



EASTGATE HOUSING CAMPUS

BUILDING COMMUNITY THROUGH CONNECTIVITY

SE EASTGATE WAY, BELLEVUE, WASHINGTON 98005
PREAPPLICATION PACKAGE - SDCI No:3033410-LU
05.29.2020



EXECUTIVE SUMMARY

The Eastgate Housing Campus incorporates all four of decision criteria laid out in 20.30V.150 in the site planning and project design elements presented in this pre-application package.

The re-development of this site will serve to build upon the existing foundation of a thriving neighborhood and surrounding community. For years this site was used as a gravel pit, asphalt and concrete batch plant that left a significant amount of contaminated soils present on the westerly portion of the site. As a part of the planned re-development of the 9.81 acre site the developer will be entering into the Washington State PLIA program and providing a full cleanup of the contaminated soil in conformance with State and Federal guidelines that will forever change the shape of the neighborhood and surrounding community. The site plan and building shape/configuration as presented in this pre-application package played an important role in the viability of this project in part due to the location of the sub-terranean parking structure, which is intentionally located in the area of the deepest soil contamination.

This project will provide essential affordable multi-family housing to the community while at the same time building upon the City's vision to create a variety of distinctive, safe and attractive neighborhoods that provide amenities and opportunities for a high quality of life. The diversity of residents within the planned campus will provide for strong connections among neighbors, which is a key element to these qualities and the ability of neighborhoods to respond to change.

The Eastgate Housing Campus will build upon the City of Bellevue's vision to enhance the livability of the community, while maintaining the elements that residents cherish by providing affordable housing in the denser mixed-use Eastgate planning area. The project has been planned around the outstanding natural environment, existing critical areas while enhancing community connectivity.

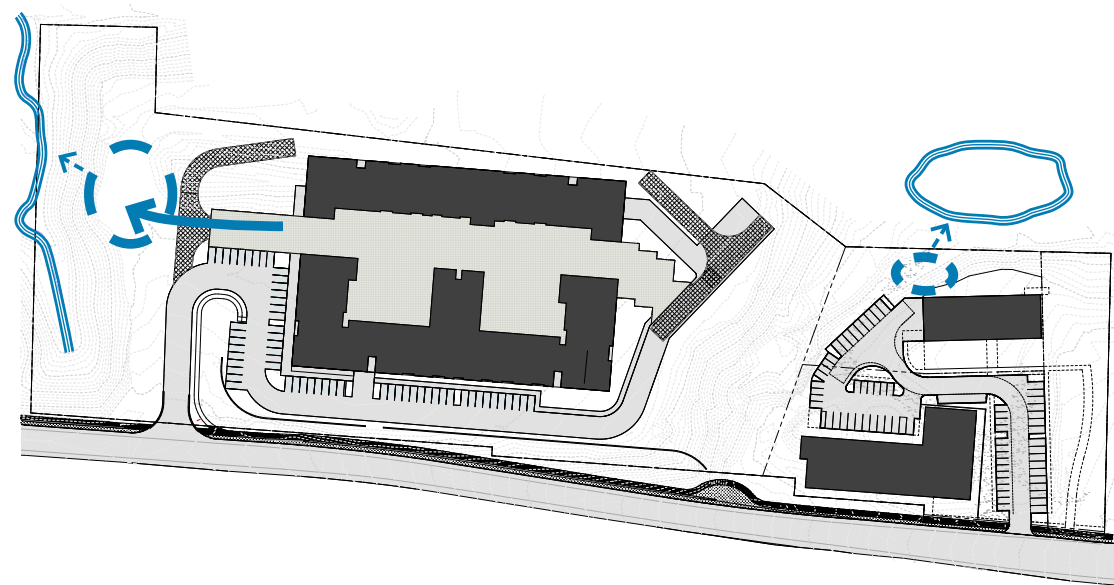
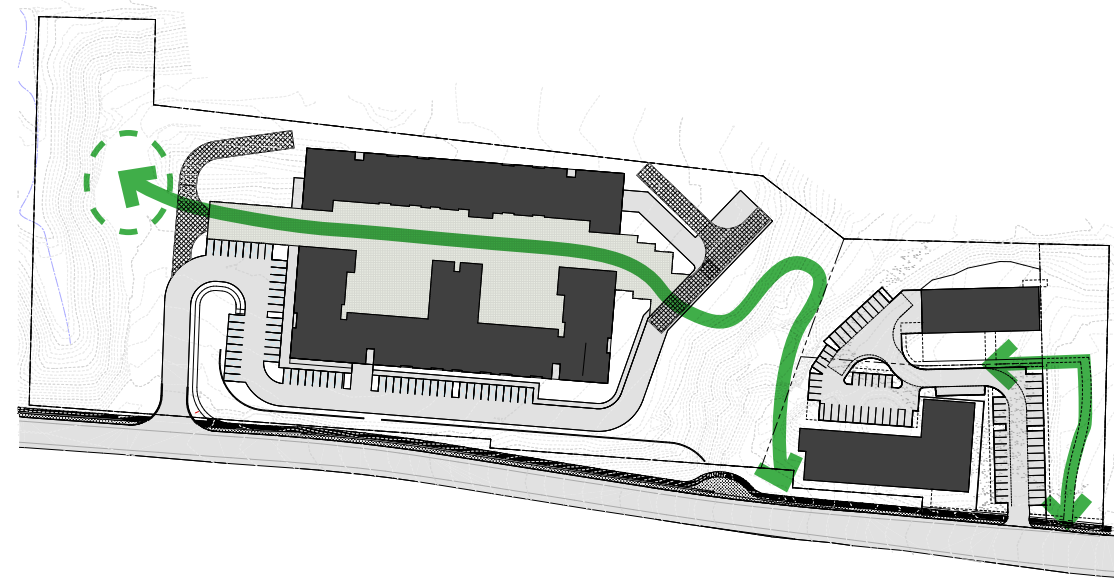


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BUILDING COMMUNITY THROUGH CONNECTIVITY

NARRATIVE

The proposed Eastgate Housing Campus consists of 9.81 acres situated north of Interstate 90 along Eastgate Way between Richards Road and 139th Ave. SE. The campus is divided into three different phases/developments, which are more clearly defined below.

Polaris at Eastgate (Phase 1)

Polaris at Eastgate will be a 353-unit affordable multi-family apartment development with studio through three-bedroom units within two mid-rise towers over an underground parking structure. There is an Early Learning Center currently planned that is contemplated within the Polaris building that will be approximately 10,000 s.f.. A combination of surface and sub-surface garage parking will meet the minimum criteria as outlined within the recently adopted City of Bellevue Ordinance #6513.

Polaris at Eastgate fulfills the vision of the City of Bellevue to provide affordable housing for the community in an environment that truly feels like home. Residential units are designed to be comfortable and private while having access to centralized open plaza common areas that will be programmed with amenities that promote a larger sense of community. The building shape and site positioning were considered to minimize indoor/outdoor impacts from surrounding noise generating uses like I-90 and the Waste Management Transfer Station. Ample indoor common areas are programmed into the building design for resident enjoyment and community-building opportunities.

CFH (Congregations for the Homeless) Shelter & Center (Phase 2)

Congregations For The Homeless is proposing a permanent, overnight, 100 bed shelter within a three-story wood-frame building that will include a 125 person Day Center and offices for support services and CFH administration. The Day Center portion of the building will include bathrooms, medical room, storage & donation areas, staff/ guest laundry, meeting rooms, and CFH workspaces.

The main level will incorporate a full kitchen, dining area, bathrooms, and offices/ workspace for service providers. This level will also contain the main entry to the building which is accessed from an elevated walkway, and direct access to the CFH exterior recreation areas. The shelter portion of the project as well as bathrooms + showers, guest laundry, respite spaces, storage, and operable divider(s) to separate sleeping areas as needed. Outdoor areas will incorporate space for gardening, observing nature, sport court, seating and a designated covered smoking area.

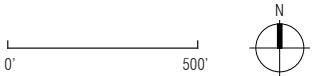
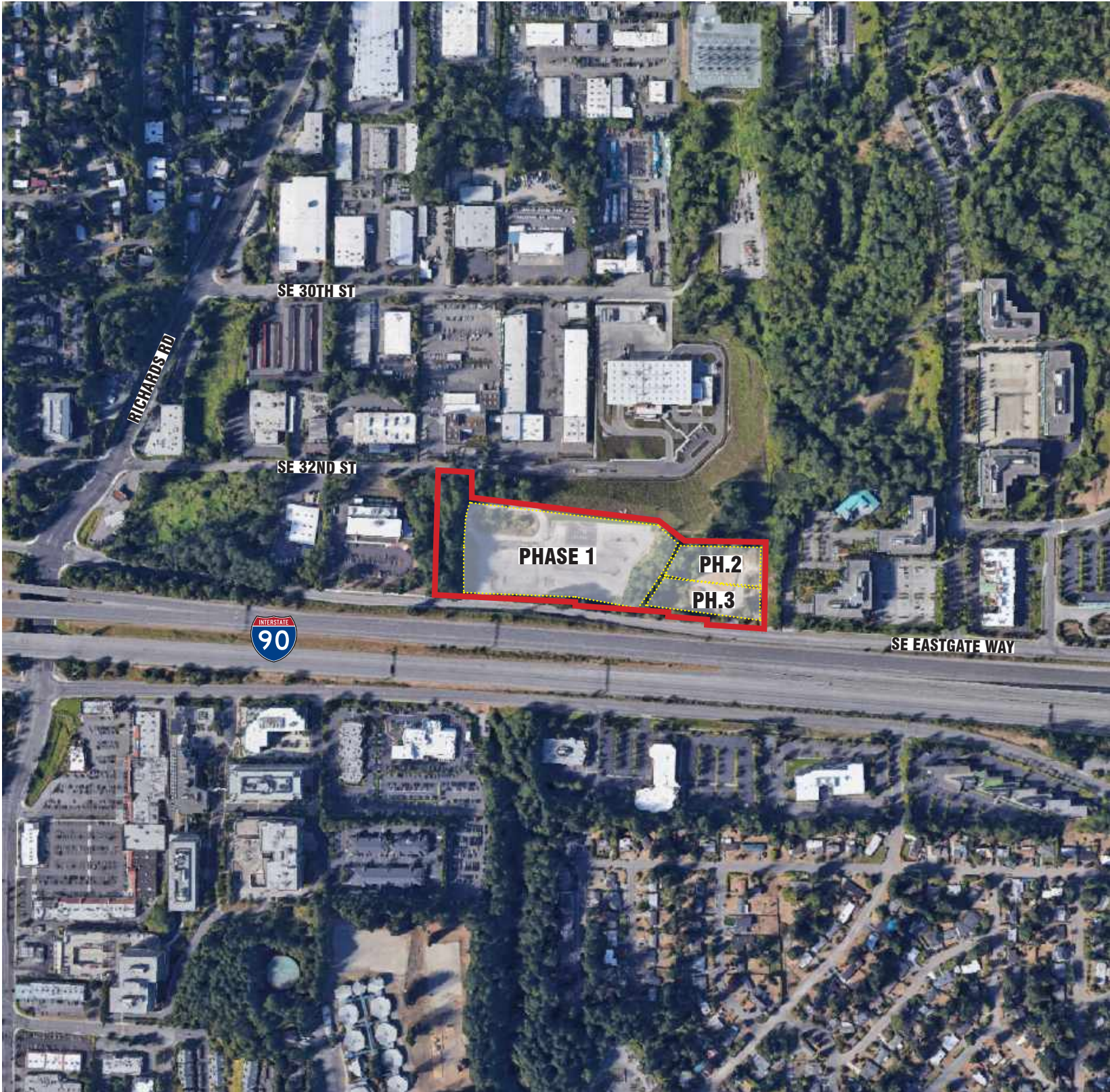
Horizon Housing Apartments (Phase 3)

The 95 units of apartments, are permanent housing with each tenant having a lease for their unit. The proposed apartments are designed and programed for people exiting homelessness. Horizon Housing will provide much-needed permanent housing options for the single adults who need a place to call home and who might want to access some supportive services to help them maintain their housing stability. Services will include case management and referrals to support addressing physical and mental health concerns, managing substance use disorders, finding employment, and working on adult daily living skills.

Each studio apartment will include a kitchen including range, sink and refrigerator, bathroom, and common laundry rooms in the building. Additional site amenities include a community room for gatherings and parties, offices for case management, a classroom, computers/ technology room, and private space for service provision, one-on-one conversations as well as group work.

The building will also have outdoor amenity space for gardening and gatherings. Phase 2 and 3 are unspecified uses for parking in Bellevue LUC. The parking requirements will be subject to administrative approval.

