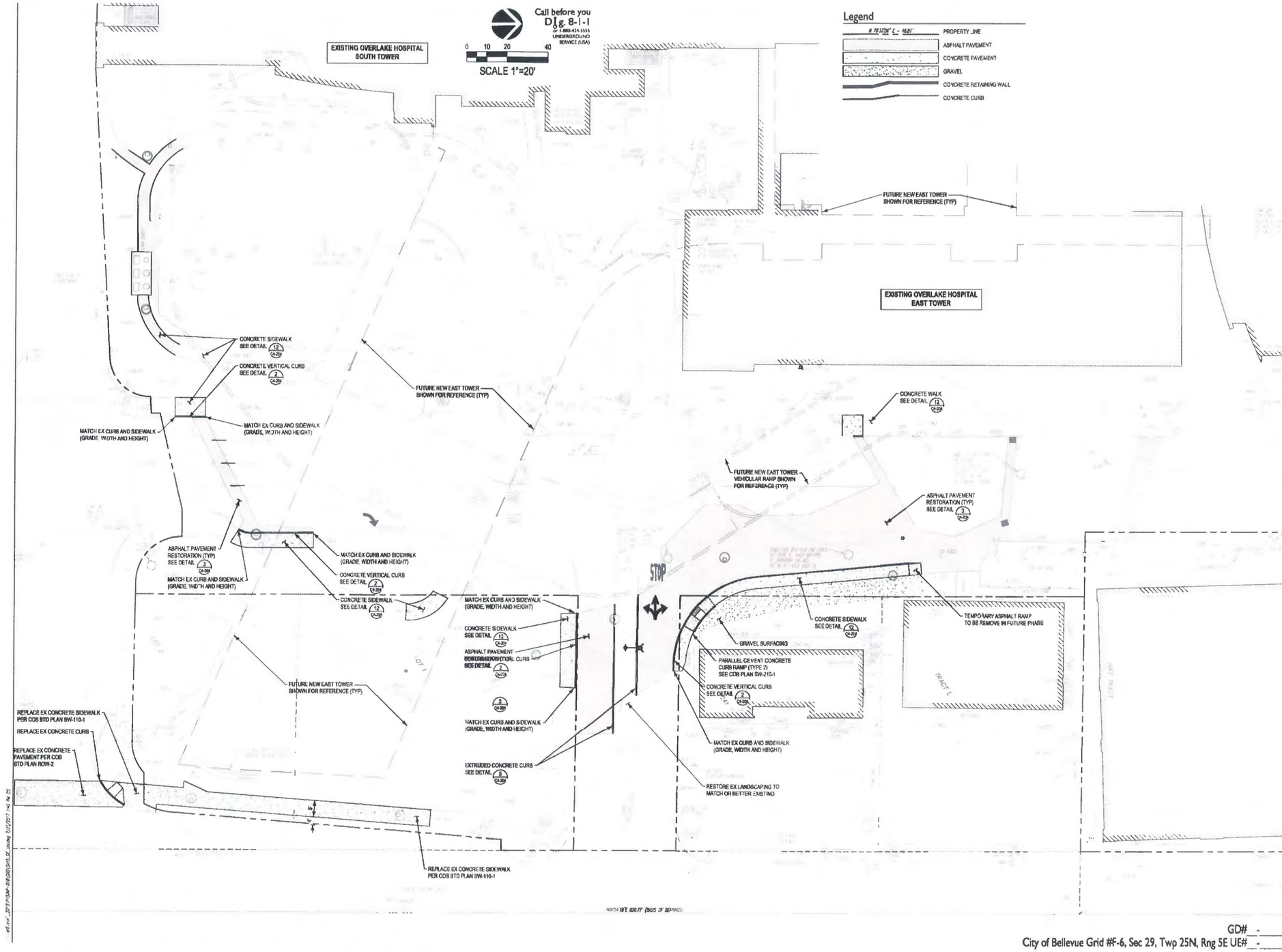
Date:	07/21/2017
Job No.	C150025-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By	K. SMITH
Approved By	J. PETERSON
Scale	Horiz. 1"=20' Vert. n/a

Drawing No
C4-005

ADR

PAVING PLAN

1



GD# _-_
City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE# _-_

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

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Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
Utility Relocation

Bellevue, Washington

Drawing Title
Paving Plan

Keymap

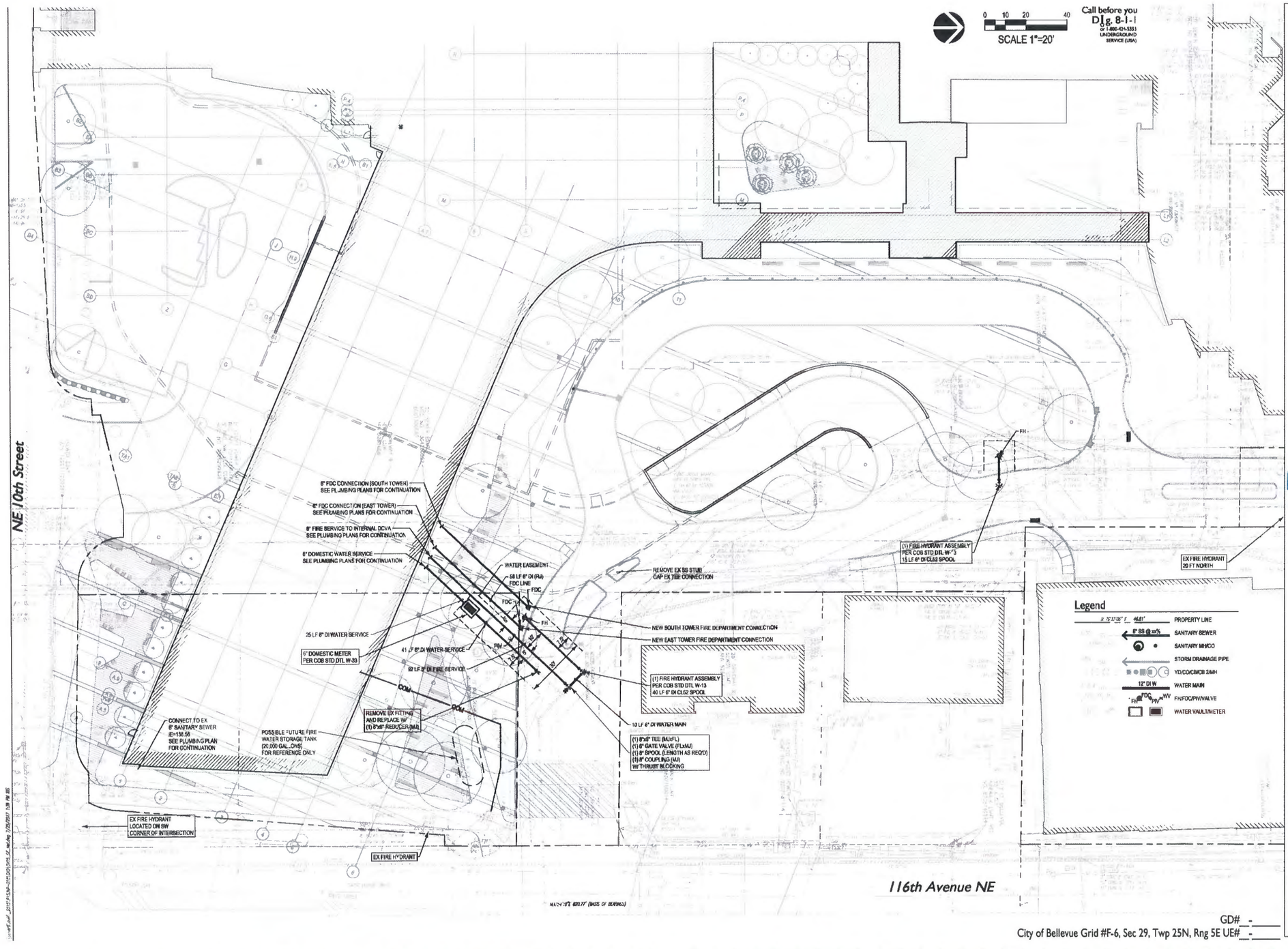
Date	07/21/2017
Job No.	C150025-03
Drawn By	L. LEAHY/L. JOHNSTON
Checked By	K. SMITH
Approved By:	J. PETERSON
Scale.	Horiz. 1"=20' Vert: n/a

Drawing No.
C4-004

ADR

UTILITY PLAN

1



COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Utility Plan

Keymap

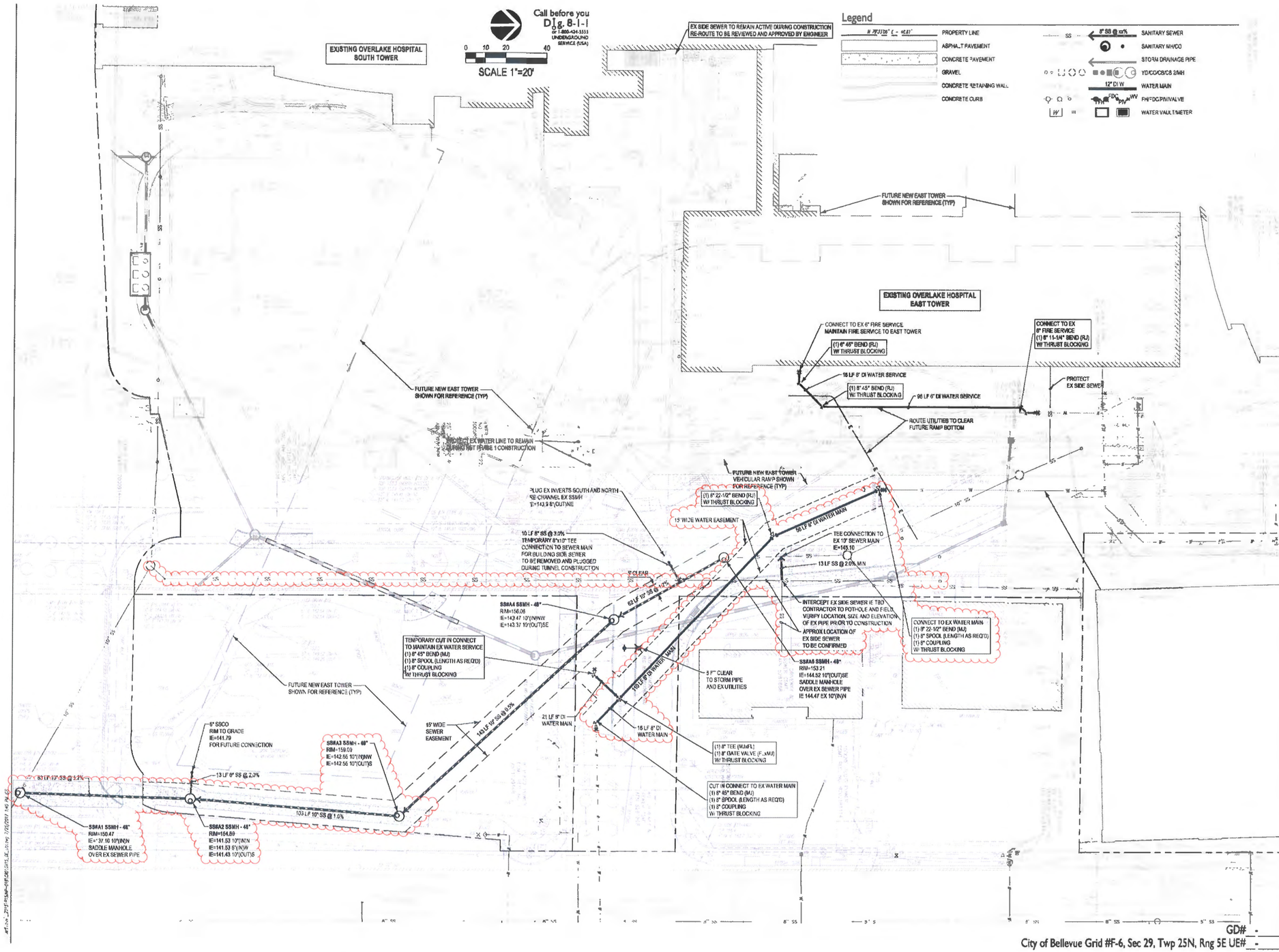
Date:	07/21/2017
Job No	C150025-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By:	K. SMITH
Approved By:	J. PETERSON
Scale:	Horiz. 1"=20' Vert: n/a

Drawing No
C3-005

ADR

GD#_-____
City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE#_-____

UTILITY PLAN



COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cpllinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
Utility Relocation
Bellevue, Washington

Drawing Title
Utility Plan

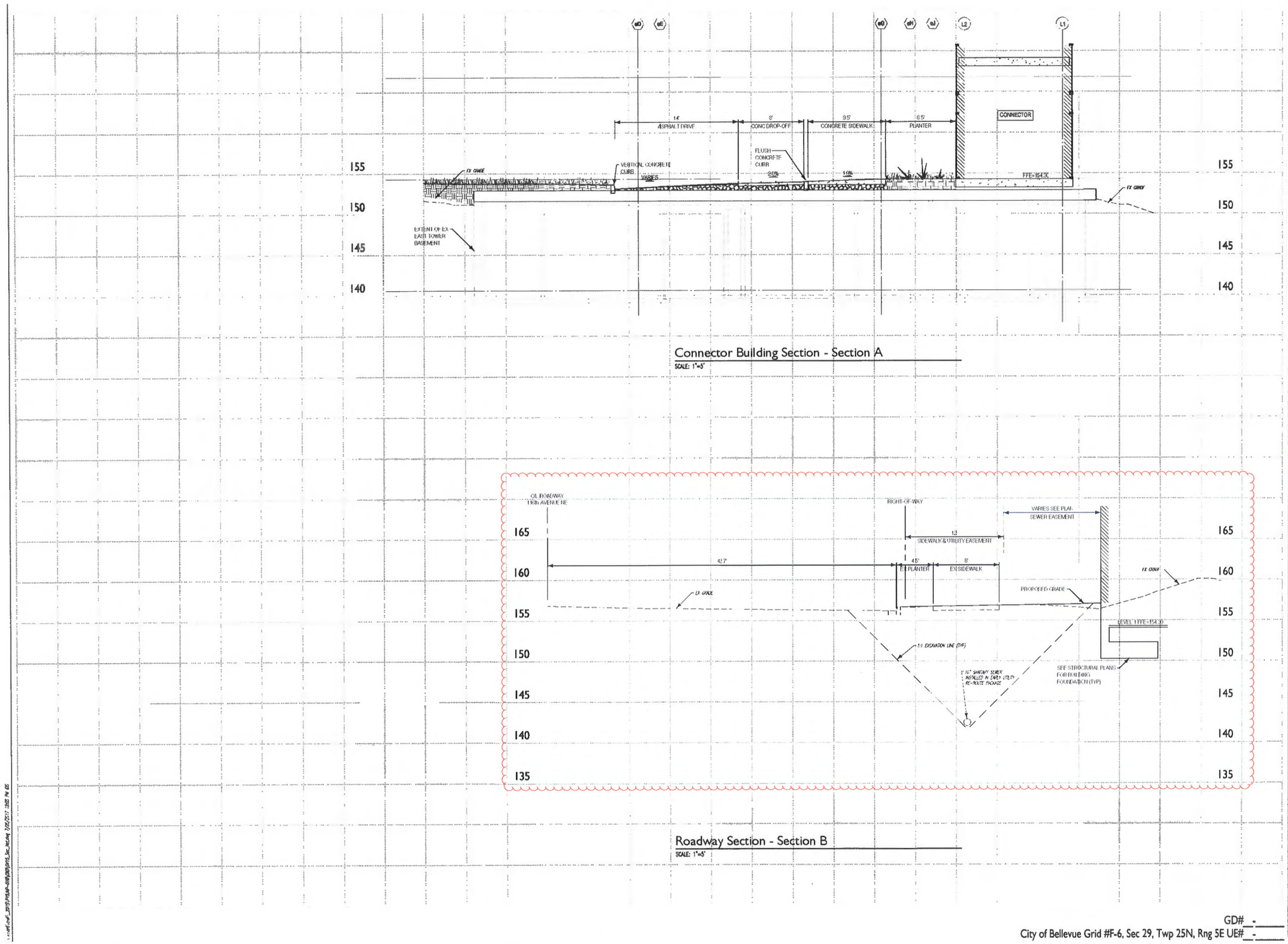
Keymap

Date:	07/21/2017
Job No	C150025-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By:	K. SMITH
Approved By:	J. PETERSON
Scale:	Horiz. 1"=20' Vert. n/a

Drawing No
C3-004

ADR

SITE SECTIONS AND PROFILES



GD#__-____
City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE#__-__

COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Net Site Sections and Profiles

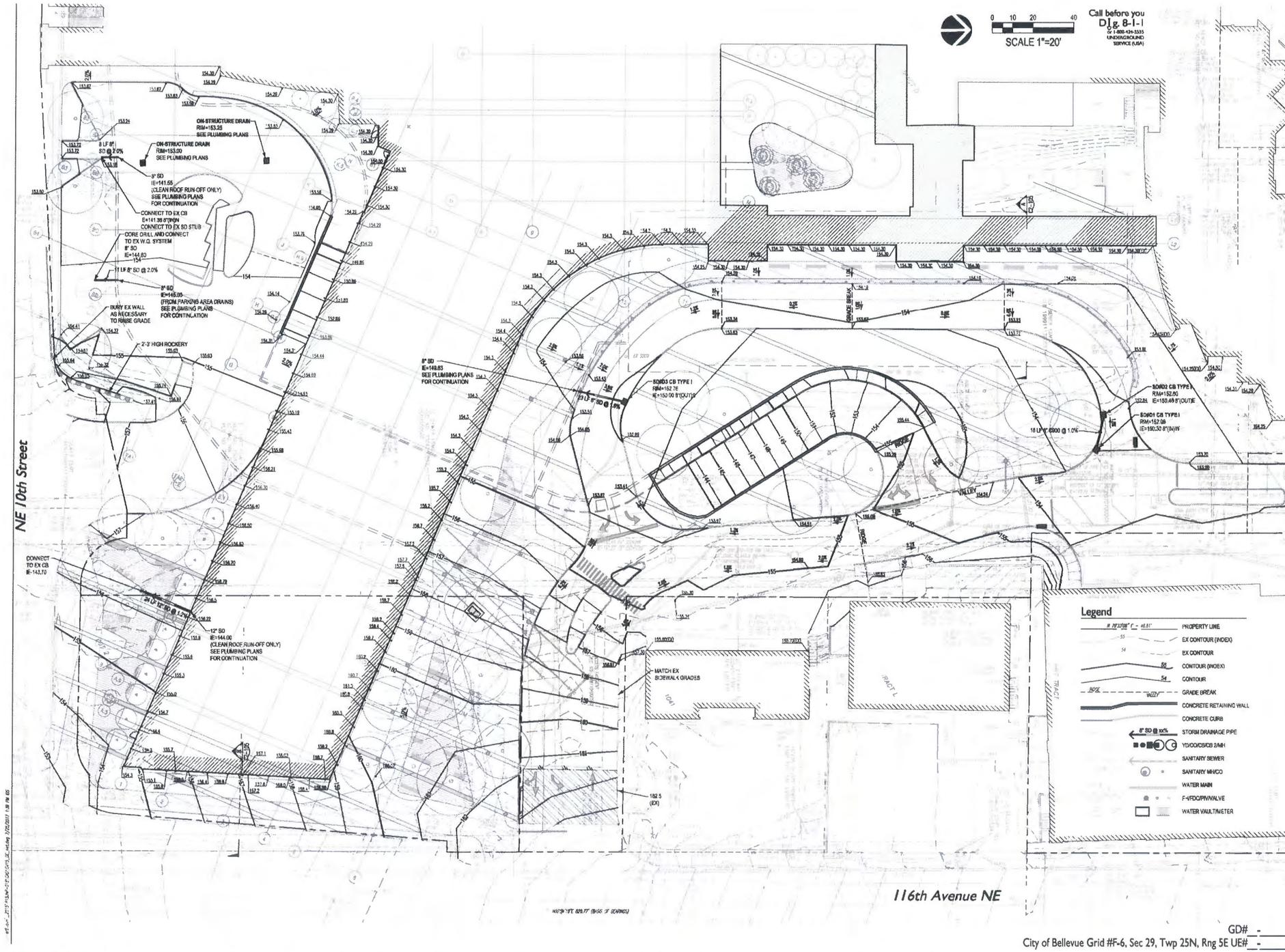
Keymap

Date:	07/21/2017
Job No.	C150025-03
Drawn By:	L. LEAHYL, JOHNSTON
Checked By	K. SMITH
Approved By	J. PETERSON
Scale	Horiz. n/a Vert. n/a

Drawing No.
C2-105

ADR

STORM DRAINAGE AND GRADING PLAN



GD#__-____
City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE#__-____

COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0480 www.cplinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Storm Drainage and Grading Plan

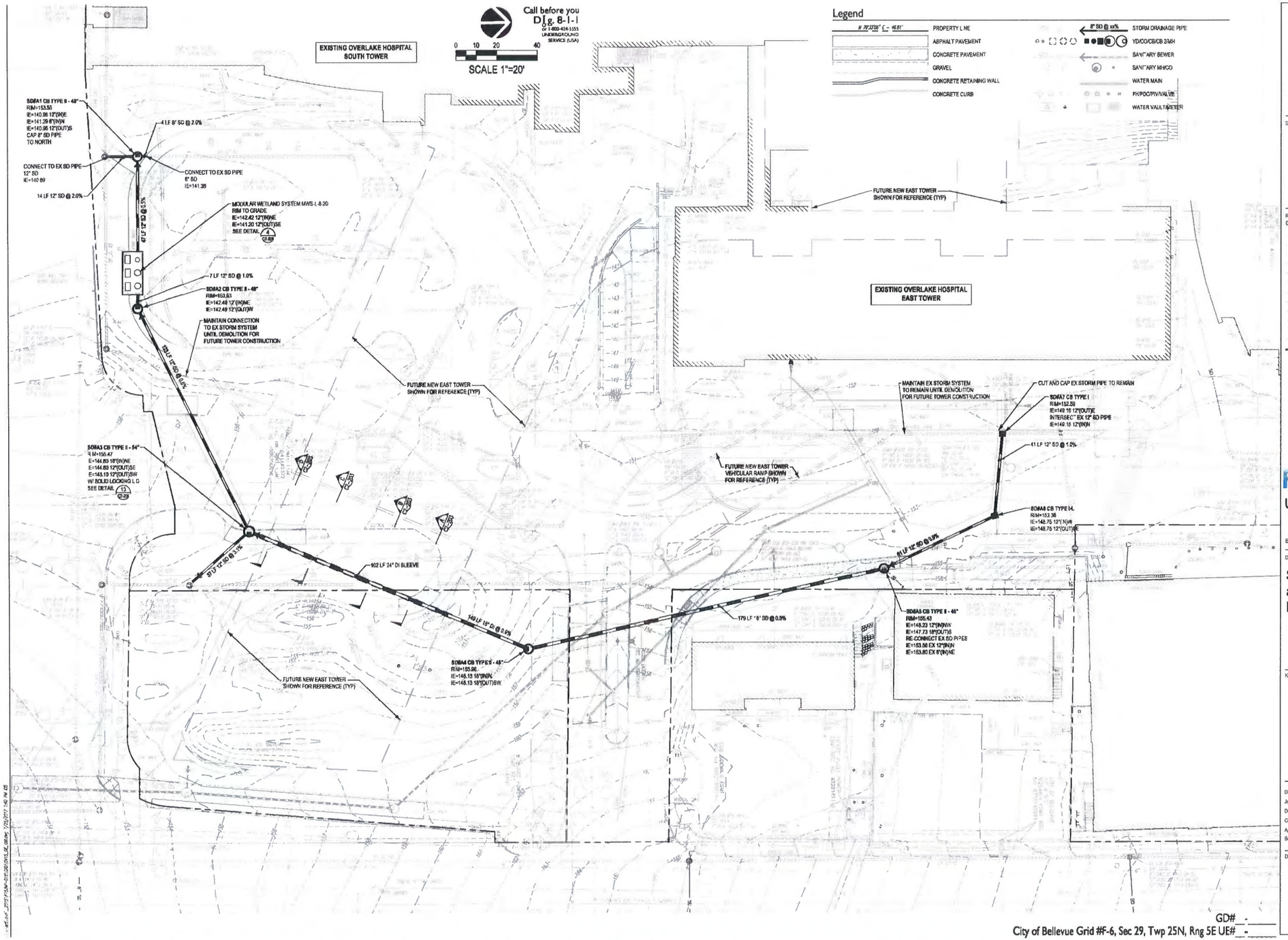
Keymap

Date	07/21/2017
Job No	C150025-03
Drawn By	L. LEAHY/L. JOHNSTON
Checked By	K. SMITH
Approved By	J. PETERSON
Scale	Horiz. 1"=20' Vert. n/a

Drawing No
C2-005

ADR

GRADING AND DRAINAGE PLAN



COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
Utility Relocation

Bellevue, Washington

Drawing Title
Storm Drainage and Grading Plan

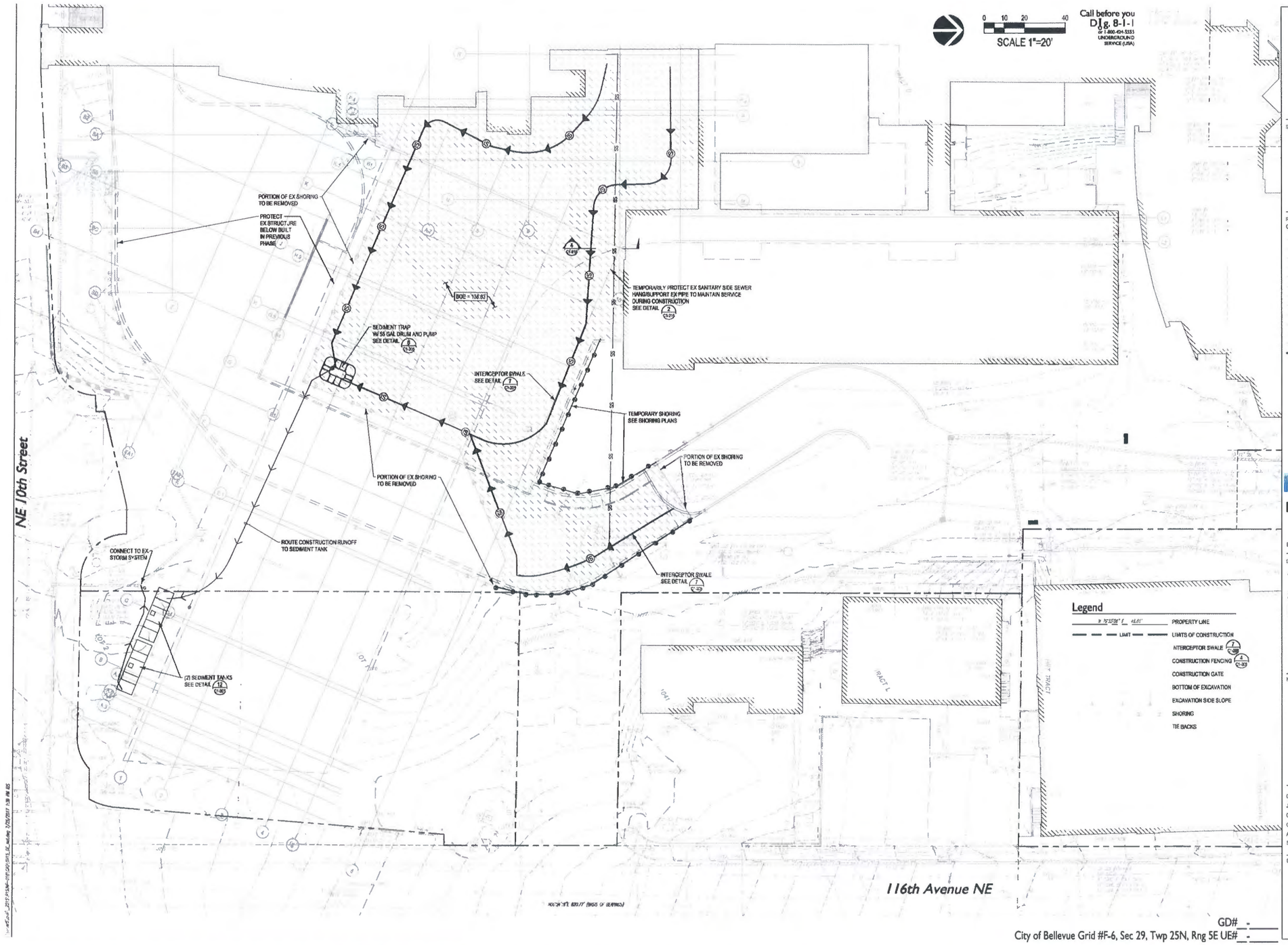
Keymap

Date:	07/21/2017
Job No:	C150025-03
Drawn By:	L. LEAHYA, JOHNSTON
Checked By:	K. SMITH
Approved By:	J. PETERSON
Scale:	Horz. 1"=20' Vert n/a

Drawing No.
C2-004

ADR

T.E.S.C. PLAN



GD# -
City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE# -

COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0480 www.cpllinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
T.E.S.C. and Excavation Plan

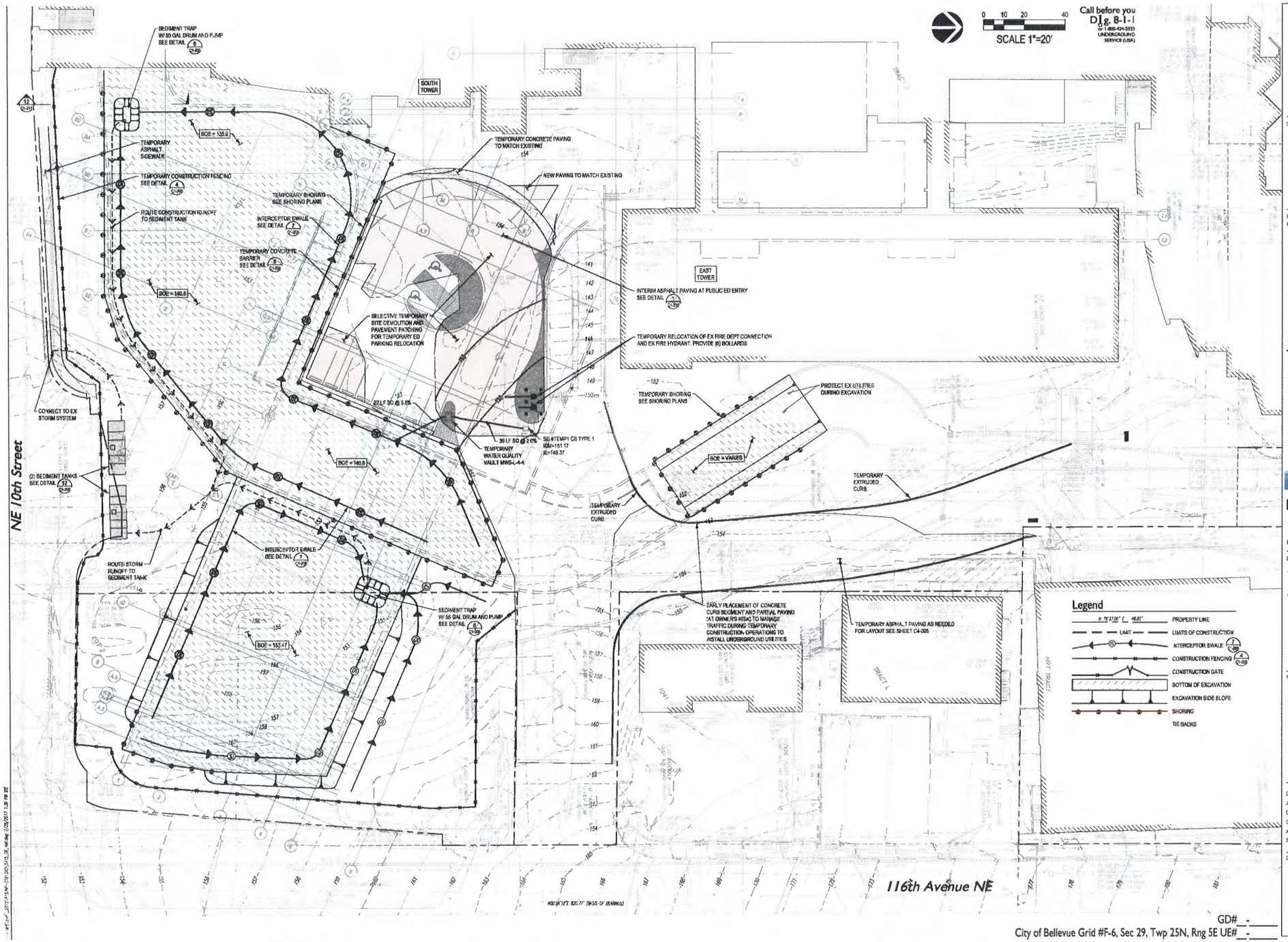
Keymap

Date:	07/21/2017
Job No	C150025-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By:	K. SMITH
Approved By:	J. PETERSON
Scale:	Horiz. 1"=20' Vert. n/a