Polaris at Eastgate (Phase 1)	CFH (Congregations for the Homeless) Shelter & Center (Phase 2)	Horizon Housing Apartments (Phase 3)
353 Residential Units	100 Bed Shelter	95 Apartment Units
10,000 SF Early Learning Center 8200 SF Leasing Amenity Space	Areas TBD - Day Center, Admin, Support Services	5300 SF Commercial - Office and Support area
Parking in accordance with Ordinance #6513	Surface Parking Shared with HHA	Surface Parking Shared with CFH



DECISION CRITERIA & DESIGN GUIDELINES

20.30V.150 DECISION CRITERIA

- A. The proposed master development plan is consistent with the comprehensive plan; and
- B. The master development plan complies with the applicable requirements of the Bellevue city code; and
- C. The proposed master development plan addresses all applicable standards, guidelines or criteria of this code in a manner which fulfills their purpose and intent; and
- D. The master development plan depicts features of and relationships and connectivity between required site features for the underlying land use district (Ord. 5727, 3-19-07, §2)

20.30V.150 DECISION CRITERIA

A. The proposed master development plan is consistent with the comprehensive plan

Eastgate Housing Campus employs core strategies that are consistent with headings in the Bellevue Comprehensive Plan such as :

LAND USE

The Proposed Eastgate Housing Campus will build upon the City of Bellevue’s vision to enhance the livability of the community, while maintaining the elements that residents cherish by providing affordable housing in the denser mixed-use Eastgate planning area. The project has been planned around the outstanding natural environment, existing critical areas while enhancing community connectivity through the construction of public infrastructure along Eastgate Way that currently does not exist.

NEIGHBORHOODS

The Eastgate Housing Campus will provide essential affordable multi-family housing to the community while at the same time building upon the City’s vision to create a variety of distinctive, safe and attractive neighborhoods that provide amenities and opportunities for a high quality of life. The diversity of residents within this campus will provide for strong connections among neighbors, which is a key element to these qualities and the ability of neighborhoods to respond to change.

HOUSING

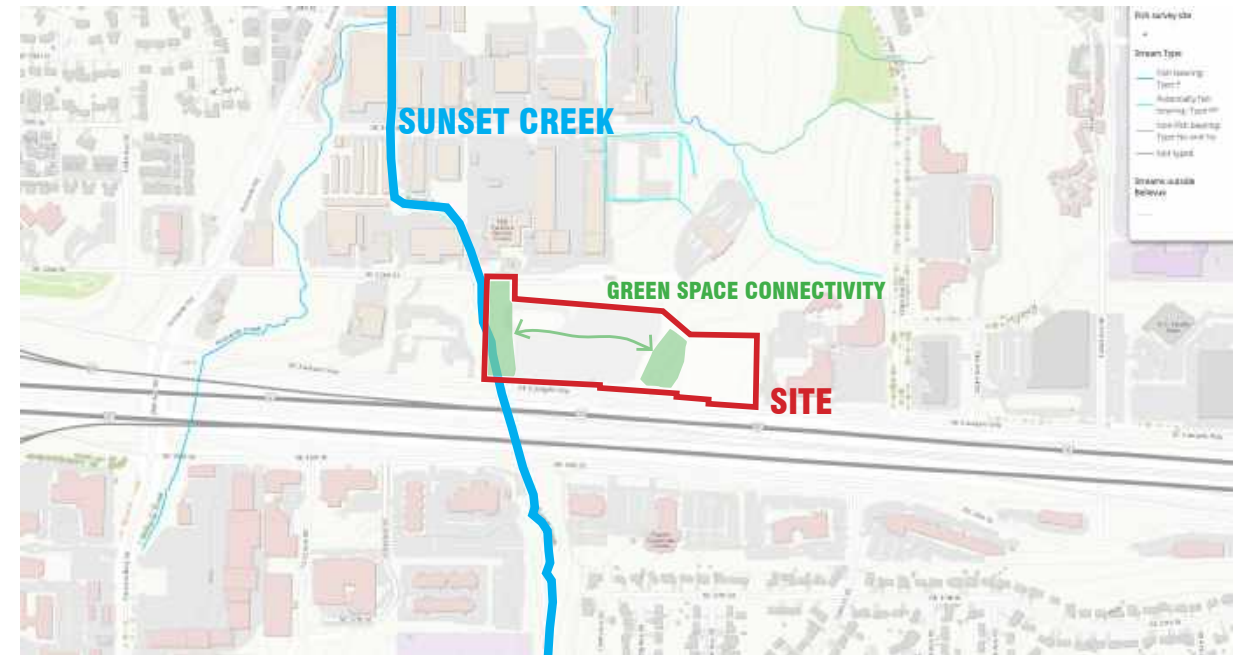
Eastgate Housing Campus meets the City’s vision by providing essential affordable and transitional housing for its diverse population, strengthening neighborhoods and communities by providing a range of housing types and affordability. This project is aligned perfectly with the work the City has done in years past to reduce homelessness by providing a wide range of strategies to meet its share of the regional housing need.

ENVIRONMENT

The natural eco-systems that exist on site were taken into consideration during the site planning phase to assure the project would provide for good stewardship and build upon the existing critical areas by incorporating them into amenities for the residents that will call the Eastgate Housing Campus home. To reduce the impact on the environment the project will incorporate using solar technology on the building roof tops to provide supplemental power and use high efficiency building materials and methods in the development of this project. This will result in reduced energy use and greenhouse gas emissions, increasing tree canopy and more salmon in local creeks.

HUMAN SERVICES

Every resident of the Eastgate Housing Campus is a member of the community and will have the opportunity to achieve their potential and enhance their quality of life. The development of this project provides an essential need for affordable housing to assist people in times of need and create healthy individuals and families. The project emphasizes Bellevue’s commitment to inclusivity and human services through both affordable housing and shelter programs.



Sunset Creek traverses the western most portion of the campus and offers an excellent opportunity to engage and preserve the existing natural eco-systems that exist on the site. The campus will provide a main pedestrian connectivity corridor via a designated walkway that will differentiate between the “urban” vs. “natural open areas” by using color, finishes and texture depending on the location throughout the campus. The internal pedestrian connectivity through the campus will culminate at the Sunset Creek area at the westerly portion of the site and ultimately connect to the public walkway along Eastgate Way at the upper easterly area.



The Eastgate Housing Campus is ideally situated due to the proximity of multiple existing mixed-use centers, offering an excellent selection of amenities and community services. This promotes pedestrian and bicycle connectivity through using existing public pedestrian corridors in lieu of motorized transportation to access these nearby centers.

20.30V.150 DECISION CRITERIA

B. The master development plan complies with the applicable requirements of the Bellvue city code

13620 SE Eastgate Way, Bellevue, WA 98005	
PARCEL NUMBER	102405-9101
ZONE:	OLB2
OVERLAY:	Richards Valley
Permitted Uses: 20.10.440 (Chart)	Permitted Uses: Residential Use in Non-Residential District - Permitted Social Services (Early Learning Center) Use in Non-Residential District - Permitted
Lot Size :	427,142 S.F.
General Requirements : 20.20.010	Chart of dimensional requirements described Minimum Setbacks of Structures (feet) Front Yard: 0 Rear Yard: 0 Side Yard: 0 2 Side Yards: 0 Floor Area Ratio: 1 Minimum Lot Area: n/a Dwelling Units: n/a Maximum in Building Height (feet): 75 Maximum Lot Coverage by Structures (percent): 35 Maximum Hard Surface Coverage (percent): 85 Maximum Impervious Surface (percent): 60
Landscape Development 20.20.520 20.20.520.F.1	Perimeter Landscaping Requirements for Use Districts (OLB 2) Street Frontage - Type III, 10' -0" Interior Property Lines - Type III, 10' -0"
20.20.520.F.3.a 20.20.520.F.3.b	Type V landscaping is required within a parking area. A curb or other physical separation is required around each landscape area to separate that area from the parking and circulation area
20.20.520.G 20.20.520.G.3	Types of Landscaping Type III. Purpose. Type III landscaping is intended to provide visual separation of uses from streets, and visual separation of compatible uses so as to soften the appearance of streets, parking areas and building elevations.
20.20.520.G.5	Type V. Purpose. To provide visual relief and shade in parking areas.

13620 SE Eastgate Way, Bellevue, WA 98005	
Recycling and Solid Waste Collection Areas 20.20.725 20.20.725.B 20.20.725.C 20.20.725.D.1 20.20.725.D.2	There shall be at least one solid waste collection area provided in each development; There shall be one recycling collection area per 30 dwelling units in multifamily complexes; One and one-half square feet per dwelling unit in multifamily developments exceeding four units, Two square feet per 1,000 gross square feet in office developments
Tree Retention and Replacement 20.20.900 20.20.900.C 20.20.900.G	Required Review - The Development Services Department shall review the proposed removal of significant trees with each application within the applicability of this section. Alternative Tree Retention or Replacement Option
Parking, Circulation and Walkway Requirements 20.20.590.F.1.m, Ord. #6513 20.20.590.K.9.a 20.20.590.K.9.b 20.20.590.K.11.d (Table 3) - Standard Stalls	Affordable Housing : 0.75:unit Compact up to 50% of required parking stalls Identification of Compact stalls is required Two-Way Traffic and Double Loaded Aisles: 8'-6" Wide Stalls = 63'-4" Overall Parking Bay Width Two-Way Traffic and Double Loaded Aisles: 9'-0" Wide Stalls = 61'-4" Overall Parking Bay Width
20.20.590.K.11.d (Table 5) - Compact Stalls 20.20.590.K.11.d (Plate A)	Two-Way Traffic and Double Loaded Aisles: 7'-6" Wide Stalls = 51'-6" Overall Parking Bay Width Standard Stall Minimum Depth: 16'-0" Compact Stall Minimum Depth: 13'-0"

20.30V.150 DECISION CRITERIA

C. The proposed master development plan addresses all applicable standards, guidelines or criteria of this code in a manner which fulfills their purpose and intent

GUIDELINE

20.25C.050

A. Character and Site Guidelines

1. Integrate the Natural Environment

“Site and building design should capitalize on existing elements of the natural environment, such as parks and open spaces, trails, and critical areas. Designs should also integrate new natural features, such as street trees, natural drainage systems and open space amenities for residents, employees and visitors. Depending on the location, this may be accomplished through integration of the natural environment with new development or providing a smooth transition between the natural and built environments.”

20.25C.050

A. Character and Site Guidelines

2. Promote Architectural Compatibility

“Buildings should relate to nearby buildings, with similar design characteristics. Some degree of variation in architectural elements is encouraged to create a sense of growth and development over time. The building’s form, materials and colors should enhance the area’s overall character.”

20.25C.050

A. Character and Site Guidelines

3. Promote Community Gathering

Gathering spaces are well-defined, inviting, secure, and attractive. They provide space for both active use and areas of respite for employees, general public and visitors to the site. They provide space to enjoy the natural environment with weather protection. All gathering spaces should be easily and safely linked with pedestrian access from and through the development

20.25C.050

A. Character and Site Guidelines

4. Build Compatible Parking Structures and Lots

Parking structures should be designed so that their streetscape interface has a consistent form, massing and use of materials with the vision for the area. Preference is given to parking structures that do not face public sidewalks. However, if due to site constraints there are sidewalk facing parking structures, the frontages facing the sidewalk should be designed to appear like any other occupied buildings in the area. The horizontal garage form can be broken down by adding more wall surface and usable retail space, while retaining adequate garage ventilation as defined by Mechanical Code.

RESPONSE

The campus site planning strategy incorporated existing open space elements into the site design by preserving them and limiting site development within the critical areas and buffers on/or adjacent to the site that includes Sunset Creek, steep slopes and wetlands.

Sunset Creek traverses the western most portion of the campus and offers an excellent opportunity to engage and preserve the existing natural eco-systems that exist on the site. The campus will provide a paved main pedestrian connectivity corridor via a designated walkway that will differentiate between the “urban” vs. “natural open areas” by using color, finishes and texture depending on the location throughout the campus. As the pedestrian corridor passes through the Polaris building area it will be integrated as a part of outdoor plaza amenity areas to encourage walkability throughout the campus. As the pedestrian corridor transitions from the developed “urban” building amenity areas to the “natural open areas” or critical steep slopes between the westerly and easterly portions of the campus the pathway would be crushed aggregate to blend in with the natural vegetation and surrounding environment. Existing landscape buffers along Eastgate Way would be re-constructed in order to facilitate the public roadway improvements required for this project. The re-vegetation of these areas will be thoughtfully planned to blend in the existing plant palette on site and meet the minimum requirements of the code.