Drawing No.
C1-115

ADR

T.E.S.C. PLAN



GD#_-____

City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE#_-____

COUGHLIN PORTER LUNDEEN

601 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
T.E.S.C. and Excavation Plan (Interim)

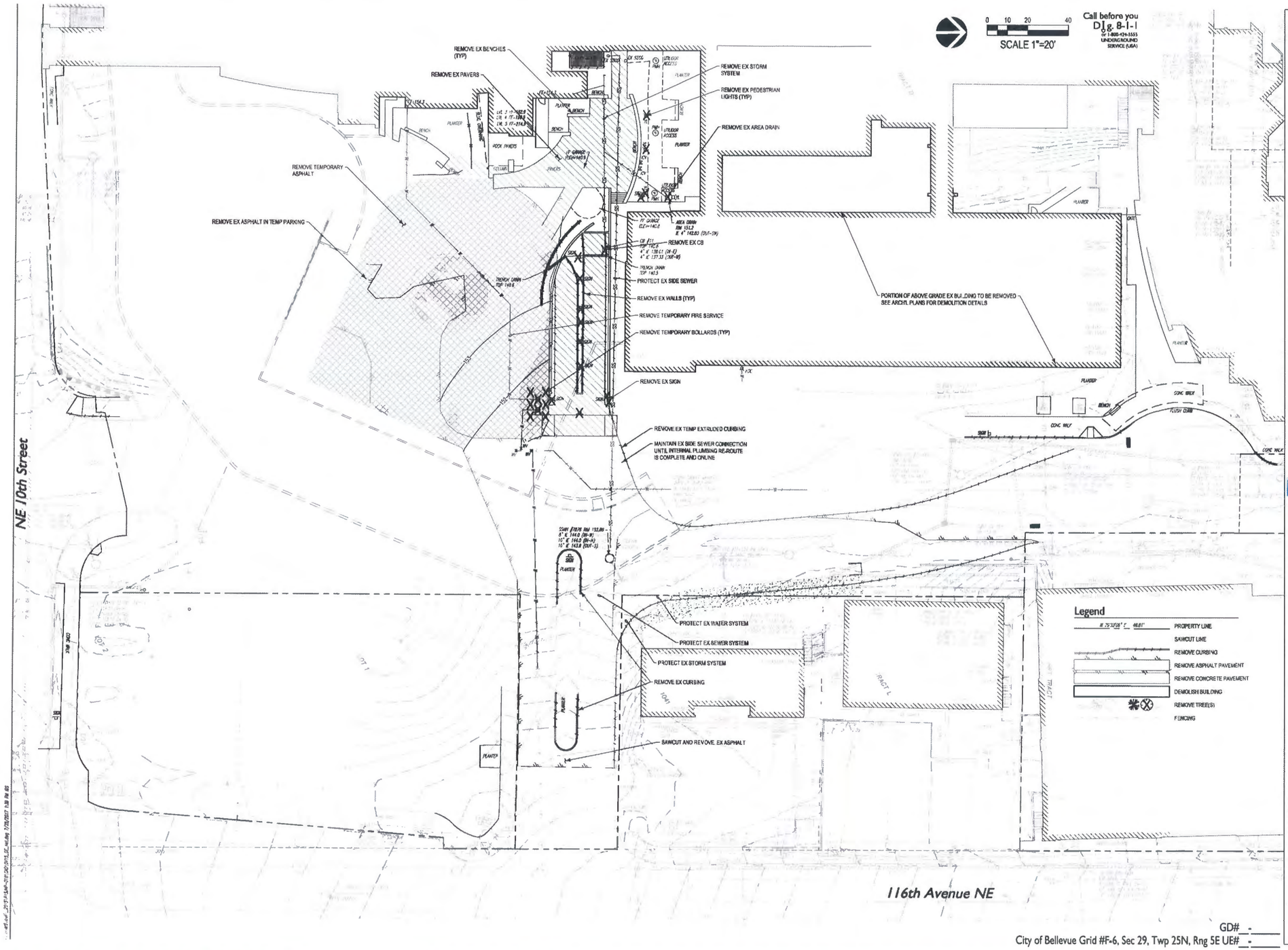
Keymap

Date	07/21/2017
Job No	C150025-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By	K. SMITH
Approved By:	J. PETERSON
Scale	Horz. 1"=20' Vert n/a

Drawing No.
C1-105

ADR

DEMOLITION PLAN



COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Demolition Plan

Keymap

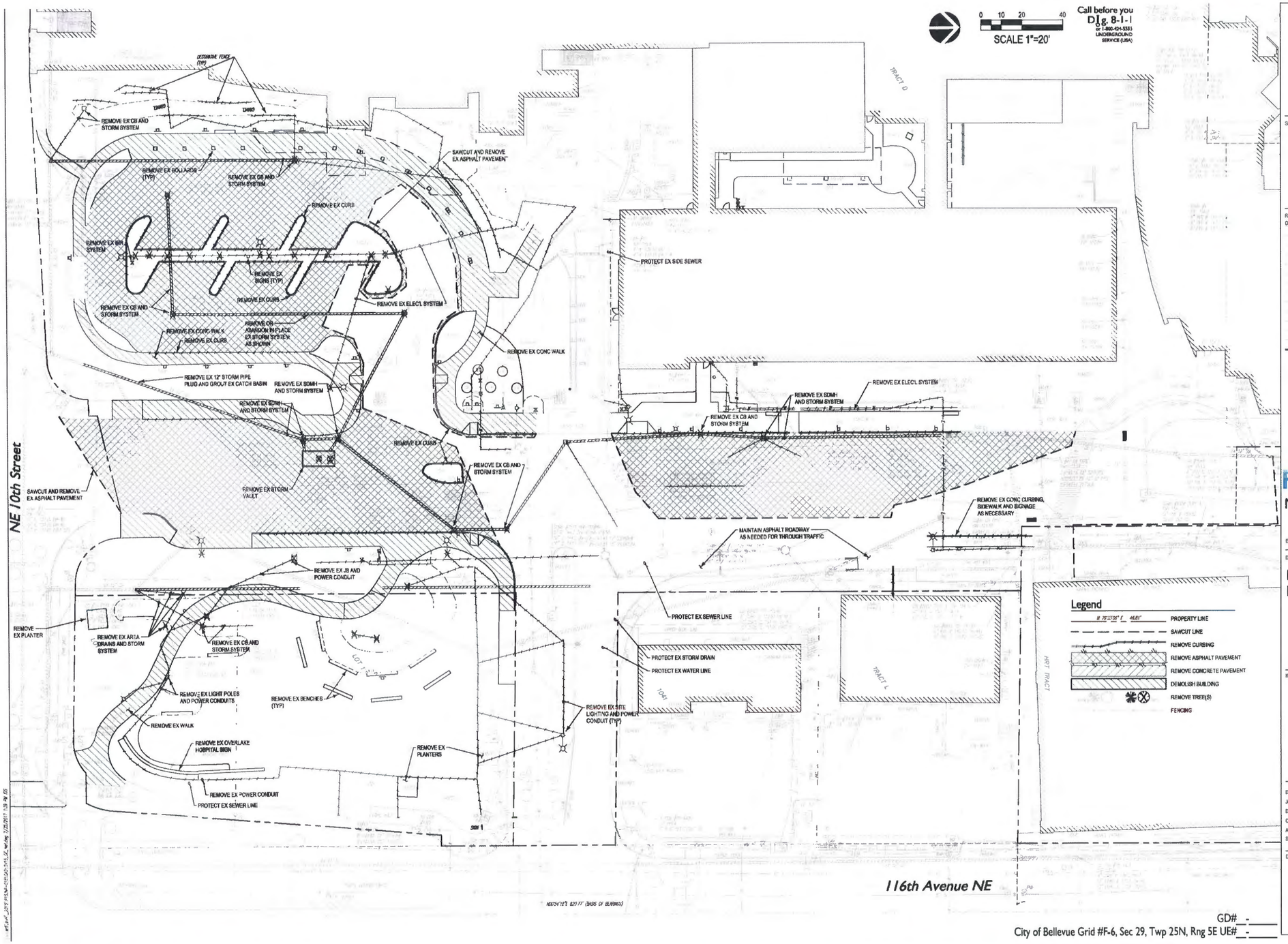
Date	07/21/2017
Job No.	C150025-03
Drawn By	L. LEAHY/L. JOHNSTON
Checked By	K. SMITH
Approved By	J. PETERSON
Scale	Horiz: 1"=20' Vert: n/a

Drawing No.
C1-015

ADR

GD#_-____
City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE#_-____

DEMOLITION PLAN - INTERIM



GD#__-____

City of Bellevue Grid #F-6, Sec 29, Twp 25N, Rng 5E UE#__-____

COUGHLIN PORTER LUNDEEN

801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 www.cplinc.com

Stamp

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Demolition Plan (Interim)

Keymap

Date:	07/21/2017
Job No:	C150025-03
Drawn By:	L. LEAHY/L. JOHNSTON
Checked By:	K. SMITH
Approved By:	J. PETERSON
Scale:	Horz. 1"=20' Vert n/a

Drawing No.
C1-005

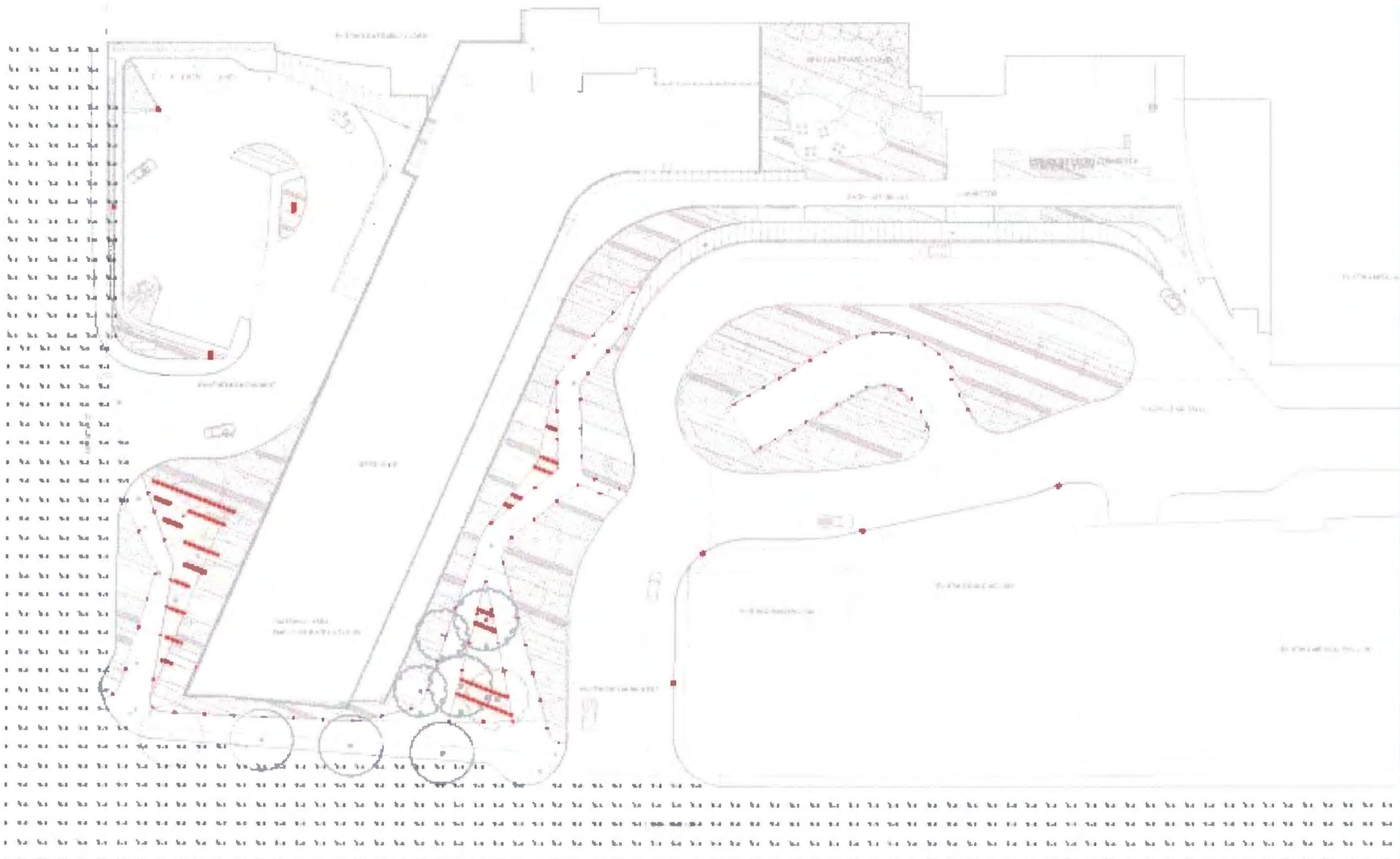
ADR

LIGHTING SUMMARY

Lighting Land Use Summary:

All proposed site lighting fixtures and parking area fixtures will be shielded to mitigate glare. Photometric plans indicate that there is no spillover light onto adjacent right-of-ways and neighboring properties. This includes the 20' parking lot pole lighting which is located near the Emergency Department drop-off.

Please see full land use document for full fixture cut sheets and photometric plans.



TYPE	DESCRIPTION	MOUNTING HEIGHT	REFERENCE IMAGE	EXAMPLE FIXTURE IMAGE
A	TREE LIGHTING	AT GRADE		
B	POLE LIGHTING	20'-0"		
C	LINEAR INGRADE UPLIGHT	AT GRADE		
D	RECESSED WALL LIGHT INTEGRATED INTO PARKING STRUCTURE	2'-0"		
E	WALL MOUNTED LIGHT	7'-0"		
F	UNDER-BENCH LIGHT	1'-3"		
G	FLAG POLE UPLIGHT	AT GRADE		
H	PEDESTRIAN LIGHTING	AT GRADE		
I	DOWNLIGHT INTEGRATED WITH TRELLIS	10'-0"		
EX	EXISTING STREET LIGHTS TO REMAIN			

DENSITY CALCULATION

Building Name	Existing Conditions	Proposed (futureCARE)	Proposed Future
Hospital Area			
South Tower	122,035	122,035	215,235
West Tower	111,940	111,940	111,940
Surgery Pavilion	98,200	98,200	98,200
West Garage L6	32,740	32,740	32,740
New East Tower	0	205,314	338,714
OR Expansion	0	3,500	3,500
East Tower	79,365	18,560	18,560
Connector	0	5,650	5,650
Total	444,280	597,939	824,539
Non-Hospital Area			
West Garage L1-L5	0	0	0
South Garage	0	0	0
New East Tower Parking	0	0	0
North Garage	0	0	0
Medical Office Tower	219,490	219,490	219,490
Medical Office Pavilion	190,000	190,000	190,000
Medical Office Pavilion Expansion	0	0	40,500
Group Health Ambulatory Care Center	200,000	200,000	200,000
1041 Building	6,330	6,330	0
1051 Building	12,380	12,380	0
Total	628,200	628,200	649,990

LANDSCAPE NARRATIVE

1

Landscape Compliance Narrative:

23. Sheet L4.01: On sheet L4.01, indicate how you will save the existing trees along 116th Avenue NE. Indicate the width of landscaping onsite provided along 116th Avenue NE and indicate building setback. Document (including written narrative) how you meet LUC 20.25J.060.A, footnotes (3) and (4).

Contingent on an arborist's report that affirms the health of the existing trees along 116th Avenue NE, a Tree Protection Plan will be created to delineate the extent of tree protection for each street tree.

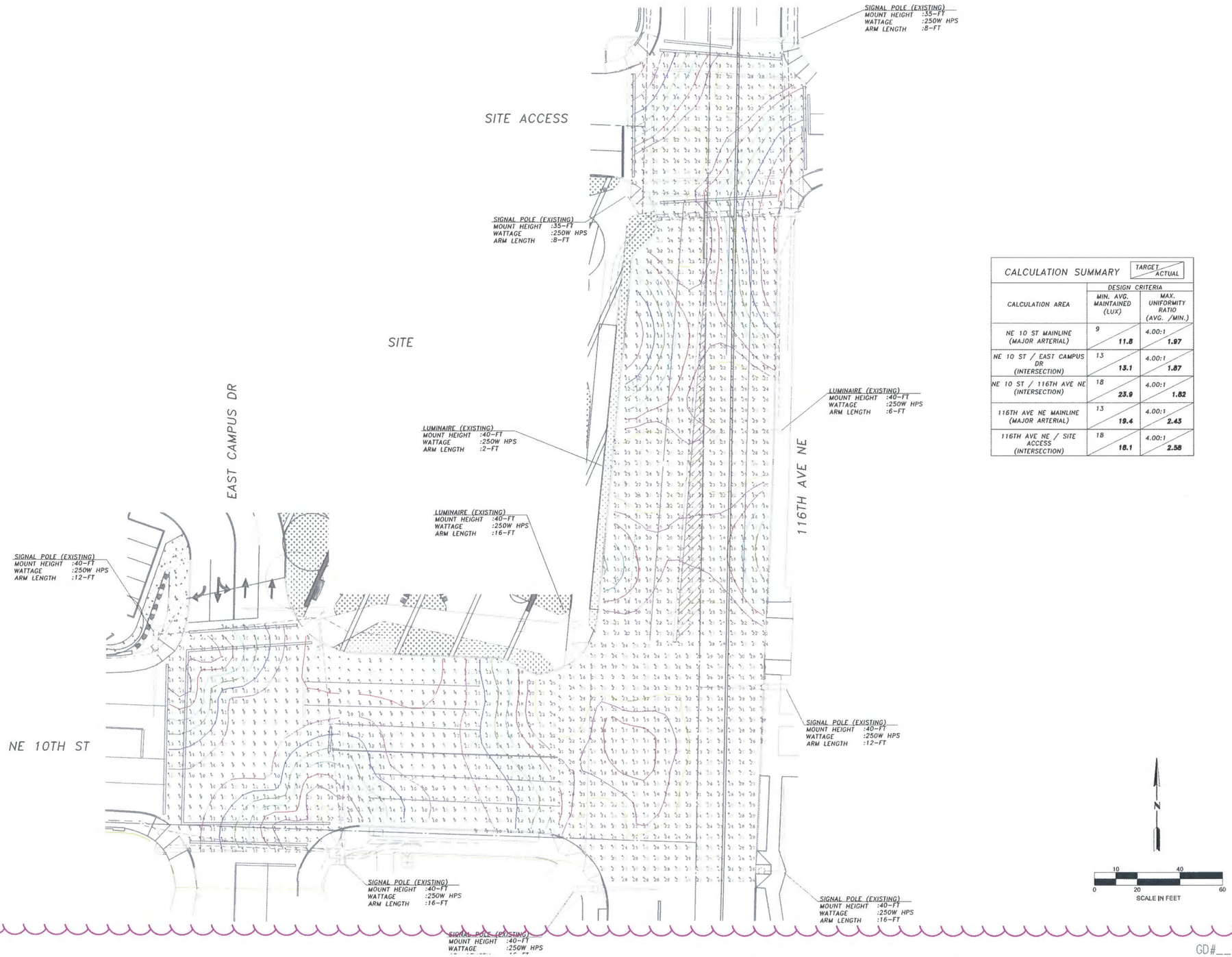
20.25J.060 footnote 3: Street frontage landscaping will be reviewed through the Design Review process described in LUC 20.25J.015.B and is required only if a minimum 20-foot setback is provided in lieu of streetscape design requirements (LUC 20.25J.070) and Street Frontage Design Guidelines (LUC 20.25J.080.D).

LUC 20.25J.070: The minimum width of sidewalks on 116th Avenue NE is 8' plus 4' for street trees and shrub and groundcover plantings (not counting the 6'curb).

20.25J.060 footnote 4: Street frontage landscaping in the vicinity of required gateways will be reviewed through the Design Review process described in LUC 20.25J.015.B and must comply with the streetscape design requirements (LUC 20.25J.070) and Street Frontage Design Guidelines (LUC 20.25J.080.D).

Streetfront landscaping in the vicinity of the gateway area has been reviewed in our bi-weekly meetings and approved.

ILLUMINATION ANALYSIS



CALCULATION SUMMARY	TARGET / ACTUAL	
	DESIGN CRITERIA	
CALCULATION AREA	MIN. AVG. MAINTAINED (LUX)	MAX. UNIFORMITY RATIO (AVG. /MIN.)
NE 10 ST MAINLINE (MAJOR ARTERIAL)	9 / 11.8	4.00:1 / 1.97
NE 10 ST / EAST CAMPUS DR (INTERSECTION)	13 / 13.1	4.00:1 / 1.87
NE 10 ST / 116TH AVE NE (INTERSECTION)	18 / 23.9	4.00:1 / 1.82
116TH AVE NE MAINLINE (MAJOR ARTERIAL)	13 / 19.4	4.00:1 / 2.43
116TH AVE NE / SITE ACCESS (INTERSECTION)	18 / 18.1	4.00:1 / 2.58

TENW
Transportation Engineering NorthWest
Transportation Planning | Design | Traffic Impact & Operations
11400 SE 8th Street Suite 200 Bellevue WA 98004
Office (425) 889-4747
Project Contact: Chris Bicket P.E.
Phone: 425-250-5002

Stamp

CHRISTOPHER T. BICKET
STATE OF WASHINGTON
36438
REGISTERED PROFESSIONAL ENGINEER
07-26-2016

Revisions
07/21/2017 ADR COMMENT RESPONSE

PROJECT
FutureCare
New East Tower

Bellevue, Washington

Drawing Title
Illumination Calculations 116th Ave NE & NE 10th St

Keymap

Date: 07/21/2017
Job No: 5123
Drawn By: T. TAKARA
Checked By: C. BICKET
Approved By: C. BICKET
Scale: Horiz: Vert:

Drawing No.
TS 1.03

GD#__-_____

ADR

AMENITY PLAN AND CHART

TOTAL LINEAL FT OF BENCHES - 252'

1 UNIT PAVER BAND, TYP.
2 CONCRETE BENCH WITH WOOD TOP, TYP.
3 TREE PLANTING ON GRADE, TYP.
STANDARD PEDESTRIAN GRADE CONCRETE PAVING; REFER TO CIVIL
4 UNIT PAVING, TYP.
5 TREE PLANTING IN PAVEMENT, TYP.
6 ORNAMENTAL AGGREGATE BAND, TYP.

LANDSCAPE LEGEND

PROPERTY LINE
TRAFFIC SIGNALS
TABLES & CHAIRS
PROPOSED BOLLARDS
CUSTOM BENCHES

PLANTING

EXISTING TREE
PROPOSED TREE (LARGE)
PROPOSED TREE (MEDIUM)
PROPOSED TREE (SMALL)
PROPOSED PLANTING

MATERIALS

ORNAMENTAL AGGREGATE
UNIT PAVERS

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5000

PFS STUDIO
PLANNERS • URBAN DESIGN
LANDSCAPE ARCHITECTURE

CIVIL ENGINEER:
Coughlin Porter Lundeen
501 2nd Ave #900 Seattle, WA 98104
206-343-0460

LANDSCAPE ARCHITECT:
PFS STUDIO
1777 West 3RD Ave. Vancouver, BC V6J 1K7
604-736-5168

STRUCTURAL ENGINEER:
Magnusson Klemencic Associates
1301 5th Ave #3200, Seattle, WA 98101
206-292-1200

MECHANICAL
Mazzetti
19203 36th Ave W #200 Lynnwood, WA 98036
425-673-1071

ELECTRICAL:
Stantec
4100 194th Street SW Lynnwood, WA 98036
206-775-7779

project futureCARE
OVERLAKE MEDICAL CENTER

SCHEMATIC DESIGN

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ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY: JC/SW
PROJ. ARCH:
PROJ. NO: 101550.00
DATE: 03/13/2017
DWG.
AMENITY PLAN

DWG.

AUG 11 2017
Permit Processing

12/6/2016 1:54:06 PM
C:\Users\mahart\Documents\Revit\NBBJ-futureCARE-SE_mahart@nbbj.com.rvt

BIRDS EYE VIEWS

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555

CIVIL ENGINEER:
COUGHLIN PORTER LUNDEEN
801 2ND AVE #900
SEATTLE, WA 98104

LANDSCAPE ARCHITECT:
PFS STUDIO
1777 WEST 3RD AVE.
VANCOUVER, BC V6J 1K7

STRUCTURAL ENGINEER:
MAGNUSSON KLEMENCIC ASSOCIATES
1301 5TH AVE #2000
SEATTLE, WA 98101

MECHANICAL
MAZZETTI
19203 36TH AVE W #200
LYNNWOOD, WA 98036

ELECTRICAL \ TECHNOLOGY:
STANTEC
4100 194TH STREET SW
LYNNWOOD, WA 98036

project futureCARE
OVERLAKE MEDICAL CENTER

SCHEMATIC DESIGN

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ISSUE

MARK	DATE	DESCRIPTION

DRAWN BY: TA
PROJ ARCH: JB
PROJ NO: 101550.00
DATE: 03/13/2017

DWG:
ADR SUBMITTAL - AERIAL VIEWS

DWG:
A0-004

4/13/2017 11:45:24 AM
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AUG 11 2017
Permit Processing

EXTERIOR MATERIALS

FORMED METAL PANEL

INSULATED GLASS

CERAMIC FRIT ON GLASS

SPANDREL GLASS

ALUMINUM FINS

BLUE GLASS

ALUMINUM SCREENING

ARCHITECTURAL CONCRETE

SITE WAYFINDING | Sign Location Plan

SYMBOL KEY

A - Building Top Hospital Identity:
Signs permitted at the upper levels of high rise building; logos and lettering no larger than 8' in height; sign limitation area up to a maximum of 300 square feet. Halo illumination, color: white. Visibility intended for vehicular orientation, legible from long distance.

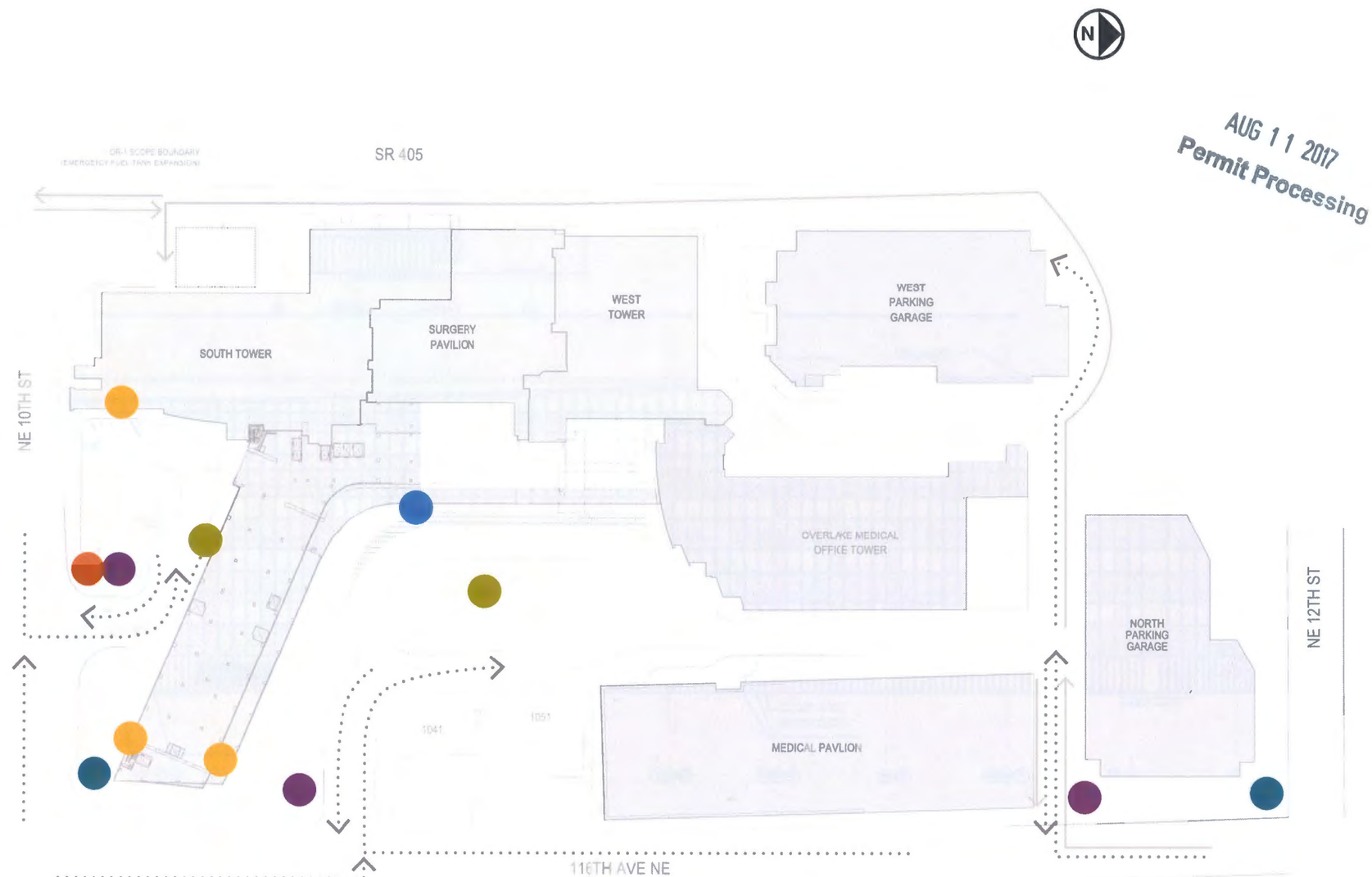
B - Permanent Sign:
Freestanding sign location permitted upon the street rigt-of-way; sign limitation area up to a maximum of 15 square feet; sign height not to exceed 5' with landscaping at base. Ground illumination, color: white. Visibility intended for vehicular and pedestrian orientation.

C - Freestanding Emergency Sign:
Freestanding sign located adjacent to emergency access; sign limitation area up to a maximum of 75 square feet; sign height not to exceed 15' with landscaping at base. Ground or internal illumination, color: white. Visibility intended for vehicular and pedestrian orientation.

D - Freestanding Vehicular Sign:
Freestanding sign located between property line and building line and behind building line near drop-off area; sign limitation area up to a maximum of 25 square feet; sign height not to exceed 10' with landscaping at base. Ground or internal illumination, color: white. Visibility intended for vehicular and pedestrian orientation. Sign shall be located at least 50' from a primary sign or from another freestanding directional sign.

E - Canopy Sign:
Visual appearance from all sides to appear as part of the building (canopy); no visible angle iron support structure allowed.

F - Parking Entrance Identity:
Building mounted, overhead sign located at parking garage entrance; sign limitation area TBD as per facade area. Projected or spot illumination. Visibility intended for vehicular orientation.



AUG 11 2017
Permit Processing

SITE WAYFINDING | North Elevation

SYMBOL KEY

A - Building Top Hospital Identity:
Signs permitted at the upper levels of high rise building; logos and lettering no larger than 8' in height; sign limitation area up to a maximum of 300 square feet. Halo illumination, color: white. Visibility intended for vehicular orientation, legible from long distance.

B - Permanent Sign:
NOT ON THIS ELEVATION
See Site Plan

C - Freestanding Emergency Sign:
NOT ON THIS ELEVATION
See Site Plan & South Elevation

D - Freestanding Vehicular Sign:
Freestanding sign located between property line and building line and behind building line near drop-off area; sign limitation area up to a maximum of 25 square feet; sign height not to exceed 10' with landscaping at base. Ground or internal illumination, color: white. Visibility intended for vehicular and pedestrian orientation. Sign shall be located at least 50' from a primary sign or from another freestanding directional sign.