The three buildings within the Eastgate Housing Campus site will incorporate similar architectural styles in order to create cohesion throughout the campus by using use of varying degree of similar finishes, colors, and materials. Existing uses such as office and industrial buildings are predominant in the surrounding area. These existing uses establish a baseline architectural style, which will be enhanced with the development of the Eastgate housing Campus and create a continuous harmony within the community while blending in with the existing surrounding uses. These buildings will mainly be visible to motorists traveling I-90 and together will create a campus look and provide some interest to current view corridors.

Resident amenity spaces will be inviting, well-defined, secure, and attractive. They will be designed and programmed for both active use and areas of respite for residents, employees and visitors to the site. Consideration will be given to preserve the natural and landscaped environments by using materials and finishes that will blend in and enhance the natural feel for areas that are outside of the building areas along the pedestrian corridor. An example of this would be the Sunset Creek overlook area at the west end of the site and the Polaris building amenity plaza area.

The only planned parking structure is located on the Polaris site and is designed to be 2 levels below ground. The programmed Early Learning Center and indoor amenity areas are located at the garage level to break up the “garage look” with retail storefront to provide “curb” appeal at the entry drive into the Polaris building site from Eastgate Way. There are no other parking structures planned on the campus.

Surface parking is kept to a minimum to be both visually appealing and well as encourage more site area for landscaping and pedestrian circulation. The upper shelf surface parking will be screened largely behind the HHA building.

GUIDELINE

20.25C.050

B. Pedestrian Emphasis Guidelines

1. Enhance the Pedestrian System

Pedestrian routes should be attractive, easy to use and encourage walking and activity. Sidewalks should be continuous, avoiding interruptions such as vehicle curb cuts or changes in direction or grade. The portion of the sidewalk dedicated to walking should be free of barriers such as utility poles, newspaper boxes, cafe tables and chairs, permanent planters, tree grates, waste and recycling receptacles, mechanical equipment, or other obstructions and clutter.

20.25C.050

C. Architectural Guidelines.

1. Provide Interesting Building Massing

The length and breadth of a building should be friendly in scale and inviting to the pedestrian. Portions of a large building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by projections and indentations. This allows an overly large building to appear as multiple smaller, side-by-side buildings. Vertical and horizontal elements should be used to create a human scale and form a coherent pattern providing visual interest to the public.

20.25C.050

C. Architectural Guidelines.

2. Create Attractive Building Silhouettes and Rooflines

A building’s silhouette should be compatible with the intended character of the area and enhance the streetscape. In some cases, it may be appropriate to mark an entryway with a distinct form to emphasize the significance of the building entry. Roof massing should be simple, yet contain elements of architectural detailing and have some level of articulation.

20.25C.050

C. Architectural Guidelines.

3. Design Welcoming Entries

Architectural detail should be used to help emphasize the purpose of the building entry and to bring life and vitality to the street

20.25C.050

C. Architectural Guidelines.

4. Promote Visually Interesting and Inviting Windows.

Windows should add activity and variety at the street level, providing views both in and out. Their size and detailing should be of a human scale with regular spacing and a rhythm of similarly shaped windows

RESPONSE

The campus will provide a paved main pedestrian connectivity corridor via a designated walkway that will differentiate between the “urban” vs. “natural open areas” by using color, finishes and texture depending on the location throughout the campus. As the pedestrian corridor passes through the Polaris building area it will be integrated as a part of outdoor plaza amenity areas to encourage walkability throughout the campus. As the pedestrian corridor transitions from the developed “urban” building amenity areas to the “natural open areas” or critical steep slopes between the westerly and easterly portions of the campus the pathway would be crushed aggregate to blend in with the natural vegetation and surrounding environment. Sidewalks are planned along vehicular drive aisles and will connect parking areas to the building entry locations in a continuous direct path of travel.

Building massing will be broken up through a variety of methods, from separating buildings by a pedestrian courtyard to facade modulation and window design. A series of shifts throughout the facade will give an interesting push/pull relationship with the facade plane. Material and color selection will further help to break down massing and scale. This will allow the building to work at the human scale, incorporating visual interest and a welcoming sense of place.

Architectural design and building massing will be unique and energetic, to reflect residential life at the site.

Building Silhouettes will be designed with the resident in focus, providing a welcoming sense of home. The building scale will be grounded and brought down through architectural detailing and modulation. Clear signage design will aid residents to amenities throughout the site, including interior building amenities as well as connections to nature and to transit nearby. Roof massing and parapet design will harmonize with building massing and articulation. In addition rooftop screening will be provided, screening HVAC equipment from the view from I-90.

Building entries will be enhanced through materials and finishes on the building elevations separately to signal a higher achy of importance along with providing shelter and a welcoming presence to residents and future residents at the site.

Window design at the project will provide variety to the street level, as well as allowing residents an engaging view to the exterior. This will be accomplished through a mix of window sizing, operability, and an attention to detailing with regards to facade design. Windows will harmonize with facade materials through effective detailing and color selection.

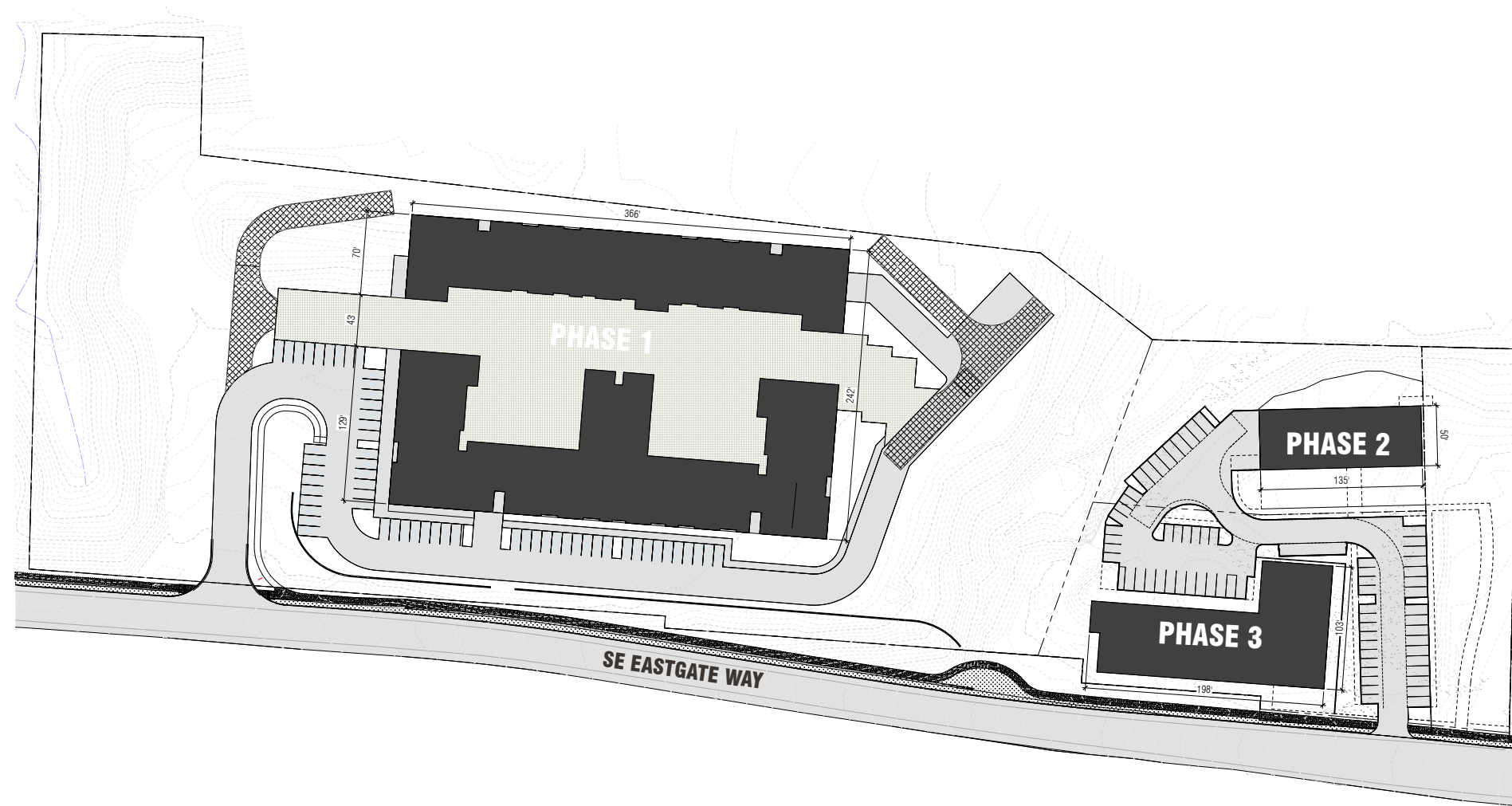
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20.30V.150 DECISION CRITERIA

D. The master development plan depicts features of and relationships and connectivity between required site features for the underlying land use district (Ord. 5727, 3-19-07, §2)

The campus site planning strategy incorporated existing open space elements into the site design by preserving them and limiting site development within the critical areas and buffers on/or adjacent to the site that includes Sunset Creek, steep slopes and wetlands.

Sunset Creek traverses the western most portion of the campus and offers an excellent opportunity to engage and preserve the existing natural eco-systems that exist on the site. The campus will provide a paved main pedestrian connectivity corridor via a designated walkway that will differentiate between the “urban” vs. “natural open areas” by using color, finishes and texture depending on the location throughout the campus. As the pedestrian corridor passes through the Polaris building area it will be integrated as a part of outdoor plaza amenity areas to encourage walkability throughout the campus. As the pedestrian corridor transitions from the developed “urban” building amenity areas to the “natural open areas” or critical steep slopes between the westerly and easterly portions of the campus the pathway would be crushed aggregate to blend in with the natural vegetation and surrounding environment.



SUMMARY

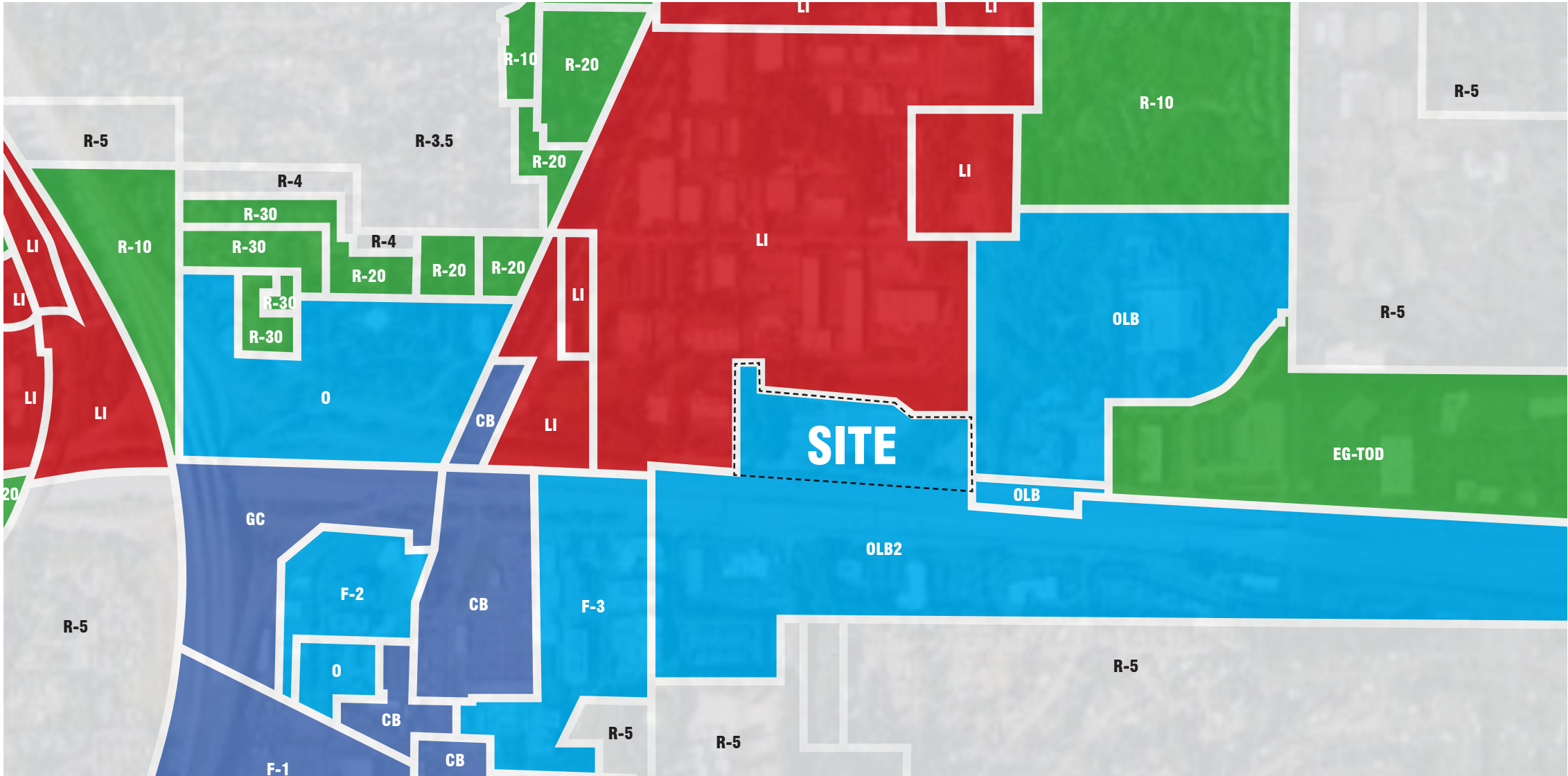
Polaris at Eastgate **meets the four decision criteria laid out in 20.30V.150**. The project adds significant and sought after housing to the area, provides connectivity to nature, and promotes core values presented in Bellevue’s comprehensive plan.