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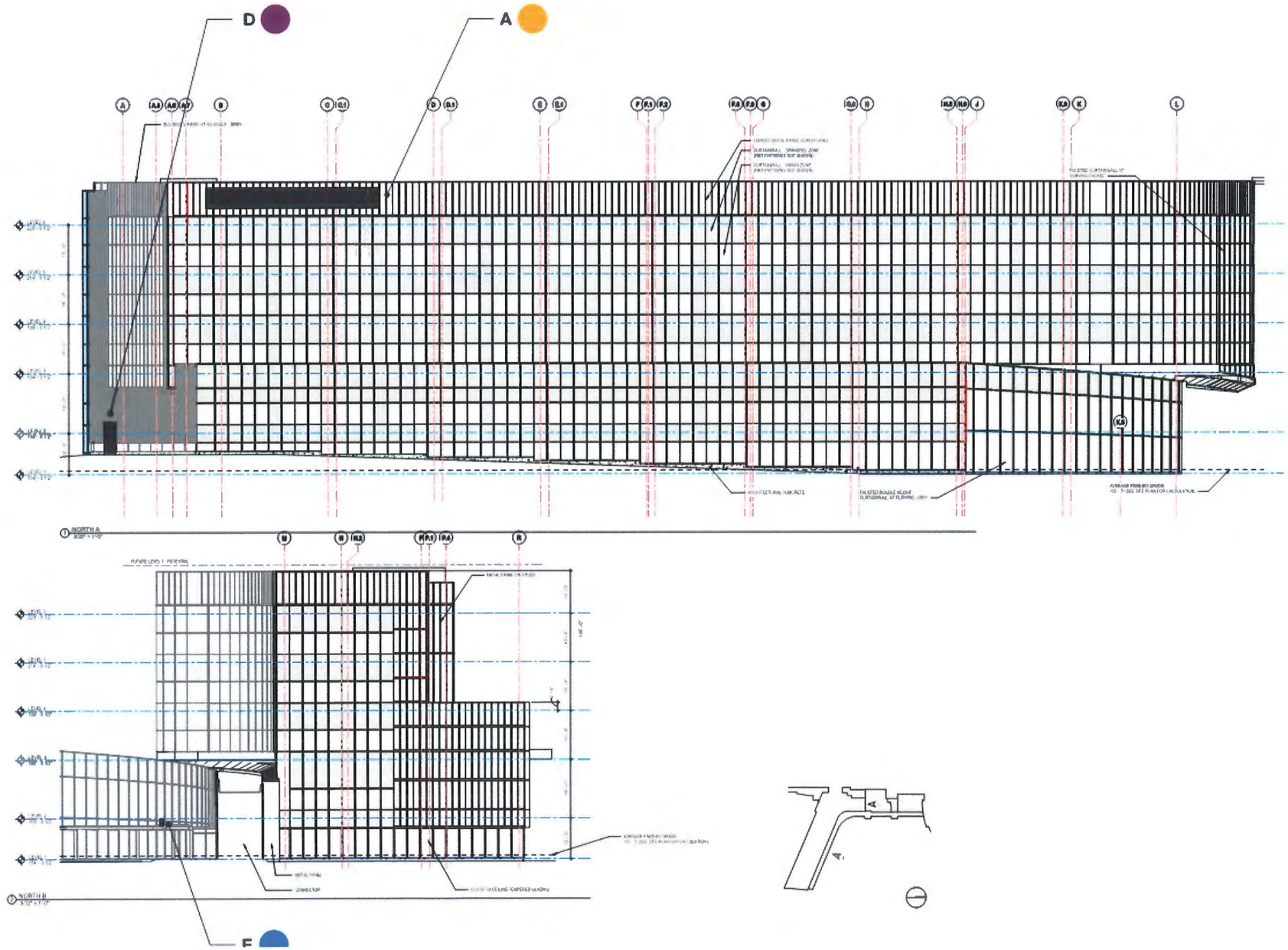
F - Parking Entrance Identity:
NOT ON THIS ELEVATION
See Site Plan & South Elevation



SITE WAYFINDING | South Elevation

SYMBOL KEY

A - Building Top Hospital Identity:
Signs permitted at the upper levels of high rise building; logos and lettering no larger than 8' in height; sign limitation area up to a maximum of 300 square feet. Halo illumination, color: white. Visibility intended for vehicular orientation, legible from long distance.

B - Permanent Sign:
NOT ON THIS ELEVATION
See Site Plan

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NOT ON THIS ELEVATION
See Site Plan & North Elevation

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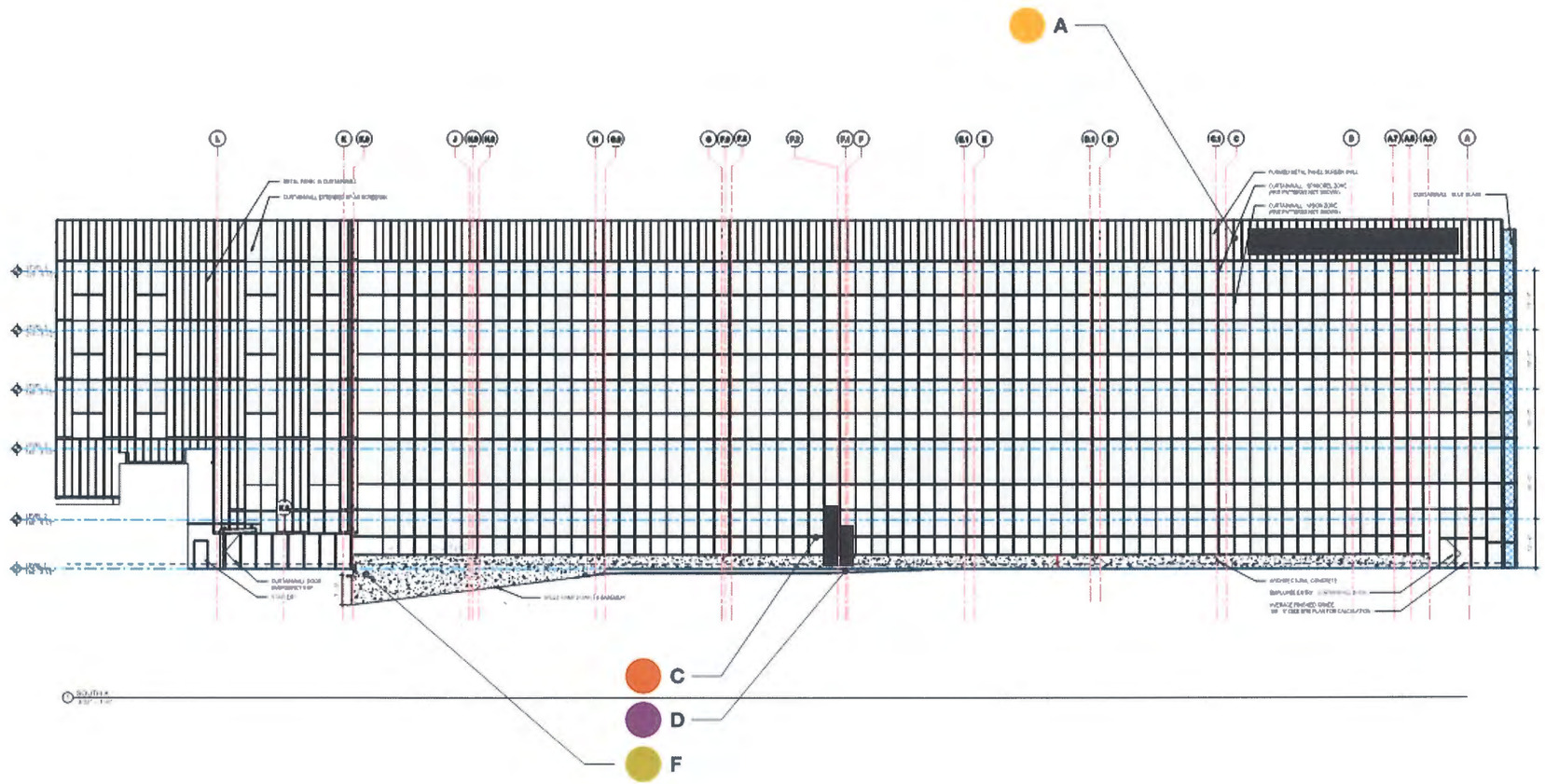
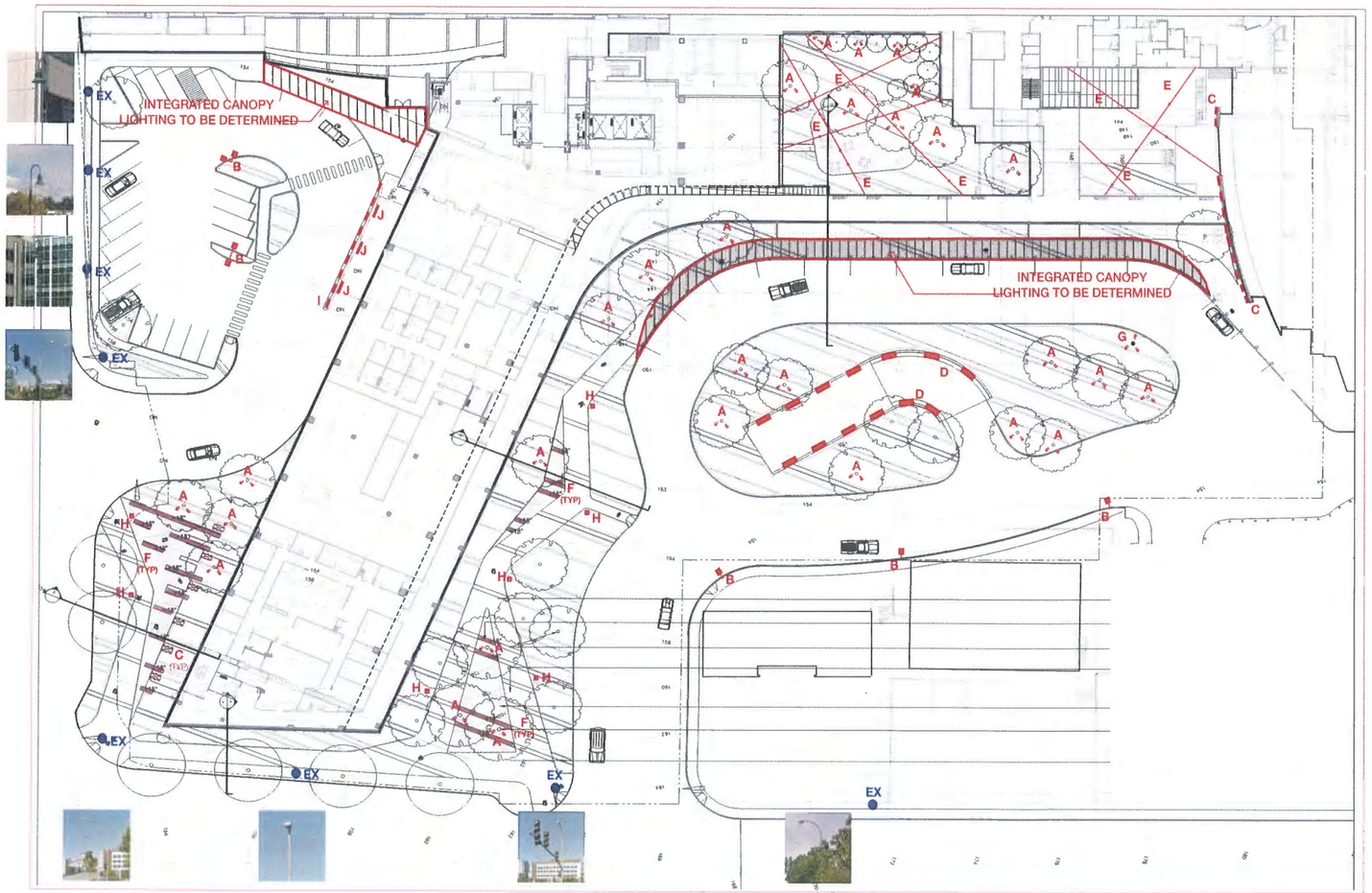


EXTERIOR SITE & STREET LIGHTING PLAN

nbbj
223 YALE AVENUE NORTH
SEATTLE, WASHINGTON 98109
PHONE 206 223 5555
FAX 206 223 5520

PRELIMINARY SITE AND STREET LIGHTING

3/24/2017



AUG 11 2017
Permit Processing

EXTERIOR SITE & STREET LIGHTING PLAN

PRELIMINARY PHOTOMETRIC PLAN BEYOND PROPERTY LINE

NOTE

PROJECT LIGHT FIXTURES WITH POTENTIAL GLARE AND/OR TRESPASS ONTO ADJACENT RIGHT-OF-WAYS OR PROPERTIES ARE TURNED ON IN THIS CALCULATION.

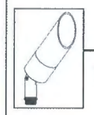
EXISTING CITY STREET LIGHTS ARE NOT INCLUDED IN THIS CALCULATION.

nbbj

PAGE
3 OF 12

EXAMPLE LIGHTING FIXTURE CATALOG CUTS

FIXTURE TYPE **A**



the power of dimming with adjust e-lume® TECHNOLOGY

DELTA STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

		DS	LED								
Example	- DS	- LED	- e65	- 5P	- A7	- BZW	- 12	- 11	- A	- 360SL	

Material
- **Blank** - Aluminum
- **B** - Brass
- **S** - Stainless Steel

Series
- **DS** - Delta Star™

Source
- **LED** - 'e' Technology with Integral Dimming Driver (See Specifications for Dimming)
  Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer

LED Type
- **e64** - 7WLED/2.7K
- **e65** - 7WLED/3K
- **e66** - 7WLED/4K
- **e74** - 7WLED/Amber

Optics*
- **NSP** - Narrow Spot (Red Indicator)
- **SP** - Spot (Green Indicator)
- **MFL** - Medium Flood (Yellow Indicator)
- **WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity *(Choose factory setting)*
- **A9** (Standard), **A8, A7, A6, A5, A4, A3, A2, A1**

Finish

Aluminum Finish		
Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish	
Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish	
Machined	MAC
Polished	POL
Brushed	BRU (Interior use only)

Premium Finish					
ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper		

Also available in RAL Finishes See submittal SUB-1439-00

Lens Type
- **12** - Soft Focus Lens
- **13** - Rectilinear Lens

Shielding
- **11** - Honeycomb Baffle

Cap Style
- **A** - 45°
- **B** - 90°
- **D** - 45° less Weep Hole *(Interior Use Only)*
- **E** - 90° less Weep Hole *(Interior Use Only)*

Option
- **360SL** - 360SL™ Rotational Knuckle Mounting System

DRIVER DATA

Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e64	2700K	7.0	80
e65	3000K	7.0	80
e66	4000K	7.0	80
e74	Amber (590nm)	7.0	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens(L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	e66 CBCP	Visual Indicator
Narrow Spot	13°	6889	Red Dot
Spot	15°	5225	Green Dot
Medium Flood	23°	1984	Yellow Dot
Wide Flood	31°	1300	Blue Dot

B-K LIGHTING | 40429 Brickyard Drive • Madera, CA 93636 • USA | 559.438.5800 • FAX 559.438.5900 | www.bklighting.com • info@bklighting.com | RELEASED 06-07-16 | DRAWING NUMBER SUB000930

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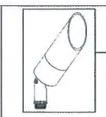
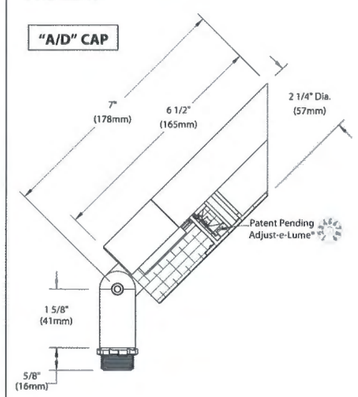


the power of dimming with adjust e-lume® TECHNOLOGY

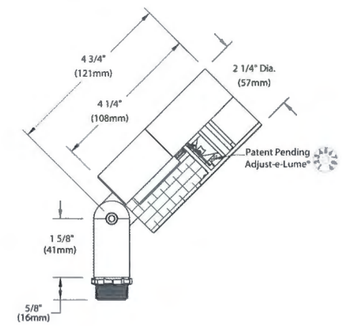
DELTA STAR™

PROJECT:	
TYPE:	

"A/D" CAP



"B/E" CAP



360 SL™

Horizontal Rotation
(Optional 360SL™ Knuckle)

Accessories *(Configure separately)*

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

Mounting:

Remote Transformers:

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates (1) lens or louver media. Choose from 45° cutoff ('A' or 'D'), or 1° deep bezel with 90° cutoff ('B' or 'E') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <250mA (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Dimming
Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Remote Transformer
For use with 12VAC BKSSL™ remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset *output intensity.*

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

c UL us LISTED RoHS USA

*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING | 40429 Brickyard Drive • Madera, CA 93636 • USA | 559.438.5800 • FAX 559.438.5900 | www.bklighting.com • info@bklighting.com | RELEASED 06-07-16 | DRAWING NUMBER SUB000930

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project futureCARE OVERLAKE MEDICAL CENTER

EXAMPLE LIGHTING FIXTURE CATALOG CUTS

FIXTURE TYPE **B**

PHILIPS

GARDCO

Site & Area

PureForm

21" housing

Project
Location
Cat No
Type
Qty
Notes

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

example: P21-APD-A1-1-5M-130LA-NW-120-NP-PCB

Prefix	Controls	Arm	Mounting	Optical System[4]	Wattage	Color Temp	Voltage	Finish	Options
P21 -	-	-	-	-	-	-	-	-	
P21- PureForm 21" fixture	**—** Standard luminaire **DIM** 0-10V Dimming **APD**[2] Automatic Profile Dimming **APD-MRO**[2] APD with Motion Response Override pole mounted sensor **APD-MRI**[2] APD with Motion Response Override luminaire mounted sensor **MRI**[3] Motion Response at 50% low, luminaire mount sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **Wireless Controls** (Remote wireless controller available See p 2 for details) **LLC2**[2 4 5] #2 lens for 8' mounting heights **LLC3**[3 4 5] #3 lens for 9-20' mounting heights **LLC4**[3 4 5] #4 lens for 21-40' mounting heights	**A1**[5] Standard 9" Arm **A2**[5] Short 5" Arm **A3**[6] Decorative Arm **MA** Mast Arm Fitter (requires 2 7/8" O D Mast Arm)	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **W** Wall Mount **WS**[7] Wall mount including surface conduit rear entry permitted	**Standard Optic Position** **2** Type 2 **3** Type 3 **4** Type 4 **5M** Type 5 Medium **5W** Type 5 Wide **BLC** Backlight Ctrl **2BL** Type 2 with backlight (less shield) **LCL**[9] LEED Corner Cutoff Optics **LCR**[9] LEED Corner Cutoff Optics **Optics Rotated Left (90°)**[10] **2-90** Type 2 **3-90** Type 3 **4-90** Type 4 **BLC-90** Backlight Ctrl **2BL-90** Type 2 with backlight (less shield) **Optic Rotated Right (270°)**[10] **2-270** Type 2 **3-270** Type 3 **4-270** Type 4 **BLC-270** Backlight Ctrl **2BL-270** Type 2 with backlight (less shield)	**350mA** **55LA** **70LA** **90LA** **530mA** **80LA** **105LA** **130LA** **640mA** **165LA**[11] **700mA** **110LA** **140LA** **180LA** **800mA** **200LA**[11]	**CW** Cool White 5,700 K 70 CRI (nominal) **NW** Neutral White 4,000 K 70 CRI (nominal) **WW** Warm White 3,000 K 80 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB** Terminal Block **F**[14] Fusing **LF** In-Line/In-Pole Fusing **PC**[4 5 13] Receptacle with Photocell (Includes PCR5) **PCB**[4 5 13] Photocell Button **PCR5**[4 5 14 15] Photocell Receptacle only with 2 dimming connections **PCR7**[4 5 15 16] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **EHHS** External Houseside Shield **PTF2** Pole Top Filter for 2 1/2"- 3" Tenon **PTF3** Pole Top Filter for 3"- 3 1/2" Tenon **PTF4** Pole Top Filter for 3 1/2"- 4" Tenon **SPA1-2** Square Pole Adapter for use with A1 or A2 Arms **SPA3**[6] Square Pole Adapter for use with A3 Arms **DL**[1] Diffusing Lens **CLR**[17] Clear Glass Lens **POLY**[17] Polycarbonate Lens (1 year warranty on lens) **BD** Bird Deterrant Spike Kit – consist of 25 injection molded plastic bird deterrent spikes (field installed only)

1. Available 120–277V only (UNV, 120, 208, 240 & 277)
2. Available 120V or 277V only. MR50 and APD-MRO require one motion sensor per pole, ordered separately. See page 2 for Accessories
3. Available 120V or 277V only. Wattages 180LA and 200LA require outboarded sensor enclosure mounted to the arm of the luminaire (A1 arm only)
4. Not available with A3 Arm Style.
5. LLC2/LLC3/LLC4 wireless controls not configurable with PC/PCB/PCR5/PCR7 Options. See pages 6-7 for more info.
6. Arm Styles mount to a round pole with no adapter. If mounting to a square pole, specify Square Pole Adapter option: SPA1-2 for A1/A2 arms, or SPA3 for A3 arms.
7. Available with A1 or A2 Arms only. Not available in P21-MR50, or P21-APD-MRO
8. Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens.
9. Available with 130LA or 200LA only.
10. See page 8–9 for information on optical rotation prior to ordering.
11. 200LA and 165LA not available in 347V or 480V.
12. Available with A1 arm or with MA mounting only. Provide specific input voltage.
13. Not configurable with 480V. Voltage must be specified
14. Works with 3-pin or 5-pin NEMA photocell/dimming device
15. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.
16. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only)
17. Option reduces performance.

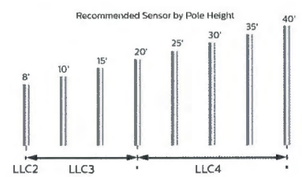
P21 PureForm LED area luminaire

21" housing

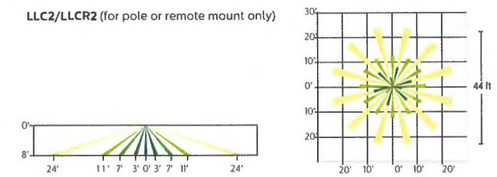
Luminaire Configuration Information – PureForm with wireless controls

P21-LLC2/3/4 Luminaire Mounted Controller

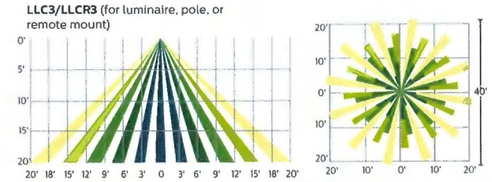
Controller attached to luminaire and includes radio, photocell and motion sensor with #2, 3, or 4 lens for 8–40' mounting heights.



LLC2/LLCR2 (for pole or remote mount only)

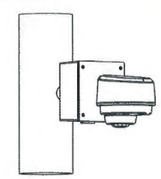


LLC3/LLCR3 (for luminaire, pole, or remote mount)



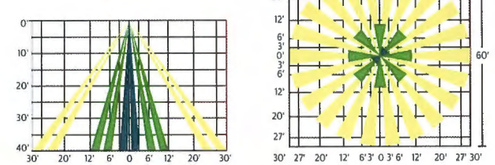
LLCR2/3/4 Pole Mounted Controller

In this configuration, the wireless controller will be mounted to the pole at a fifteen foot mounting height. The number of luminaires on each pole, as well as the specific wattage chosen, will determine how many controllers will be required.



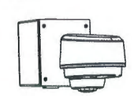
When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4" size). Confirm required orientation of luminaire and wireless controller. Indicate height above pole base and orientation to handhold. Recommended min pole height is 18ft, with option (CL) 15ft above pole base. Other heights are possible when choosing the appropriate sensor lens type. See pole specification sheets for more information

LLC4/LLCR4 (for luminaire, pole, or remote mount)

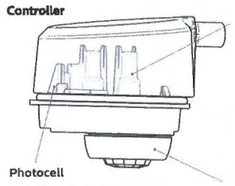


Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.



Controller



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

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project futureCARE OVERLAKE MEDICAL CENTER

EXAMPLE LIGHTING FIXTURE CATALOG CUTS

FIXTURE TYPE C

Drive-over in-grade linear floodlights with LEDs - Asymmetrical

Enclosure: Outer housing: Constructed of high tensile strength, copper free die-cast aluminum alloy.

Inner housing: Constructed of extruded stainless steel. Trim/Faceplate is heavy gauge, machined stainless steel secured to the inner housing by stainless steel threaded welded studs. Maintenance requires removal of inner housing/trim/faceplate assembly from outer housing by means of two flush, socket head stainless steel screws. ¼" thick tempered matte safety glass machined flush to faceplate. One piece molded U-channel, high temperature silicone gasket. Reflector is aluminum with high gloss coating.

Electrical: 22 W LED luminaire, 27 total system watts, -30° C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10 V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order. Inner housing pre-wired with nine (9) feet of 18/5 water stopper cable, cable clamp, and waterproof cable gland entry into housing. A separate weatherproof single gang wiring box for power supply must be proved (by contractor).
Note: Due to the dynamic nature of LED technology, LED luminaire date on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: #4 brushed stainless steel. Custom colors are not available.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP67.

Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 2,200 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Luminaire Lumens: 1325
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Asymmetrical · Floodlights

	Lamp	A	B
77917	19.8W LED	20⅞ x 3¼	5

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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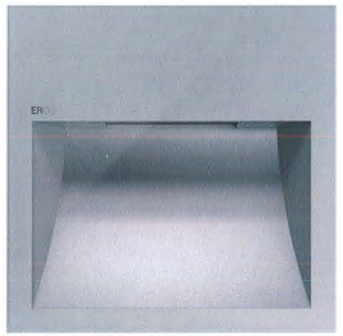
EXAMPLE LIGHTING FIXTURE CATALOG CUTS

FIXTURE TYPE **D**

Lightmark Façade luminaires



Precise light of minimalist elegance

The efficient façade luminaire with good visual comfort for the illumination of pathways, open areas and entrance zones

Lightmark façade luminaires focus the attention very naturally on any architectural setting. Using the wide light distribution, Lightmark illuminates pathways along walls or buildings evenly over an area wide enough to require a minimum number of luminaires. Their deep-beam version effectively lights squares or terraces.
With their smooth surface, Lightmark creates an eye-catching feature on any façade. The graphic style of the luminaire is further underlined by details such as invisible connections and a flush cover glass. The light source is discreetly hidden to ensure glare-free light for passers-by. Thanks to Dark Sky technology, Lightmark façade luminaires emit no spill light above the horizontal plane. The system design of the Lightmark range enables many different combinations of bollard and façade luminaires.

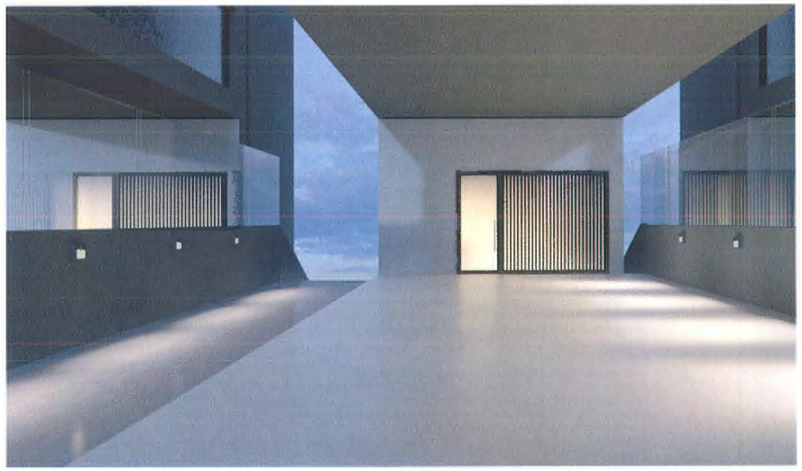
ERCO

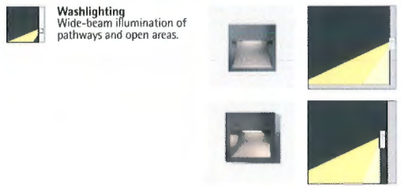
Technical Region: 220V-240V/50Hz
We reserve the right to make technical and design changes.
Edition: 05.12.2016

Current version under
www.erco.com/lightmark-f

1/5

Lightmark Façade luminaires





Washlighting
Wide-beam illumination of pathways and open areas.

Floor washlights
Asymmetrical washlighting with a wide or deep beam for the illumination of pathways or squares.

LED module
6W
630lm - 825lm
Light distribution: Wide beam, Deep beam

ERCO

Technical Region: 220V-240V/50Hz
We reserve the right to make technical and design changes.
Edition: 05.12.2016

Current version under
www.erco.com/lightmark-f

2/5

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EXAMPLE LIGHTING FIXTURE CATALOG CUTS

FIXTURE TYPE **E**

v2 Lighting Group™

QUBE 200 SX
sconce

PROJECT

Job _____

Type _____

Part # _____

Notes

SPECIFICATIONS

Source	Xicato XTM LED module - up to 2000 lumens
C.C.T.	2700K, 3000K, 3500K or 4000K
Color Consistency	1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra)	83 or 98
Driver / Location	Included / Remote mount or deep canopy options
Dimming	0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
Input Voltage	100 to 277VAC, phase dimmable versions are 120VAC only
Power	Up to 24 watts max, depending on LED module / driver
Reflector	20°, 40° or 60° - field replaceable without tools
Material	CNC machined aluminum with stainless steel hardware
Finish	Powder coat - TGIC polyester for exterior and interior use
Weight	2.1 lb. [0.95 kg], ADA Compliant Version 1.8 lb. [0.8 kg]
Location	Listed for Wet & Damp locations
Approvals	ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L80 Life	> 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
Warranty	Lifetime Limited Warranty - see warranty for details
IES Files	LM-79-08 IES files available at www.v2LightingGroup.com/downloads
Modifications	Any modification or customization is possible - consult factory

LED · INDOOR OUTDOOR · WET LOCATION · DIMMABLE · XICATO · TITLE 24 · Intertek 4001580

ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell Color	Options
Q2SS -			-				-	-	
	R=Remote	N=None	D=Damp	07=700lm	83=83	27=2700K	20=20°	XX	
	D=Deep	P=Phase	W=Wet	10=950lm	98=98*	30=3000K	40=40°	(see chart on page 4)	
	Canopy	V=0-10V		13=1300lm		35=3500K	60=60°		
		Z=Other		20=2000lm		40=4000K		ZZ=Custom	

* 98 CRI not available in 2000 lm

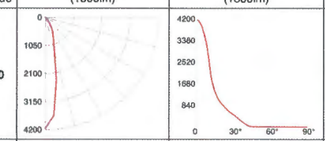
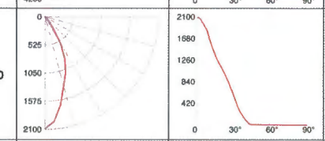
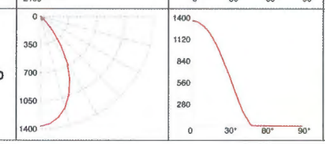
Example Part Number: **Q2SS-RND-13832740-S3**
QUBE **2**00 **S**X **S**conce - **R**emote Driver, **N**o Dimming, **D**amp Location - **13**00 lm, **83** CRI, **27**00K, **40**° Reflector - **S3** Red Shell

v2 Lighting Group™

QUBE 200 SX
sconce

PHOTOMETRICS

LM-79-08 IES files available at www.v2LightingGroup.com/downloads

Beam Angle	Order Code	Intensity Plot (cd) (1300lm)	Polar Plot (cd) (1300lm)	Cone Diagram (1300lm)	Description
20°	**20**			CBCP = 3195 cd/klm Beam Angle = 21° Field Angle = 63° LOR = 89.4% Beam = full width @ 50% Field = full width @ 90%
40°	**40**			CBCP = 1607 cd/klm Beam Angle = 43° Field Angle = 73° LOR = 88.7% Beam = full width @ 50% Field = full width @ 90%
60°	**60**			CBCP = 1050 cd/klm Beam Angle = 59° Field Angle = 86° LOR = 85.2% Beam = full width @ 50% Field = full width @ 90%

Beam Shaping Options

Add the order code shown below to the options box at the end of the part number:

Order Code	Description
-HL	Honeycomb Louver
-DF	Diffusion Lens
-SF	Satin finish on any standard reflector
-LS	Linear Spread Lens (60° x 1°)
-WW	Wall Wash Lens (shifts beam 20° from vertical)

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project futureCARE OVERLAKE MEDICAL CENTER

EXAMPLE LIGHTING FIXTURE CATALOG CUTS

FIXTURE TYPE **F**

iQ LED TAPE LIGHT **2835 CHIP SERIES**

iQ67 4.4 W/ft: WET RATED

Q-Tran's iQ67 flexible LED tape light is wet listed and available in multiple color temperatures ranging from 2500K – 4000K. The 4.4W/Ft utilizes the 2835 chip, can come in a 21' reel, has cut points of 1.97", can be cut to length in the field or cut to length at the Q-Tran factory. The lumen output of this LED makes it perfect for most exterior or interior application where a coated LED is required.

iQ67	-		-	28	-	90	-	4.4	-	
iQ Series		Color Temp		Chip		CRI		Watts Per FT		Length

FEATURES

- LED life time - 40,000 hours
- Operating temperature: -4°F ~ +140°F
- Multiple color temperatures available
- Suitable for dry, damp or wet locations
- Non-Ferrous Material
- 1.97" cut points
- Field cuttable
- 3 year warranty

iQ67-25-28-90-4.4
Max Run / Reel Length: 21ft*|Color Temp: 2500K| Voltage: 24VDC
CRI: 90+| LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 298

iQ67-27-28-90-4.4
Max Run / Reel Length: 21ft*|Color Temp: 2700K| Voltage: 24VDC
CRI: 90+| LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 305

iQ67-30-28-90-4.4
Max Run / Reel Length: 21ft*|Color Temp: 3000K| Voltage: 24VDC
CRI: 90+| LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 325

iQ67-35-28-90-4.4
Max Run / Reel Length: 21ft*|Color Temp: 3500K| Voltage: 24VDC
CRI: 90+| LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 326

iQ67-40-28-90-4.4
Max Run / Reel Length: 21ft*|Color Temp: 4000K| Voltage: 24VDC
CRI: 90+| LM: 79 | WattsPer Ft: 4.4 | Lumens Per Ft: 328

*Maximum length for one run of iQ67 LED 4.4. Individual Power supply cut sheets will provide max distance/loads per power supply.