The site will **transform from an empty parking lot to a dynamic, engaged community** that contributes in a meaningful way to the 2035 goals as set in the comprehensive plan.

COMMUNITY CONNECTION

ZONING

PROJECT ZONE: OLB-2 (OFFICE AND LIMITED BUSINESS DISTRICT 2)



ZONING MAP



LEGEND

- SINGLE FAMILY
- MULTI-FAMILY
- OFFICE
- COMMERCIAL
- LIGHT INDUSTRIAL
- R-3.5: 3.5 UNITS PER ACRE
- R-4: 4 UNITS PER ACRE
- R-5: 5 UNITS PER ACRE
- R-10: 10 UNITS PER ACRE
- R-20: 20 UNITS PER ACRE
- R-30: 30UNITS PER ACRE
- O: OFFICE
- OLB: OFFICE & LIMITED BUSINESS
- OLB2: OFFICE & LIMITED BUSINESS 2
- F-3: FACTORIA DISTRICT 1
- F-1: FACTORIA DISTRICT 1
- GC: GENERAL COMMERCIAL
- CB: COMMUNITY BUSINESS
- LI: LIGHT INDUSTRIAL

COMMUNITY NODES & AMENITIES



COMMUNITY MAP



LEGEND

- PROJECT SITE
- NEIGHBORHOOD BOUNDARY
- 1/4 MILE RADIUS

COMMUNITY NODES & AMENITIES

REFER TO SHEET EDG 6 FOR FURTHER DOCUMENTATION OF THE COMMUNITY NODES AND AMENITIES LOCAL TO THE PROJECT SITE.

- | | |
|--------------------------------------|-------------------------------------|
| (A) MERCER SLOUGH NATURE PARK | (G) SUNSET RAVINE GREENBELT |
| (B) EASTSIDE CHRISTIAN SCHOOL | (H) EASTGATE PARK AND RIDE |
| (C) BELLEVUE COLLEGE | (I) THE MARKETPLACE AT FACTORIA |
| (D) PUESTA DEL SOL ELEMENTARY SCHOOL | (J) FACTORIA VILLAGE |
| (E) TYEE MIDDLE SCHOOL | (K) CHASE BANK |
| (F) ROBINSWOOD COMMUNITY PARK | (L) UW NEIGHBORHOOD FACTORIA CLINIC |



MERCER SLOUGH NATURE PARK



EASTSIDE CHRISTIAN SCHOOL



BELLEVUE COLLEGE



PUESTA DEL SOL ELEMENTARY



TYEE MIDDLE SCHOOL



ROBINSWOOD COMMUNITY PARK



SUNSET RAVINE GREENBELT



EASTGATE PARK AND RIDE



THE MARKETPLACE AT FACTORIA



FACTORIA VILLAGE



CHASE BANK

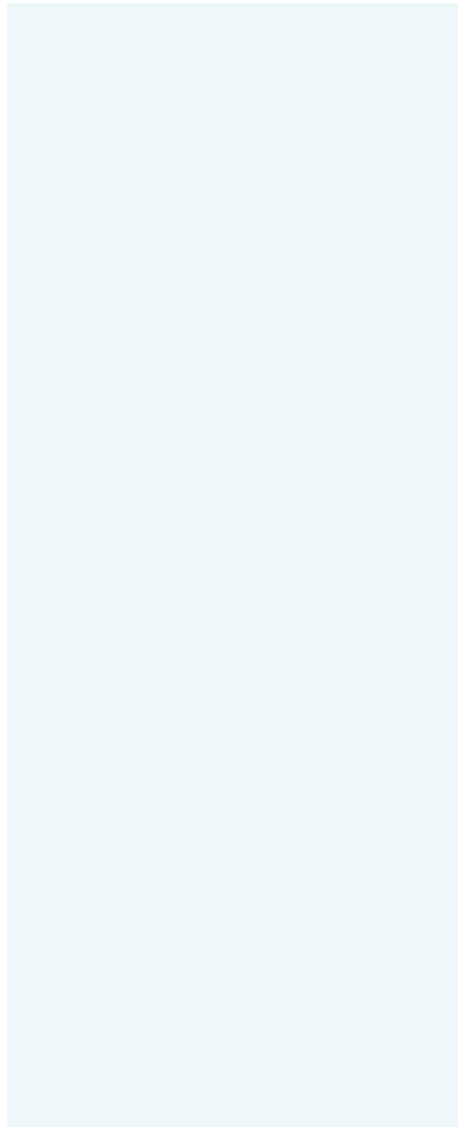


UW NEIGHBORHOOD FACTORIA CLINIC






IMAGE SOURCES

- <http://www.seattlelandtrust.com/mercero-slough-nature-park/>
- <https://www.ecwa.org/mission/>
- <http://www.bellevuejournal.com/news/mkinsty-names-bellevue-college-champion-of-sustainability/>
- <https://bsd405.org/puestadel-sol/about/>
- <https://www.mutualmaterials.com/projects/tyee-middle-school/>
- <https://www.thelakeandstars.com/robinwood-park/>
- <https://properties.kimcorraly.com/properties/111880>
- <https://www.loopnet.com/Listing/3720-Factoria-Blvd-SE-Bellevue-WA/16983812/>
- <https://www.uwmedicine.org/locations/primary-care-factoria>
- <http://www.tbbsocial.com/portfolios/transportation/eastgate-park-ride/>

TRANSPORTATION



TRANSPORTATION & ACCESS OPPORTUNITIES 

- LEGEND**
-  PROJECT SITE
 -  SUNSET RAVINE TRAIL
 -  BUS ROUTES
 -  BIKE LANE
 -  5 MIN WALK - 1/4 MILE RADIUS

- BUS ROUTES**
- 212, 217, 221, 226, 240,
241, 245, 246, 271, 823,
824, 887, 888, 989

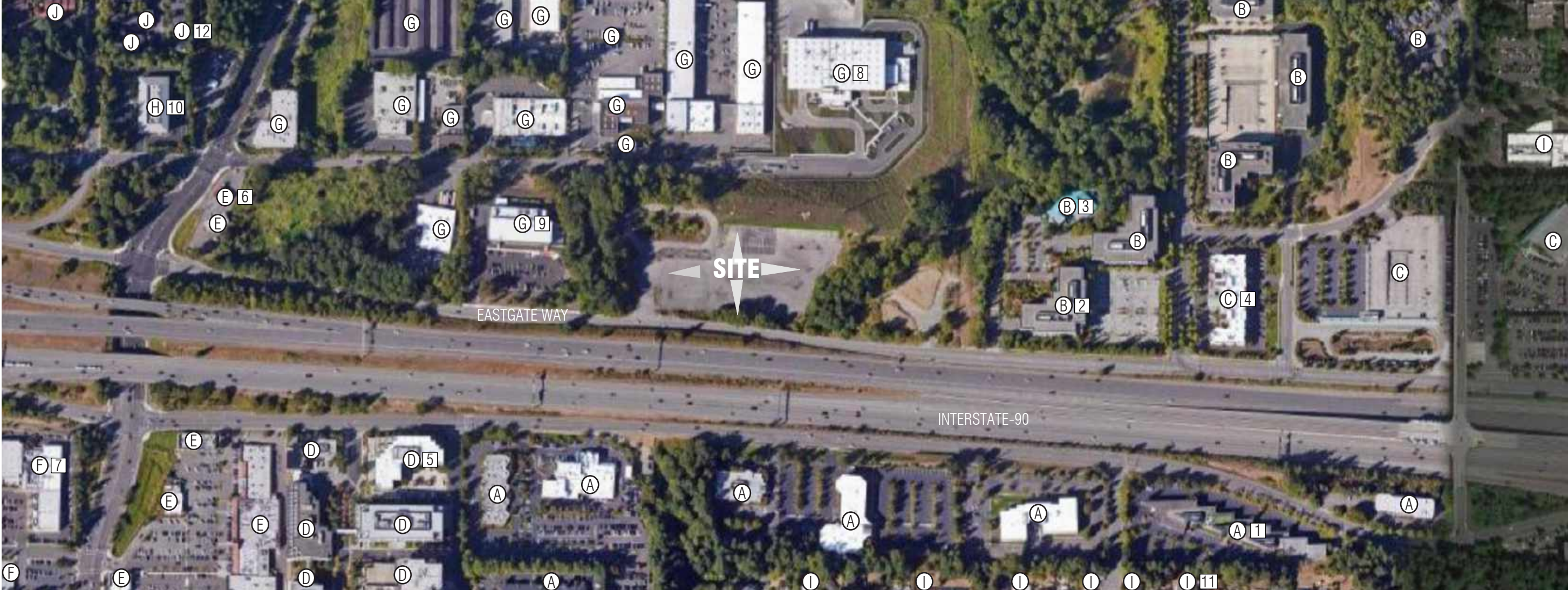
SURROUNDING USES



STREET LEVEL USES



ZONING CONTEXT AND USE



AERIAL CONTEXT MAP



EXISTING BUILDING KEY

- (A) EXISTING BUILDING, OLB2 ZONE
- (B) EXISTING BUILDING, OLB ZONE
- (C) EXISTING BUILDING, EG-TOD ZONE
- (D) EXISTING BUILDING, F-3 ZONE
- (E) EXISTING BUILDING, CB ZONE
- (F) EXISTING BUILDING, F-2 ZONE
- (G) EXISTING BUILDING, LI ZONE
- (H) EXISTING BUILDING, O ZONE
- (I) EXISTING SINGLE FAMILY RESIDENTIAL, R-5
- (J) EXISTING SINGLE FAMILY RESIDENTIAL, R-20

SITE PHOTOGRAPH KEY

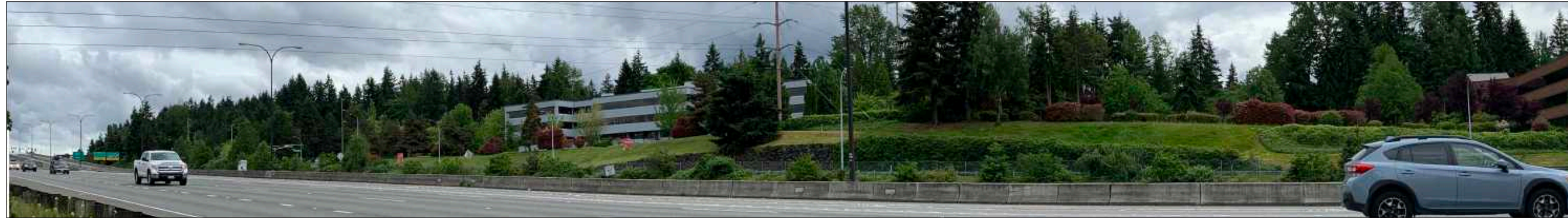
- [1] EXTRASLICE / RHYTHMONE
- [2] EFINANCIAL LIFE INSURANCE
- [3] BRIGHT HORIZONS AT SUNSET
- [4] HYATT HOUSE SEATTLE/BELLEVUE
- [5] AAA WASHINGTON HEADQUARTERS
- [6] SHELL GAS STATION
- [7] AMC FACTORIA 8
- [8] FACTORIA RECYCLING & TRANSFER STATION
- [9] SEATTLE HUMANE
- [10] TLG LEARNING
- [11] SINGLE FAMILY
- [12] SINGLE FAMILY