NOTE: Q-Tran offers multiple LED Chip offerings based upon size and pitch,each utilizing its own binning. Utilization of multiple outputs within the same chip family will ensure flawless color matching and similar overall diffuslon.

COMPATIBLE EXTRUSIONS

NOTE: Can be used in wet locations.

COMPATIBLE POWER SUPPLIES

Interior Applications
- QJB & QJBL
- Q6M-DC & DC+CAP
- QTM-eLED, QTM-DC & DC+CAP
- iQ-PH

Exterior Applications
- QOM-eLED, QOM-DC & DC+CAP
- Q-SET-eLED & Q-SET-mLED
- Q-HEX-Mini-DC
- iQ-PH

DIMENSIONS

NOTE: Cut marks of LED tape allows for changes in the field.

4.4 watts per foot= cut every 1.97"

Lead wire comes standard on all LEDs in 18" (20/2 AWG)

2016.V02

PROJECT NAME	DATE	COMPANY	TYPE	NOTE

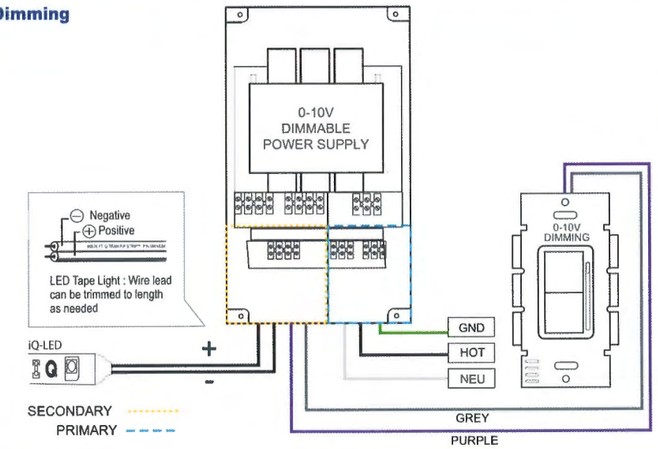
© 2016, Q-Tran Inc. 155 Hill St. Milford, CT 06460. All rights reserved - 203-367-8777 - sales@q-tran.com - www.q-tran.com 1

iQ LED **TAPE LIGHT**

COMPATIBLE POWER SUPPLIES

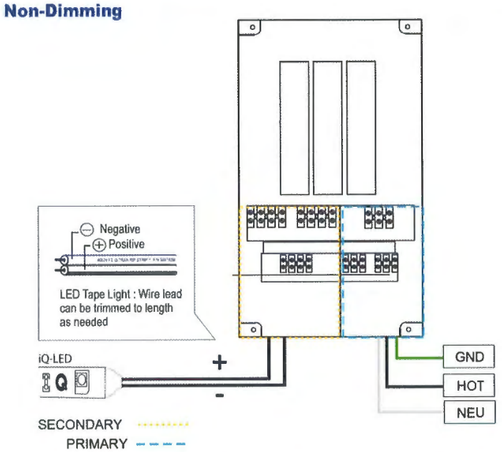
Electronic 0-10V Dimming

QTM for interior
QOM for exterior



Electronic Driver Non-Dimming

QTM for interior
QOM for exterior



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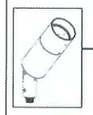
EXAMPLE LIGHTING FIXTURE CATALOG CUTS

FIXTURE TYPE G



BKSSL SOLID STATE LIGHTING

12-24W LED

DENALI SERIES™ FLOODLIGHT

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example:	DE	-	LED	-	x58	-	FL	-	SAP	-	12	-	11	-	C

Series
- DE - Denali Series™ Floodlight

Source
- LED - 'X' Module with Cold Phosphor Technology

LED Type
- x58 - 12WLED/2.7K
- x59 - 12WLED/3K
- x60 - 12WLED/4K
- x61 - 20WLED/2.7K
- x62 - 20WLED/3K
- x63 - 20WLED/4K
- x64 - 24WLED/2.7K
- x65 - 24WLED/3K
- x66 - 24WLED/4K

Optics
- SP - Spot (15°)
- FL - Flood (35°)
- WFL - Wide Flood (60°)

Finish

Configure Driver Housing Separately
Driver Housing Required

INTEGRAL DRIVER HOUSINGS:
- HP2 - HP2 Housing
- PM2 - Universal Power Module 2
- PM2D - Universal Power Module 2 Dual
- PC - Power Canopy
- PPII - Power Pipe II
- TMB - Pole Mount or Tenon Mount

REMOTE DRIVER HOUSINGS:
- HP2RM - HP2 Remote Housing
- PM2RM - Universal Power Module 2 Remote
- PM2DRM - Universal Power Module 2 Dual Remote
- RM - Remote Wall Mount
- DRM - Dual Remote Wall Mount

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	---
Verde	---	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper		

Also available in RAL Finishes See submittal SUB-1439-00

Lens Type
- 9 - Clear (Standard)
- 10 - Spread Lens*
- 12 - Soft Focus Lens*
- 13 - Rectilinear Lens*

Shielding
- 11 - Honeycomb Baffle*

**Accommodates up to 2 Lens/Shielding media*

Cap Style
- A - 45°
- B - 90°
- C - Flush
- D - 45° less Weep Hole *(Interior Use Only)*
- E - 90° less Weep Hole *(Interior Use Only)*

LM79 DATA

BK No.	LUMENS (Source)	CCT (Typ.)	CRI (Ra. Typ.)	Inpus Watts (Typ.)
x58	1300	2700K	80	12W
x59	1300	3000K	80	12W
x60	1300	4000K	80	12W
x61	2000	2700K	80	20W
x62	2000	3000K	80	20W
x63	2000	4000K	80	20W
x64	3100	2700K	80	24W
x65	3250	3000K	80	24W
x66	3360	4000K	80	24W

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Beam Type	Angle	x60	CBCP x63	x66
Spot	15°	4561	7800	17042
Flood	35°	1762	2880	5061
Wide Flood	60°	740	1152	1649

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED	DRAWING NUMBER
12-15-16	SUB001113

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Precision²

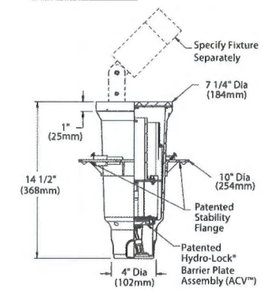
BKSSL SOLID STATE LIGHTING

Constant Current Driver

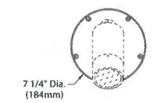
HP² DRIVER HOUSING

PROJECT:	
TYPE:	

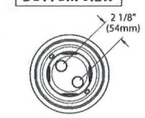
SIDE VIEW



TOP VIEW



BOTTOM VIEW



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar eneegy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Faceplate
Solid, 1/2" machined 6061T6 copper-free aluminum with (5) black oxide, captive, stainless steel mounting screws.

Housing
Corrosion-free composite, made from high strength, thermoformed, sheet molded polyester compound. Glass reinforced, flame retardant and UV stabilized. (2) Bottom-Entry, 3/4" NPT female conduit entries with knockout plugs and (4) side flats for 1/2" or 3/4" conduit adapters.

Patented Stability Flange
Corrosion-free composite flange projects into installation substrate to reinforce housing stability. Integral REBAR saddles simplify installation onto concrete form. (4) Orthogonal bosses permit use of ½" PCV conduit or EMT to simplify vertical position and leveling of housing. Pre-set self-tapping screws anchor housing at proper elevation.

Installation
Integral, copper-free aluminum concrete pour collar (CPC), furnished in Black finish, permits for direct burial installation in soil or concrete. Consult Drainage Installation Guide for In-Grade Fixtures (DIG-IT) for compliance with proper soil preparation and drainage requirements prior to installation.

Driver (12-24W)
For use with (1) 700mA (D12, D20, D24), Class A, constant current driver. 120-277VAC (nominal) primary input voltage. 50/60Hz. >0.94 Power Factor, <15.0A in-rush current, 0.25A input current, ≤20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFR Part 15 Class B compliant. Dimming driver for use with standard incandescent dimmers. 10-100% range. Driver Wattage must match Fixture Wattage.

Driver (31-52W)
(1) 1.05A (D31, D42) or 1.4A (D52), Class A, constant current driver. 120-277VAC (nominal) primary input voltage. 50/60Hz. >0.90 Power Factor, <15.0A in-rush current, ≤20%THD (nominal at 120VAC full load). Output over-voltage, over-current, and short circuit protection with auto recovery. EMC: FCC47CFR Part 15 Class B compliant. Dimming driver for use with standard 0-10V dimmers and switch controls. 0.1-100% range (Refer to driver electrical data). Driver Wattage must match Fixture Wattage.

Water Management
Self Evacuating Airtight Lamp Module (S.E.A.L.™). IP-68 rated, vacuum sealed enclosure. Patented Anti-Condensation Valve (ACV™) eliminates condensation on interior components. Hightemperature silicone 'O' Ring at faceplate. Patented HydroLock® technology provides fail safe water barrier between junction box and interior components. Anti-siphon valve (ASV™) prevents "wicking" through conductor insulation.

Wiring / Connectors
Teflon® coated wire, 18 gauge, 600V, 250°C rated and certified to UL1659 standard. OptiLock® and gear tray quick disconnects. (3) Water-Tight connectors supplied for line connection. Maximum (2) #10 & (1) #18. Minimum (1) #12 & (1) #18.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Finish to match fixture (specified separately.)

Warranty
5 year limited warranty.

Listings
IP-68 Rated Enclosure. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Made in the USA.

RoHS

**Teflon is a registered trademark of DuPont Corporation*

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED	DRAWING NUMBER
12-15-16	SUB-2184-00

Precision2® and its features are covered in whole or in part by U.S. Patent Nos. 7,033,038; 6,254,258 B1; 7,249,867 B2; 7,370,988 B2; 7,553,042; 7,560,148; and 7,699,489

nbbj

PAGE 10 OF 12

project futureCARE OVERLAKE MEDICAL CENTER

EXAMPLE LIGHTING FIXTURE CATALOG CUTS

FIXTURE TYPE **H**

DELTALIGHT

USA / deltalight.us / +1(954) 677 9800
Canada / deltalight.ca / +1(905) 813 6130

Date

Name

Client

Project Name

Quote#

Type/Quantity

Features
Corrosion protected, powder coated aluminum construction

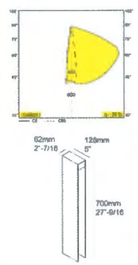
Application
For ambient or indication lighting Residential, commercial, retail, and hospitality spaces

Listings

06/04/2017 23:45:29

MONOPOL 70 LED WW
6 223 17 4102

Weblink



Available colors:	ALU GREY (6 223 17 4102 A) GREY BROWN (6 223 17 4102 G)

INCL.1 x POWERLED WHITE 6,2W / CRI>80 / 3000K / 703lm
INCL.1 x LENS
INCL.DIMMABLE LED POWER SUPPLY 350mA-DC
INCL.1 x CABLE 5' 3 x 18 AWG
MAINS DIMMING

LED Technics:	Light source: 703 lm // 6 W // 75 lm/W Luminaire: 394 lm // 7 W // 55 lm/W
120V / 60Hz	
Class 2	N.a.
Ada	N.a.
Weight:	5.9 LBS
Protection level:	IP55 - suitable for wet locations
Minimum distance:	n.a.
Options:	PLATE 1 PIN 1 JUNCTION BOX IP67 CONNECTOR 3P

For detailed installation instructions, please consult the manual. 6_223_17_4102_02_HAND.pdf

DELTALIGHT USA

USA / deltalight.us / +1(954) 677 9800
Canada / deltalight.ca / +1(905) 813 6130

MONOPOL 70 LED WW
6 223 17 4102

Related references
WATERPROOF CONNECTION PARTS

Weblink / Specsheet

IP67 CONNECTOR 3P
6 216 12 02

Weblink / Specsheet

JUNCTION BOX
6 216 12 00

Related references
PINS AND PLATES FOR BOLLARDS

Weblink / Specsheet

PIN 1
229 01 01

Weblink / Specsheet

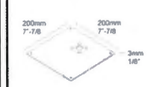
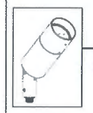


PLATE 1
229 02 01

nbbj
PAGE
11 OF 12

EXAMPLE LIGHTING FIXTURE CATALOG CUTS

FIXTURE TYPE I



BKSSL

12-24W LED

DENALI SERIES™ FLOODLIGHT

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

	DE	LED						
Example:	DE -	LED -	x58 -	FL -	SAP -	12 -	11 -	C

Series
- DE - Denali Series™ Floodlight

Source
- LED - 'X' Module with Cold Phosphor Technology

LED Type
- x58 - 12WLED/2.7K
- x59 - 12WLED/3K
- x60 - 12WLED/4K
- x61 - 20WLED/2.7K
- x62 - 20WLED/3K
- x63 - 20WLED/4K
- x64 - 24WLED/2.7K
- x65 - 24WLED/3K
- x66 - 24WLED/4K

Optics
- SP - Spot (15°)
- FL - Flood (35°)
- WFL - Wide Flood (60°)

Finish

Configure Driver Housing Separately
Driver Housing Required

INTEGRAL DRIVER HOUSINGS:
- HP2 - HP2 Housing
- PM2 - Universal Power Module 2
- PM2D - Universal Power Module 2 Dual
- PC - Power Canopy
- PPII - Power Pipe II
- TMB - Pole Mount or Tenon Mount

REMOTE DRIVER HOUSINGS:
- HP2RM - HP2 Remote Housing
- PM2RM - Universal Power Module 2 Remote
- PM2DRM - Universal Power Module 2 Dual Remote
- RM - Remote Wall Mount
- DRM - Dual Remote Wall Mount

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper		

Also available in RAL Finishes See submittal SUB-1439-00

Lens Type
- 9 - Clear (Standard)
- 10 - Spread Lens*
- 12 - Soft Focus Lens*
- 13 - Rectilinear Lens*

Shielding
- 11 - Honeycomb Baffle*

**Accommodates up to 2 Lens/Shielding media*

Cap Style
- A - 45°
- B - 90°
- C - Flush
- D - 45° less Weep Hole *(Interior Use Only)*
- E - 90° less Weep Hole *(Interior Use Only)*

LM79 DATA

BK No.	LUMENS (Source)	CCT (Typ.)	CRI (Ra. Typ.)	Inpus Watts (Typ.)
x58	1300	2700K	80	12W
x59	1300	3000K	80	12W
x60	1300	4000K	80	12W
x61	2000	2700K	80	20W
x62	2000	3000K	80	20W
x63	2000	4000K	80	20W
x64	3100	2700K	80	24W
x65	3250	3000K	80	24W
x66	3360	4000K	80	24W

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Beam Type	Angle	x60	CBCP x63	x66
Spot	15°	4561	7800	17042
Flood	35°	1762	2880	5061
Wide Flood	60°	740	1152	1649

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 12-15-16	DRAWING NUMBER SUB001113

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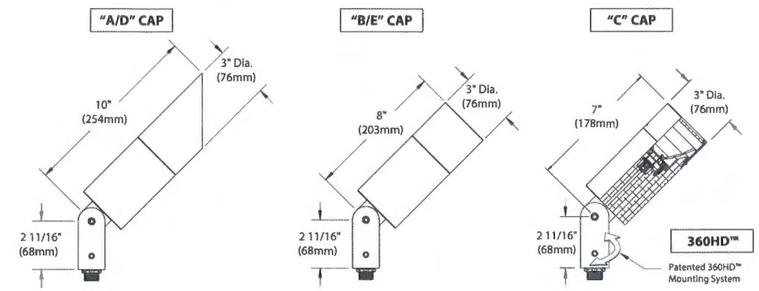
BKSSL

12-24W LED

DENALI SERIES™ FLOODLIGHT

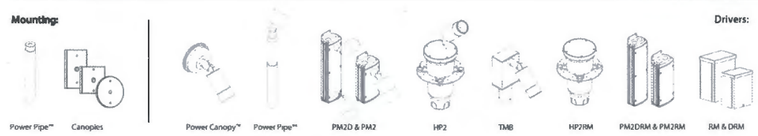
PROJECT:	
TYPE:	



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

Accessories *(Configure separately)*

Mounting:



Drivers *(Configure separately)*

Drivers:

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
Patented 360HD™ Mounting System features a mechanical taper-lock, which allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting. Biaxial source control additionally provides 360° horizontal rotation in addition to vertical adjustment. 'Aim-And-Lock' Technology allows precision adjustment without the redundant tightening and loosening of knuckle screw.