**I-90 STREETSCAPE
VIEW TO NORTH**



**SE EASTGATE WAY STREETSCAPE
VIEW TO SOUTH**



**ON SITE LOWER SHELF EXISTING
PARKING LOT VIEW TO NORTH**





**I-90 STREETSCAPE
VIEW TO NORTH**

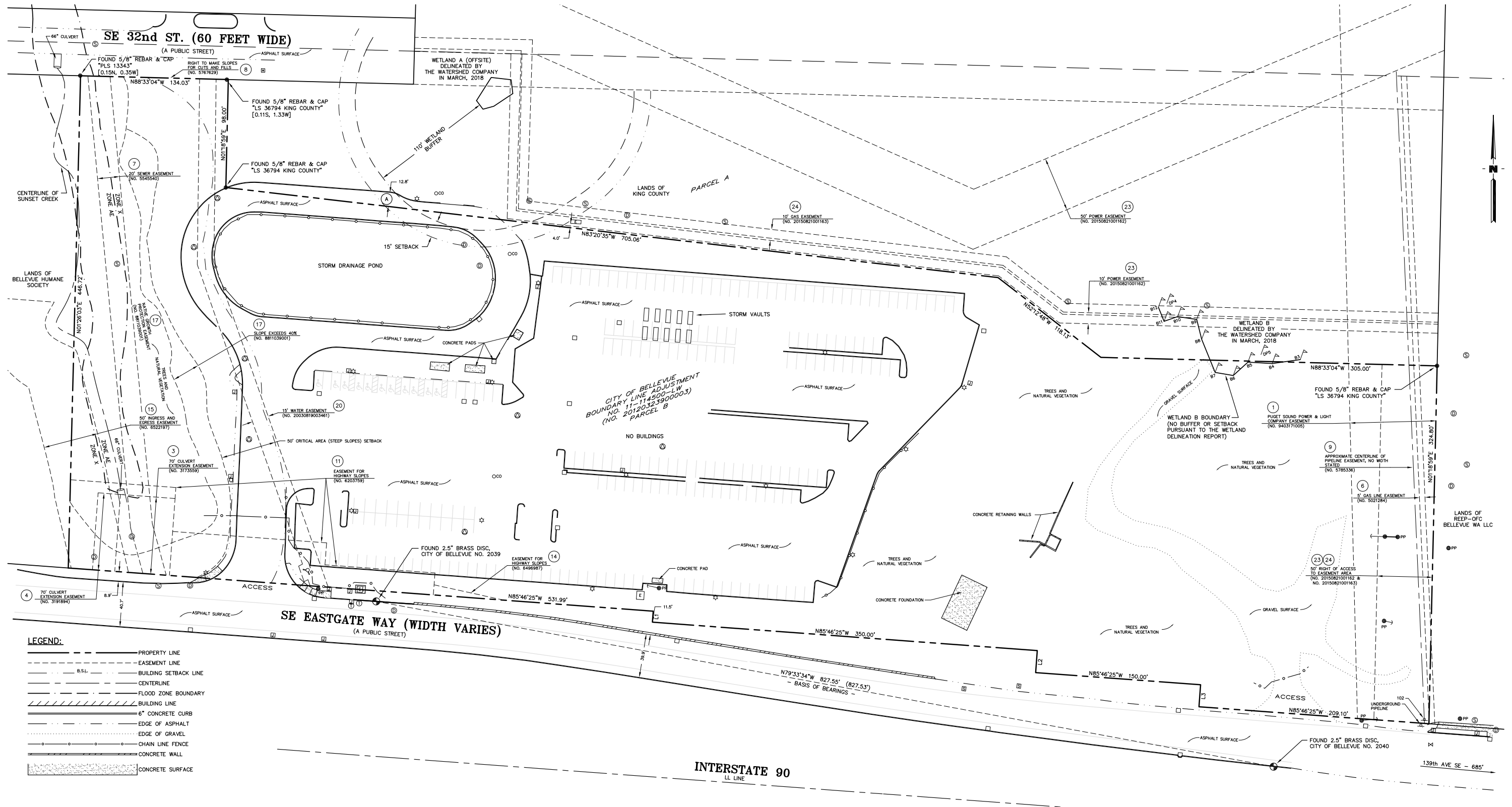


**SE EASTGATE WAY STREETSCAPE
VIEW TO SOUTH**



**ON SITE LOWER SHELF EXISTING
PARKING LOT VIEW TO NORTH**

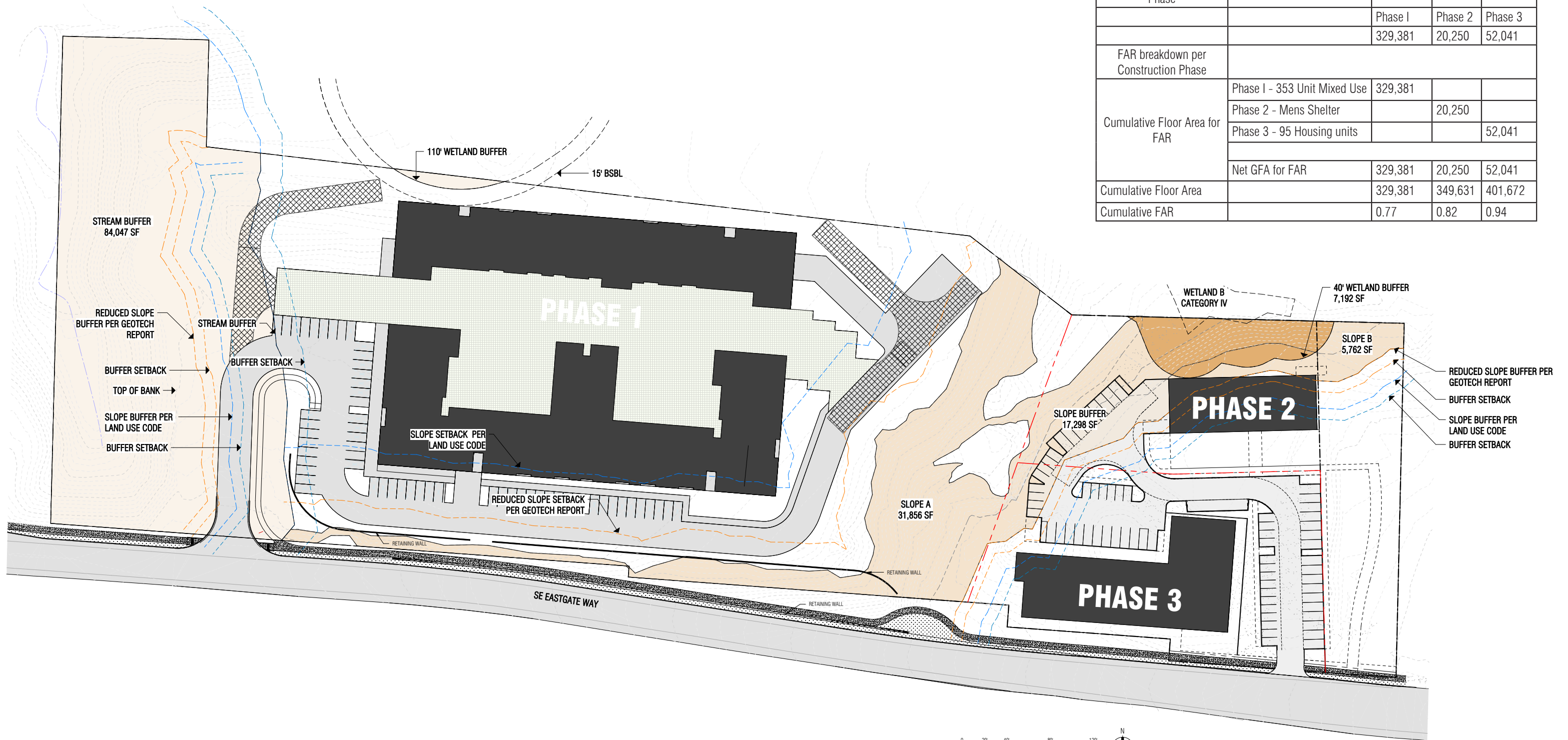
SITE SURVEY



LEGEND:

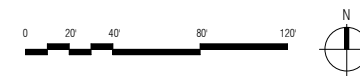
- PROPERTY LINE
- EASEMENT LINE
- B.S.L. BUILDING SETBACK LINE
- CENTERLINE
- FLOOD ZONE BOUNDARY
- BUILDING LINE
- 6" CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CHAIN LINE FENCE
- CONCRETE WALL
- CONCRETE SURFACE

SITE CONSTRAINTS



FAR CALCULATIONS

Lot Area				427,143
Base Permitted Floor Area (Base FAR x Project Limit)	1			427,143
Total Max FAR		1		427,143
FAR per Construction Phase				
		Phase I	Phase 2	Phase 3
		329,381	20,250	52,041
FAR breakdown per Construction Phase				
Cumulative Floor Area for FAR	Phase I - 353 Unit Mixed Use	329,381		
	Phase 2 - Mens Shelter		20,250	
	Phase 3 - 95 Housing units			52,041
	Net GFA for FAR	329,381	20,250	52,041
Cumulative Floor Area		329,381	349,631	401,672
Cumulative FAR		0.77	0.82	0.94



**ENHANCE BELLEVUE'S
URBAN FABRIC THROUGH
AFFORDABLE HOUSING AND
CONNECTIVITY TO NATURE**

PROJECT GOALS

1. GREEN SPACE CONNECTIVITY

CONNECT RESIDENTS TO NATURE AND RECREATION THROUGHOUT THE SITE, INCLUDING COURTYARD AREAS

2. STREAM HABITAT EXPERIENCE

CONNECT RESIDENTS TO NATURAL FEATURES AND LEARNING OPPORTUNITIES ON-SITE

3. HUMAN SCALE

COHESIVE BUILDING DESIGN AT THE GROUND LEVEL, CONNECTING RESIDENTS WITH THE SITE

4. ARCHITECTURAL INTEREST

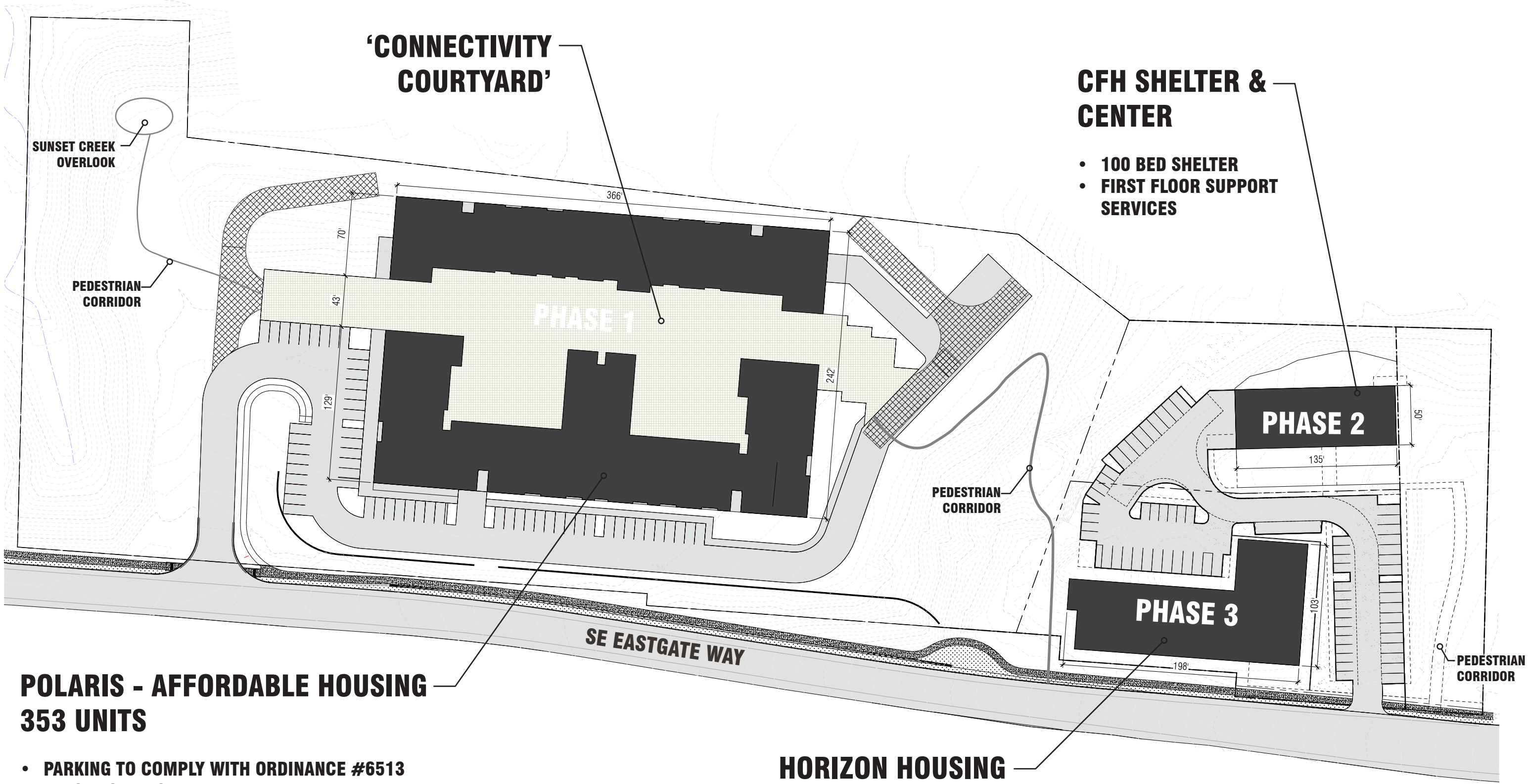
COHESIVE BUILDING MASSING AND VISUAL INTEREST

PRECEDENT IMAGES



SITE DESIGN - FOCUS ON THE RESIDENT & PEDESTRIAN REALM

OVERALL SITE PLAN DIAGRAM



'CONNECTIVITY COURTYARD'

CFH SHELTER & CENTER

- 100 BED SHELTER
- FIRST FLOOR SUPPORT SERVICES

SUNSET CREEK OVERLOOK

PEDESTRIAN CORRIDOR

PHASE 1

PHASE 2

PHASE 3

PEDESTRIAN CORRIDOR

PEDESTRIAN CORRIDOR

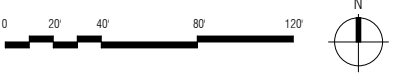
SE EASTGATE WAY

**POLARIS - AFFORDABLE HOUSING
353 UNITS**

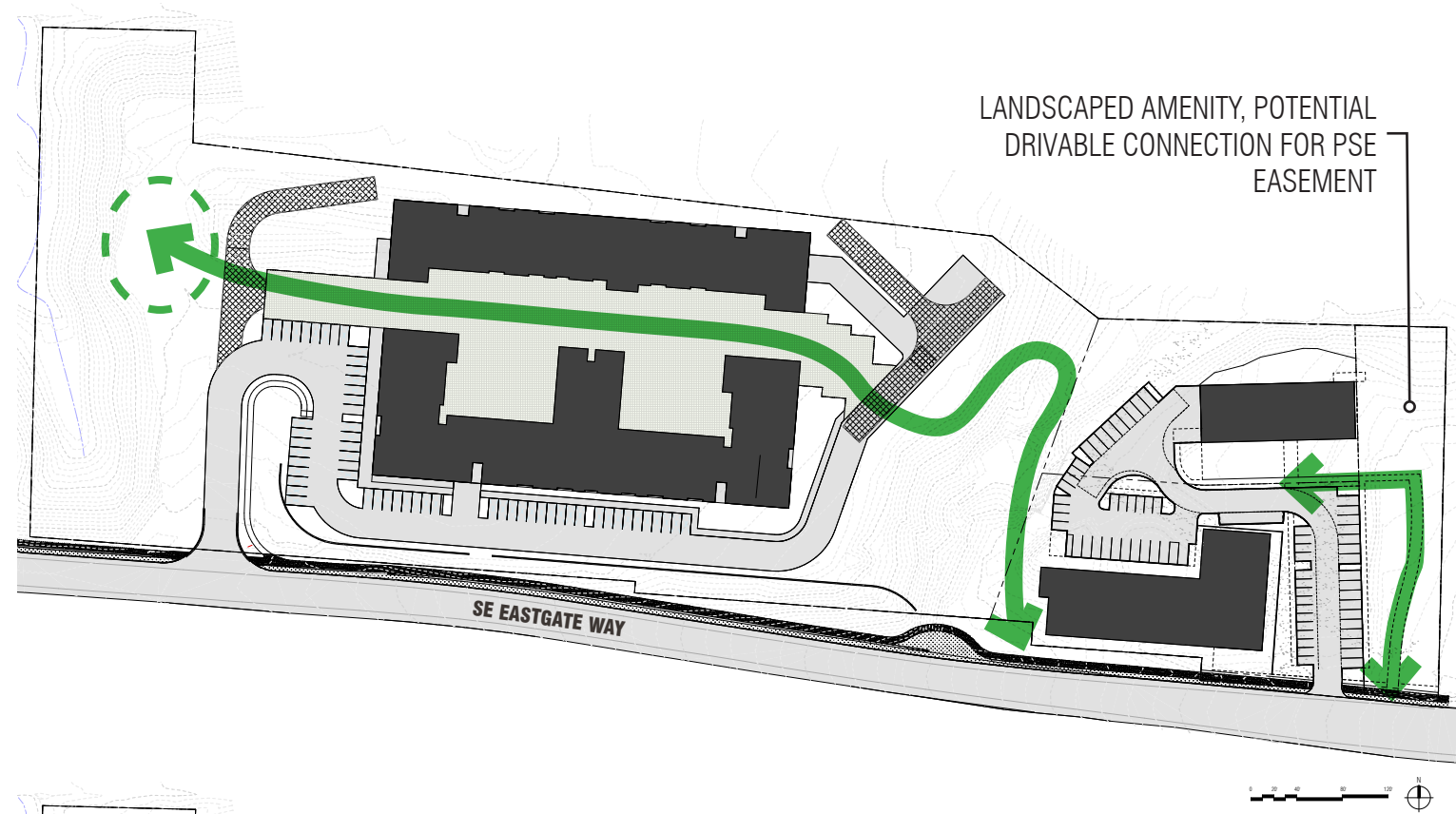
- PARKING TO COMPLY WITH ORDINANCE #6513
- TRASH/LOADING AREA
- FIRST FLOOR EARLY LEARNING CENTER
- LEASING OFFICE

**HORIZON HOUSING
APARTMENTS - 95 UNITS**

- PARKING SHARED BETWEEN CFH AND HORIZON
- FIRST FLOOR SUPPORT SERVICES OFFICES

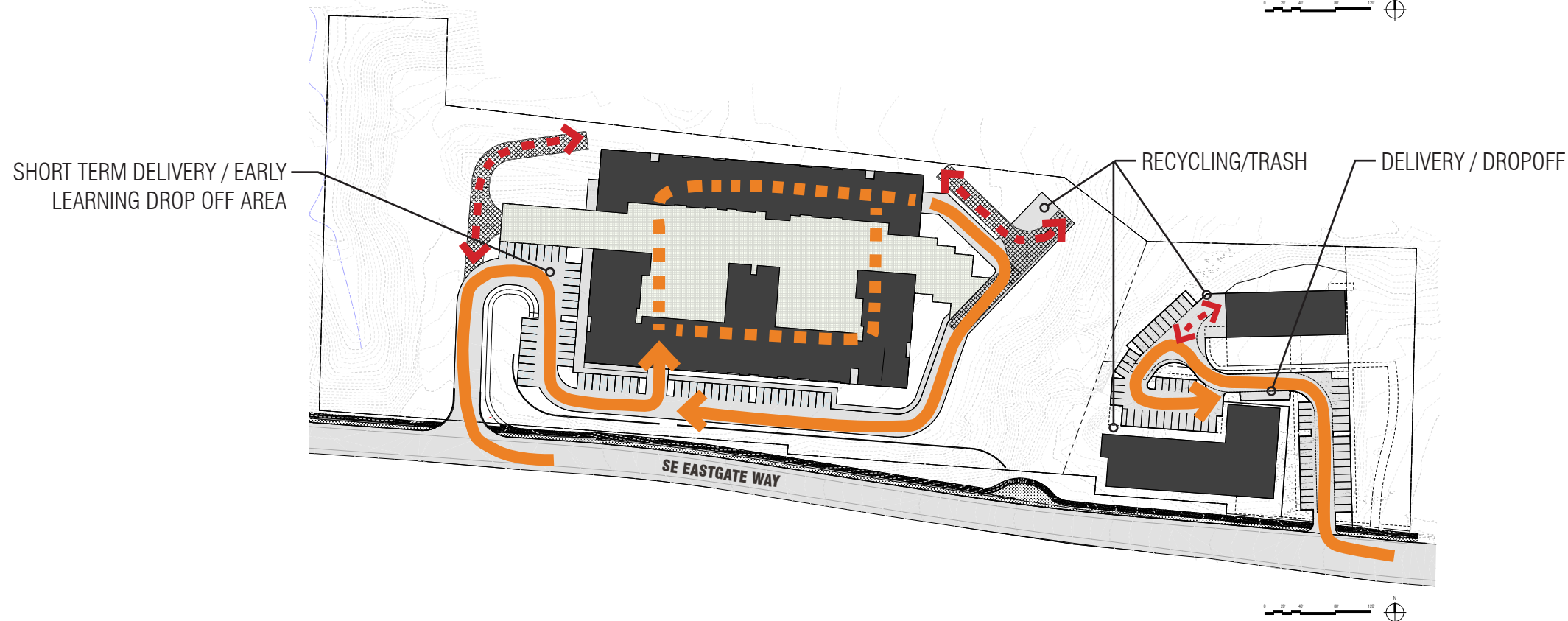


CONCEPTUAL SITE DIAGRAMS



AMENITY/PEDESTRIAN CORRIDOR ZONE

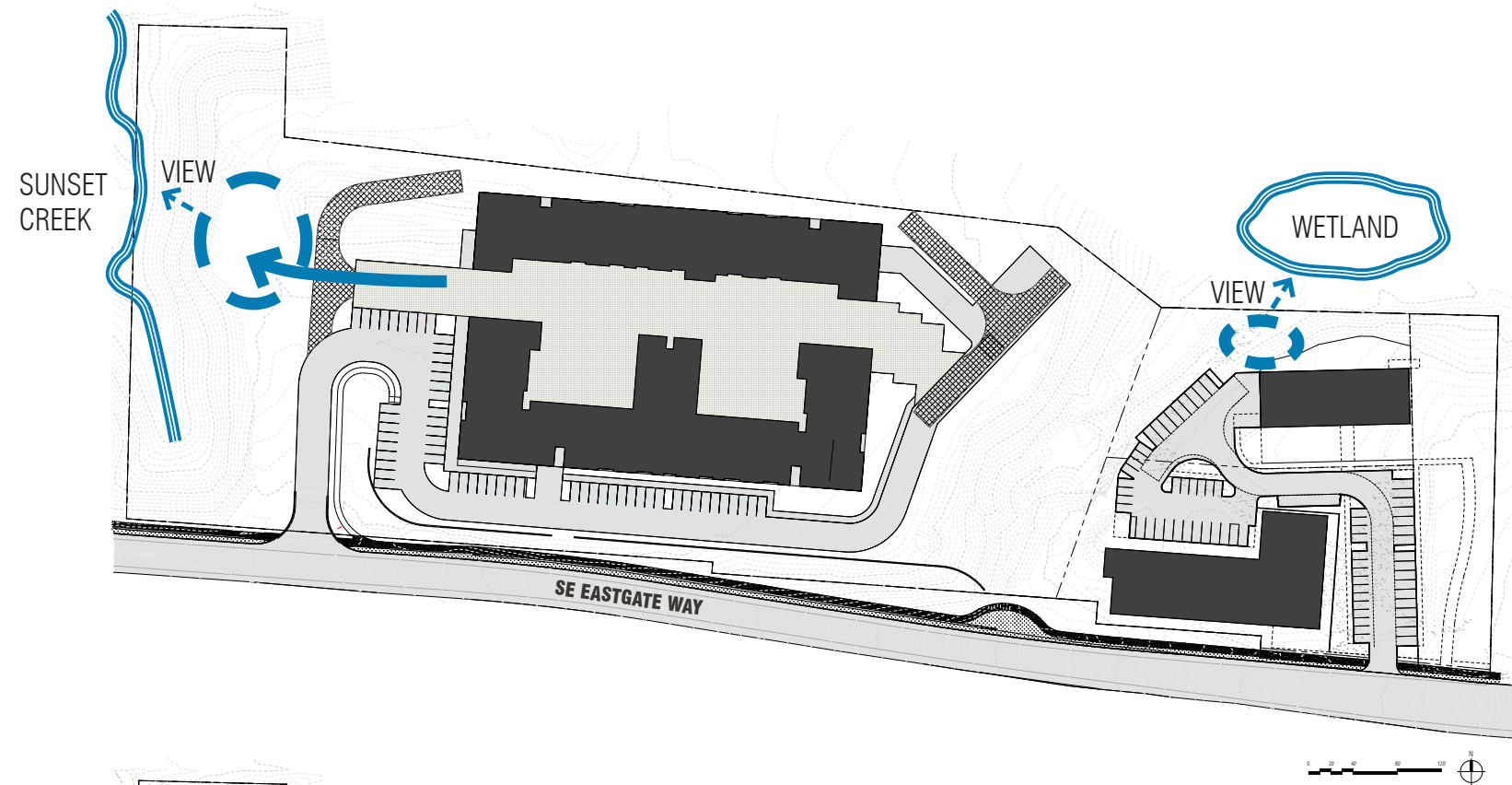
CONNECT UPPER SHELF SITE THROUGH COURTYARD TO STREAM VIEWING AREA