Cap
Fully machined. Accommodates [2] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E') or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

BKSSL*
Integrated solid state system with 'x' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance.

LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Color Management
Corrected cold phosphor technology delivers near-perfect natural white light. Long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 80 CRI (RA>80, R9>16).

Remote Driver
For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. 360HD™ hardware is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Certification and Listing
UL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

UL RoHS USA

**Teflon is a registered trademark of DuPont Corporation*
**Energy Star is a registered trademark of the United States Environmental Protection Agency.*

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360HD Patent is covered in whole or in part by U.S. Patent No 6,161,948

nbbj

PAGE 12 OF 12

ATTACHMENT B
(Environmental Checklist)

NT SERVICES DEPARTMENT
ENUE NE
A 98009-9012

Received
APR 19 2017
Permit Processing

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:
The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

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

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]
   ~~Amendment to approved Master Development Plan to accommodate Project futureCARE: New East Tower~~
   Design Review for New East Tower
2. Name of applicant: [help]
   Overlake Medical Center

3. Address and phone number of applicant and contact person: [help]
   1035 116th Ave NE, Bellevue, WA 98004
   Jeffrey Fleming

4. Date checklist prepared: [help]
   April 17, 2017

5. Agency requesting checklist: [help]
   City of Bellevue

6. Proposed timing or schedule (including phasing, if applicable): [help]
   Construction Start - January 2 2018
   Garage Access Tunnel Occupancy - December 2018
   Tower Substantial Completion - August 2020
   Site/Connector Substantial Completion - July 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
   ~~The Master Development Plan (MDP) amendment will accommodate all known expansion plans.~~ The new East Tower is being designed for a future 3 floor vertical expansion. Timing of this expansion is unknown. This SEPA checklist addresses ~~impacts of the MDP amendment and~~ the East Tower project.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
   Overlake Hospital Master Plan/NE 10th Street Extension DEIS, 11/04/04
   Overlake Hospital Master Plan/NE 10th Street Extension FEIS, 02/24/05
   Geotechnical Report, 03/24/17
   Stormwater Report, 04/17/17
   Traffic Impact Analysis, 03/01/17

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
   The OR Expansion project has received an approved Land Use Exemption, is being designed now, and will be submitted for permit in May. The fuel tank addition project has been submitted for permit. These are the only known projects affecting the exterior/site.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
    City of Bellevue

AOP

Design Review Approval
Clear and Grade
Lot Consolidation Approval
Developer Extension Agreement
Demo
Shoring
Right of Way
Conceptual Smoke Control
Building
Mechanical
Electrical
Plumbing

State

National Pollutant Discharge Elimination System (Dept of Ecology)
Air: Notice of Intent for demolition projects (Dept of Ecology)
Department of Health, Construction Review Services plan review

Federal

FAA review

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

Design Review

The ~~Master Development Plan amendment~~ will authorize construction of the new East Tower and make revisions to the internal campus landscaping, pedestrian access, and vehicular circulation. The new East Tower project will replace an aging inpatient bed tower and lab building with a new, 5 story inpatient tower with one level of basement below. Total gross floor area anticipated is approximately 245,000 SF.

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

The project site is on the existing Overlake Medical Center campus. The address is recorded on item 3 above. Legal description, site plan, topographics survey etc are included as exhibits with this submission.

B. Environmental Elements [help]

1. Earth [help]

a. General description of the site: [help] (select one): ☒Flat, ☐rolling, ☐hilly, ☐steep slopes, ☐mountainous, other: *Click here to enter text.*

ADP

b. What is the steepest slope on the site (approximate percent slope)? [help]
33%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Per the geotechnical report, the soils generally consist of sand and silt at depths up to 15 feet and dense sand and gravel layers with variable silt content at depths greater than 15 feet.

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

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
Stripping, excavating, grading, and filling will be necessary for the construction of the new East Tower. Stripping will consist of removal of approx.. 2,500 cubic yards of duff and topsoil. Grading and filling will consist of the excavation of approximately 60,000 cubic yards for the new building construction. A significant amount of this excavation will be exported off-site. Import roadway gravel base material, capillary break rock, and other fill materials will be imported from an approved source. Excess soils will be disposed of off-site at approved sources.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Due to the temporary exposure of exposed soil during construction, there is potential for erosion during construction as a result of rainfall. However, soil exposre and coverage best management practices will be used to minimize erosion on-site and to reduce silty stormwater runoff into existing storm drainage systems in the area.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Impervious surfaces will be approximately 90% of the hospital property.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
Construction Best Management practices will be implemented in accordance with City of Bellevue Surface Water Design Manual and Washington State Department of Ecology NPDES requirements to minimize impact of soil disturbance to the natural systems. Some proposed measures include no-idling during loading/unloading, using water to control dust, covering stockpiled materials, and using clean fuels when appropriate.

ADP

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]
Construction equipment exhaust, dust, and odor emission during construction activities.

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
Water sprinkling application to minimize dust.

3. Water [help]

a. Surface Water:

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. [help]
No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]
No.

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

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

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

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. [help]
No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]
No.

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

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]
A storm drainage plan will be prepared in accordance with the City of Bellevue requirements. Storm water runoff will be collected in catch basins, downspouts and area drains and pollution generating surfaces will be conveyed to water quality system. The runoff will discharge the site into the existing City storm drainage system, or will discharge into the WSDOT managed stormwater system in I-405 Right-of-Way. The City storm drainage system eventually discharges to Lake Washington via Sturtevent Creek.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]
No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]
A comprehensive storm drainage plan will be designed in accordance with City of Bellevue requirements. Stormwater runoff treatment and control will be provided to minimize impacts to surrounding systems.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]
☐deciduous tree: alder, maple, aspen, other: *Click here to enter text.*
☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*
☒shrubs
☒grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☒other types of vegetation: *perennials and ornamental grasses*

b. What kind and amount of vegetation will be removed or altered? [help]
All landscape in the area of development will be removed and replaced. There's approximately 36,000 SF of vegetated area today and in the future there will be approximately 32,000 SF, not including courtyard landscaping. The majority of the landscaped area is covered with lawn, ornamental grasses, perennnials, shrubbery, and numerous small caliper deciduous and evergreen trees. There are roughly 60 trees today and will be roughly 30 trees in the future.

c. List threatened and endangered species known to be on or near the site. [help]
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
New landscaping will replace the old. All trees, shrubs, perennials, and ornamental grasses will be native or adapted species.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
None known.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *Click here to enter text.*
mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *Click here to enter text.*
fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *Click here to enter text.*

b. List any threatened and endangered species known to be on or near the site. [help]
None known.

c. Is the site part of a migration route? If so, explain. [help]
No.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
This is a developed site; no new impacts to the site will occur with this project.

e. List any invasive animal species known to be on or near the site. [help]
None known.

6. Energy and Natural Resources [help]

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

AOP

manufacturing, etc. [help]
The existing central plant will provide steam as a source for building heating, which runs on gas/oil. Cooling will be by local high-efficiency chillers that run on electricity.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
No adjacent properties are impacted by this project.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
A heat recovery chiller is planned for energy-efficient cooling/heating during partial-load conditions.

7. Environmental Health [help]

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. [help]
Please refer to previous EIS. per 05-103016 hD

1) Describe any known or possible contamination at the site from present or past uses. [help]
Click here to enter text. See above

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
Click here to enter text. See above

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]
Click here to enter text. See above

4) Describe special emergency services that might be required. [help]
Click here to enter text. See above

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Click here to enter text. See above

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]
Construction noise will be generated during East Tower construction as allowed by the City's noise code. Upon completion, noise will be typical of a hospital use. Per BCC 9.18 M-F 7am to 6pm Sat. 9am. to 6p.m

APP

3) Proposed measures to reduce or control noise impacts, if any: [help]
Compliance with City noise codes. BCC 9.18.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]
The current use is medical, both hospital and outpatient. The proposal is consistent with current land use requirements.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]
The property was originally developed in the 1950's and 1960's. It has no recent history of being farmland or forest.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]
No.

c. Describe any structures on the site. [help]
Existing structures range from one story wood construction to mid-rise concrete construction to 9 story steel/concrete modern construction.

d. Will any structures be demolished? If so, what? [help]
Yes. The upper three floors of the existing East Tower will be demolished. The East Tower was originally built in the 1960's.

e. What is the current zoning classification of the site? [help]
The property is part of the Medical Institution District, Development Area 1 and Development Area 2 (DA1/DA2)

f. What is the current comprehensive plan designation of the site? [help]
The property is part of the Wilburton/NE8th Land Use Plan.

g. If applicable, what is the current shoreline master program designation of the site? [help]
The property is more than 200 feet from any shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
No.

i. Approximately how many people would reside or work in the completed project? [help]
The proposed building is a replacement. The approximate net effect in employment is expected to minimal.

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

AP

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The project team has been working closely with City staff to ensure compatibility via the Design Review process

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
None.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
None.

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

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
The height of the building after future vertical expansion would be up to 155', inclusive of rooftop mechanical equipment and screens. Preliminarily, the primary exterior material is thought to be glass, with a mixture of clear and spandrel panels, and a mixture of ceramic frit patterns and translucencies.

b. What views in the immediate vicinity would be altered or obstructed? [help]
The view impacts are considered to be consistent with, or less impactful, than what was considered in the previous EIS.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
The new building will be fresh and modern. Surfaces exposed to the general public will be finished. The ground level will be landscaped and provide some measure of pedestrian amenity.

11. Light and Glare [help]

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

AP

Maximum candlepower from interior sources will not be pointed at windows, helping to reduce brightness as viewed from the exterior; Interior public space lighting will remain on 24/7. Interior private spaces will be on only when occupied. Exterior site fixed pole mounted fixtures will have full cut-off light distribution to mitigate glare. Low level lighting along pedestrian paths will be shielded to mitigate glare. Exterior lighting will remain on dusk to dawn for code and safety purposes.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
Proposed lighting solutions for this project are not anticipated to create a safety hazard or interfere with views. Reflectance off the new building is not anticipated to be a nuisance or safety hazard to motorists or neighboring properties.

c. What existing off-site sources of light or glare may affect your proposal? [help]
Existing bright city street lights may be observed as glary, but provide appropriate illuminance levels at the adjacent city sidewalks and road intersections.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Lighting control panel with photosensor and astronomic timeclock will turn off lighting not required by code or that is used to address safety or wayfinding during late night hours. Light fixtures with glare shields and quality optics will provide illumination with limited glare potential.
fulfill NVC 20.20.522, light & glare req.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
New public recreational opportunities are not offered as part other than the plaza being offered for public/staff use at the ''gateway'' on the corner of 10th/116th. The nearest public open space appears to be Ashwood Playfield next to the Bellevue Library, which is a 10 minute walk from the hospital.

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

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
A ''gateway'', including a plaza with seating and informational displays will be provided at the corner of NE 10th St and 116th Ave NE.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

AOP

The East Tower was originally constructed in the 1960's. An addition and modifications were made in about 1975. The building does not appear on the preservation registery website available through the link provided.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]
None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]
GIS data

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]
None.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]
Site access will be maintained at the existing access locations on 116th Ave NE and NE 10th Street. The project also includes revisions to the internal hospital campus vehicle and pedestrian circulation.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]
The nearest transit stops are located on 116th Ave NE and NE 10th Street and are served by King County Metro Transit.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
~~*The net parking change will probably be nil.*~~ *Design is underway but there won't likely be any significant reductions or additions.* Net change of parking is 15 additional stalls

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]
The west leg of the signalized access onto 116th Ave NE will be modified to serve a more centralized access road through the campus.

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

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]
The proposed project would generate approximately 104 net trips per day with 11 trips occurring during the AM peak hour (highest hour between 7-9 AM) and 11 trips during the PM peak hour (highest hour between 4-6 PM). For the NET.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]
No.

h. Proposed measures to reduce or control transportation impacts, if any: [help]
Road improvements as described above.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]
No.

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

16. Utilities [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
Electricity, Natural Gas, Water, Refuse Service, Telephone, Sanitary Sewer

c. 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. [help]
Electric Service: Puget Sound Energy
Gas Service: Puget Sound Energy
Communication Services via City of Bellevue and other communication agencies.
Water/Sewer Service: City of Bellevue

C. Signature [help]

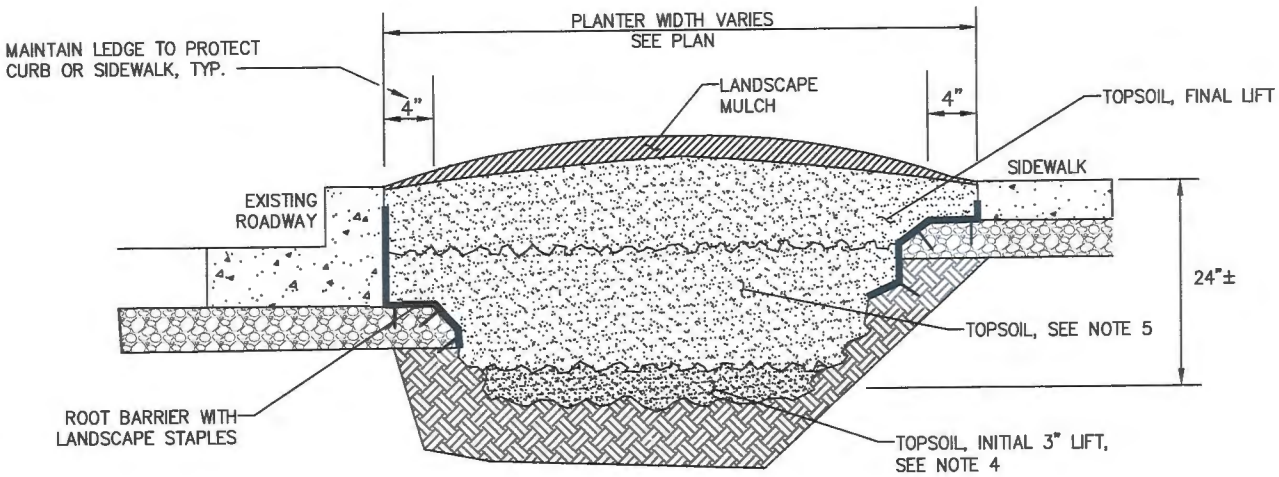
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: *Jeffrey Fleming*
Position and Agency/Organization: *Director of Facilities, Overlake Medical*

Center
Date Submitted: April 17, 2017

ATTACHMENT C
(Type 2 Soil Preparation Detail)



SOIL PREPARATION NOTES

1. EXCAVATE EXISTING SOIL TO 24"± DEPTH FROM TOP OF ADJACENT CURB OR SIDEWALK. AVOID UNDERMINING ADJACENT CURB OR SIDEWALK.
2. ROOT BARRIER SHALL BE FLEXIBLE MESH MATERIAL, 100% NYLON, RASCHEL KNIT CONSTRUCTION, MIN. 10 OZ/SQ. YD., TRIMMED SELVAGE, FIRM/EXTRA FIRM ACRYLIC TOPICAL RESIN FINISH, MINIMUM BURST STRENGTH 250 LBF (ASTM D 3787–89 BURST OF KNIT GOODS). Q899 WITH EXTRA FIRM FINISH BY JASON MILLS IS PRE–APPROVED.
3. INSTALL FLEXIBLE MESH ROOT BARRIER WITH A MIN. WIDTH OF 18", SECURED WITH LANDSCAPE STAPLES AS NECESSARY. ROOT BARRIER SHALL BE INSTALLED NO HIGHER THAN 2" BELOW THE TOP OF CURB OR SIDEWALK, AND SHALL BE CONTINUOUS AROUND THE BED PERIMETER. OVERLAP OF ROOT BARRIER PIECES TO BE 12" MINIMUM.
4. PLACE 3"± OF TOPSOIL TYPE A AND INCORPORATE TO A DEPTH OF 6" (3" TO 4" INTO THE SUBGRADE).
5. INSTALL 12"± LIFT OF TOPSOIL TYPE A AND COMPACT TO 85%.
6. INSTALL FINAL LIFT OF TOPSOIL TYPE A TO ACHIEVE FINISH GRADE, FLUSH WITH THE TOP OF CURB OR SIDEWALK WITH A MOUND IN THE CENTER OF 6:1, AND COMPACT TO 85%.
7. INSTALL 2"± LANDSCAPE MULCH, FULL DEPTH IN THE CENTER AND FEATHERED AT THE EDGES TO BECOME FLUSH WITH CURB OR SIDEWALK.

City of Bellevue

SOIL PREPARATION FOR LANDSCAPE STRIPS

DRAWING NUMBER	SW–130–1
SCALE	NONE
REVISION DATE	12/16
DEPARTMENT	TRANS