VEHICULAR FLOWS

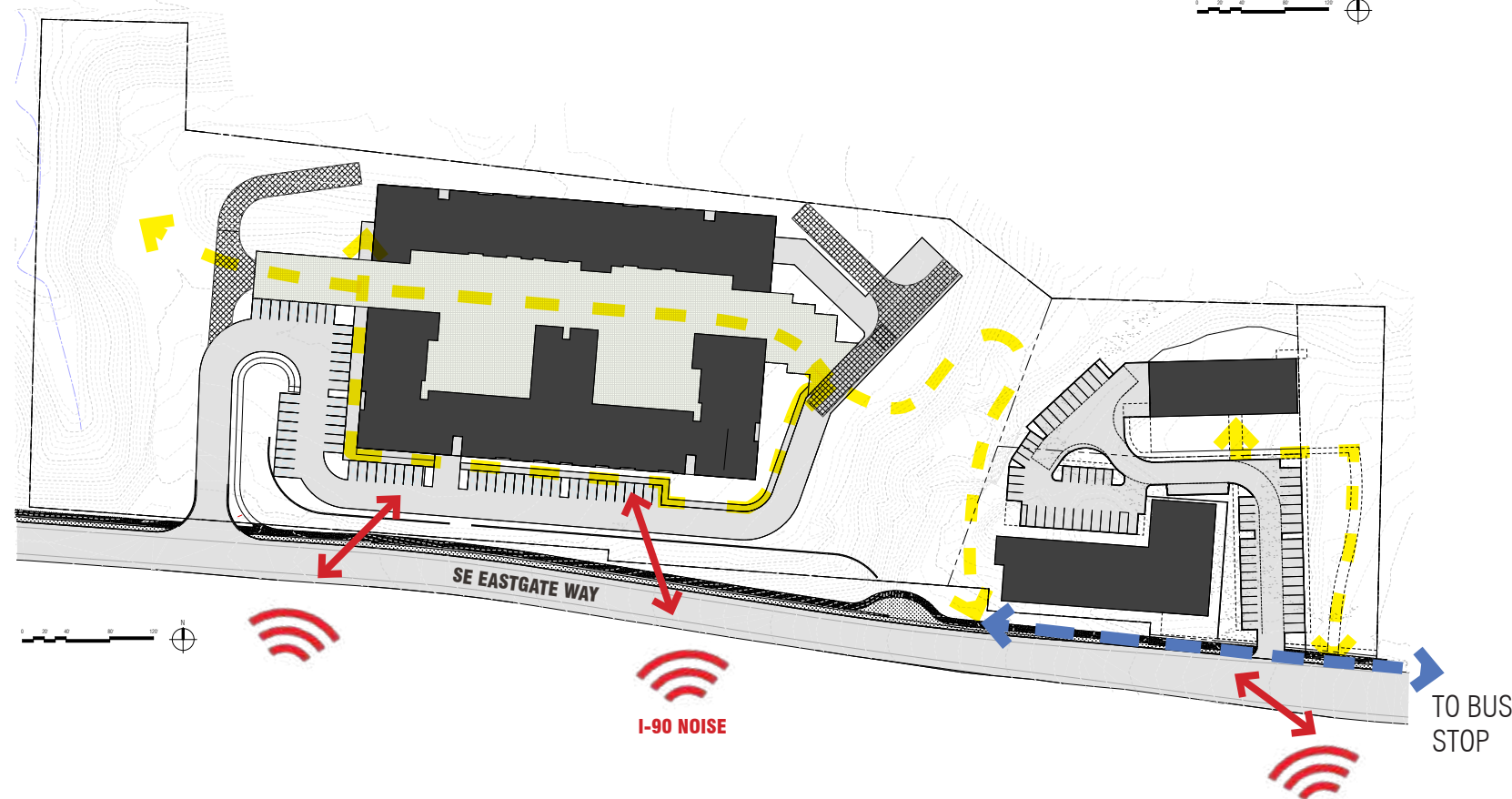
SURFACE PARKING, UNDERGROUND PARKING, FIRE TRUCK TURN AROUNDS

CONCEPTUAL SITE DIAGRAMS



STREAM HABITAT EXPERIENCE

**VISUALLY CONNECT RESIDENTS TO STREAM AND WETLAND, EDUCATIONAL OPPORTUNITIES
CFH SHELTER VIEWS OVER WETLAND**



PEDESTRIAN FLOWS & NOISE MITIGATION

**WALKING PATH AND POTENTIAL CONNECTION TO BUS STOP
FURTHER EAST**

**BUILDINGS ARE ORIENTED TO MINIMIZE SOUND FROM I-90
AND SE EASTGATE WAY**

**CFH SHELTER LOCATED IN THE BACK OF THE SITE TO
PROMOTE TRANQUILITY**

PAGE INTENTIONALLY LEFT BLANK

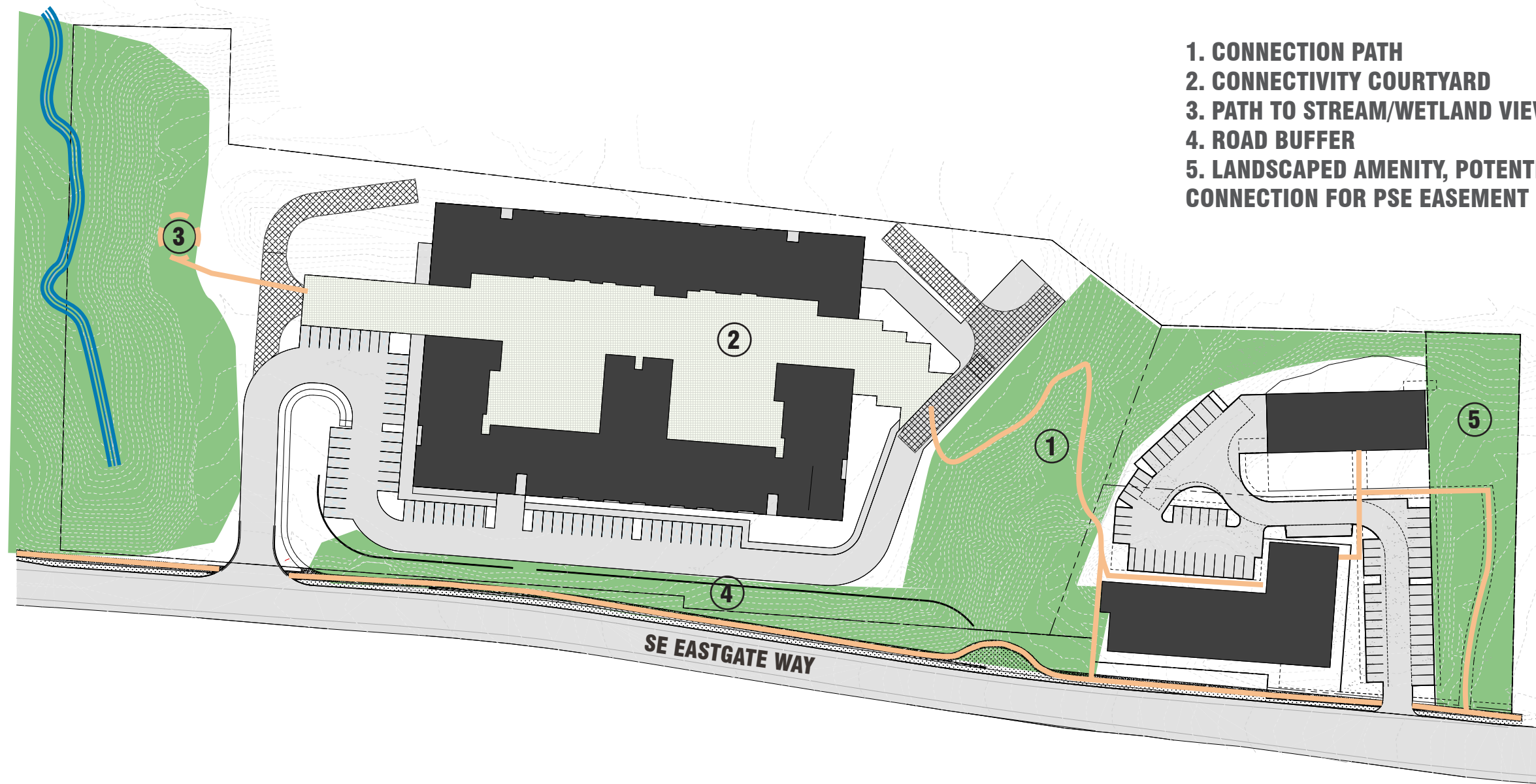
OPEN SPACE

OPEN SPACE CALCULATIONS

SITE AREA: 427,143
CRITICAL AREAS AND BUFFERS 151,517
NET SITE AREA: (for develop area) 275,626

HARD SURFACE (85%): 363,072
IMPERVIOUS SURFACE (60%): 256,286
NET IMPERVIOUS SURFACE: 159,817
LOT COVERAGE (35% net area): 96,469

1. CONNECTION PATH
2. CONNECTIVITY COURTYARD
3. PATH TO STREAM/WETLAND VIEW PLATFORM
4. ROAD BUFFER
5. LANDSCAPED AMENITY, POTENTIAL DRIVABLE CONNECTION FOR PSE EASEMENT









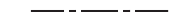





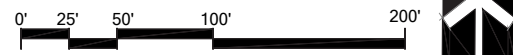
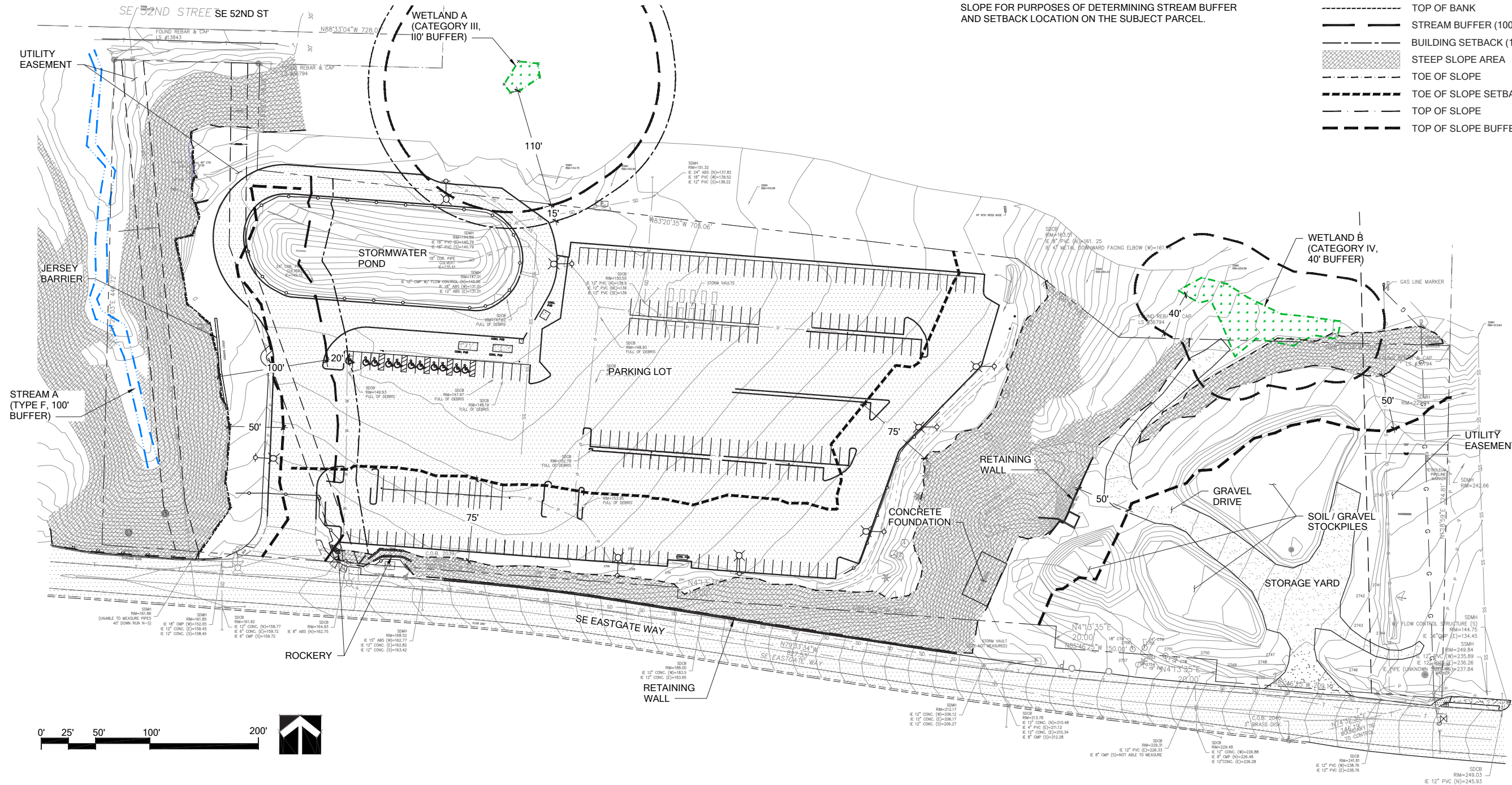
MITIGATION PLAN - EXISTING CONDITIONS

NOTES

1. WETLANDS AND STREAM DELINEATED BY THE WATERSHED COMPANY ON MARCH 1ST AND 4TH, 2018 (750 6TH STREET SOUTH; KIRKLAND, WA 98033; 425-9822-5242).
2. SURVEY, INCLUDING STEEP SLOPE AREAS, COMPLETED BY ENCOMPASS ENGINEERING AND SURVEYING (165 JUNIPER STREET, SUITE 201; ISSAQUAH, WA 98027; 509-674-7433).
3. TOP OF BANK IS APPROXIMATELY CONCURRENT WITH TOP OF SLOPE FOR PURPOSES OF DETERMINING STREAM BUFFER AND SETBACK LOCATION ON THE SUBJECT PARCEL.

LEGEND

-  SUBJECT PARCEL BOUNDARY
-  DELINEATED WETLAND BOUNDARY
-  WETLAND BUFFER (40-110')
-  STREAM CENTERLINE
-  TOP OF BANK
-  STREAM BUFFER (100')
-  BUILDING SETBACK (15-20')
-  STEEP SLOPE AREA
-  TOE OF SLOPE
-  TOE OF SLOPE SETBACK (75')
-  TOP OF SLOPE
-  TOP OF SLOPE BUFFER (50')



PROPOSED IMPACTS AND MITIGATION AREA

NOTES

1. SITE PLAN PROVIDED BY OLSON PROJECTS (3707 S GRAND AVENUE, SUITE C, SPOKANE, WA 99203; 312-216-9309).

CANDIDATE PLANT SCHEDULE

BOTANICAL NAME / COMMON NAME

TREES

PSEUDOTSUGA MENZIESII / DOUGLAS-FIR
 THUJA PLICATA / WESTERN RED CEDAR
 TSUGA HETEROPHYLLA / WESTERN HEMLOCK

GROUNDCOVERS










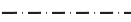




GAULTHERIA SHALLON / SALAL
 MAHONIA NERVOSA / DULL OREGON GRAPE
 POLYSTICHUM MUNITUM / WESTERN SWORDFERN

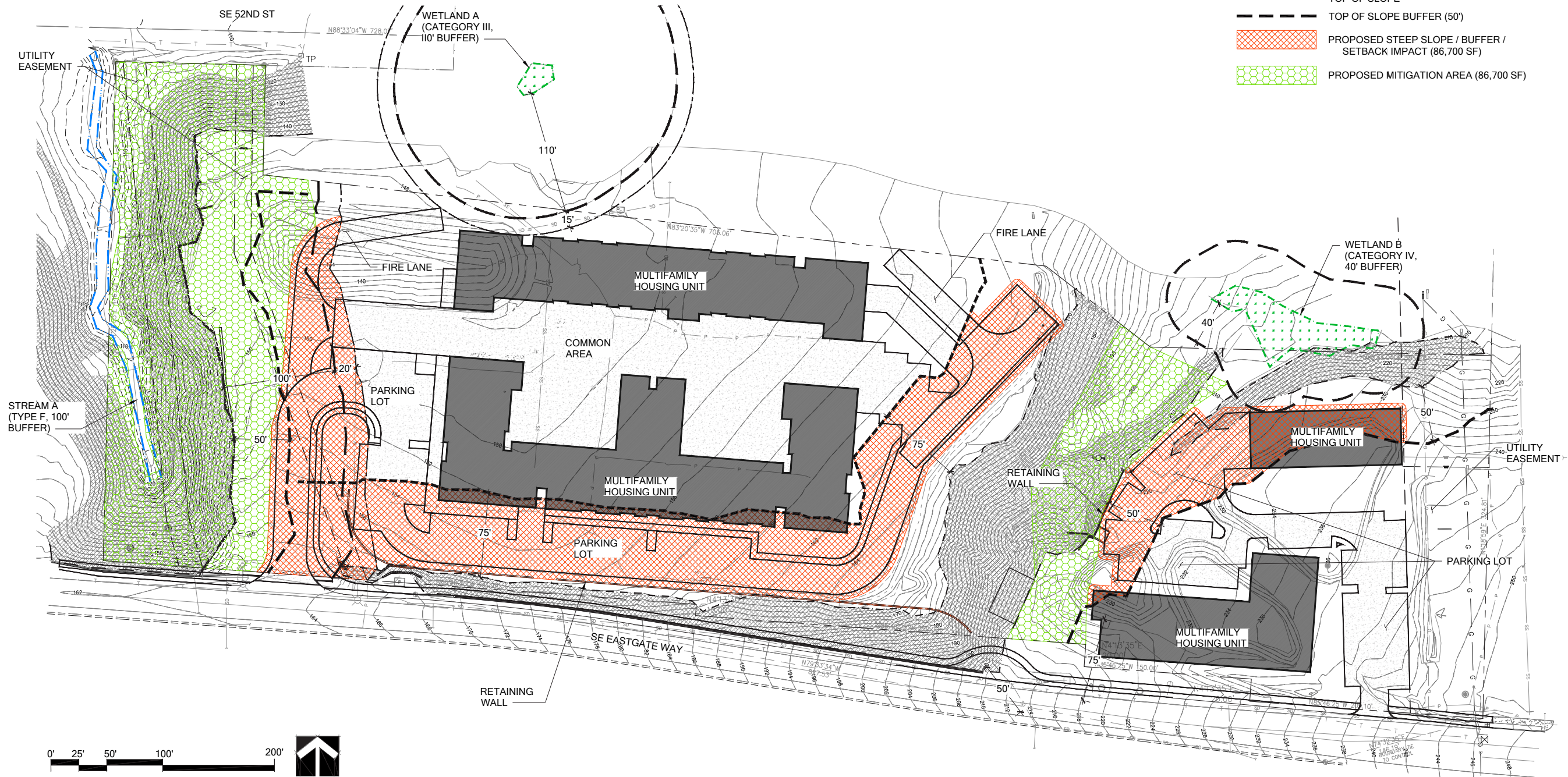
BOTANICAL NAME / COMMON NAME

SHRUBS

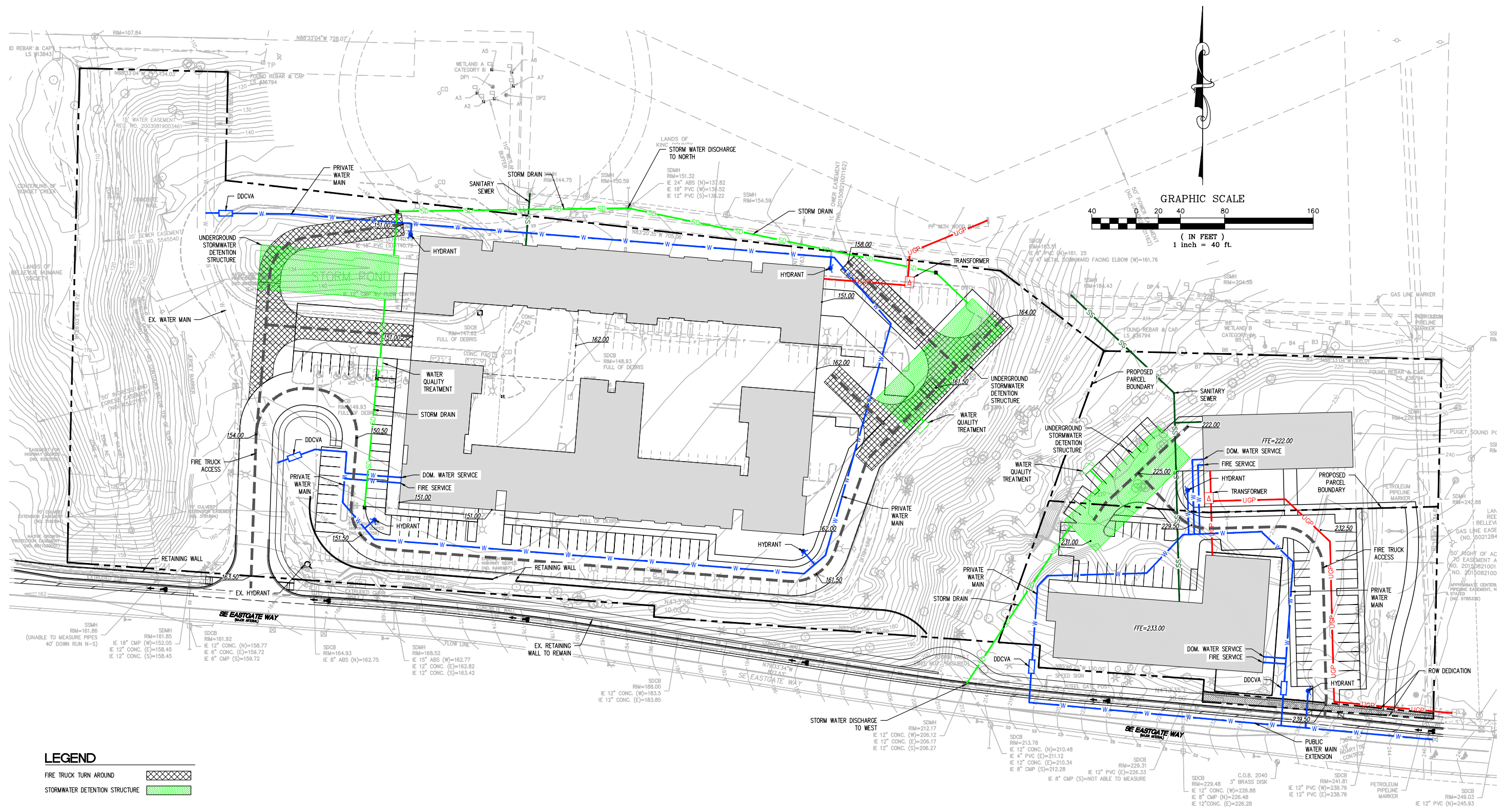
ACER CIRCINATUM / VINE MAPLE
 AMELANCHIER ALNIFOLIA / SERVICEBERRY
 CORYLUS CORNUTA / BEAKED HAZELNUT
 OEMLERIA CERASIFORMIS / OSOBERY
 RIBES SANGUINUM / RED-FLOWERING CURRANT
 ROSA NUTKANA / NOOTKA ROSE
 RUBUS PARVIFLORUS / THIMBLEBERRY
 RUBUS SPECTABILIS / SALMONBERRY
 SALIX SCOULERIANA / SCOULER'S WILLOW
 SAMBUCUS RACEMOSA / RED ELDERBERRY
 SYMPHORICARPOS ALBUS / SNOWBERRY

LEGEND

-  SUBJECT PARCEL BOUNDARY
-  DELINEATED WETLAND BOUNDARY
-  WETLAND BUFFER (40-110')
-  STREAM CENTERLINE
-  TOP OF BANK
-  STREAM BUFFER (100')
-  BUILDING SETBACK (15-20')
-  STEEP SLOPE AREA
-  TOE OF SLOPE
-  TOE OF SLOPE SETBACK (75')
-  TOP OF SLOPE
-  TOP OF SLOPE BUFFER (50')
-  PROPOSED STEEP SLOPE / BUFFER / SETBACK IMPACT (86,700 SF)
-  PROPOSED MITIGATION AREA (86,700 SF)



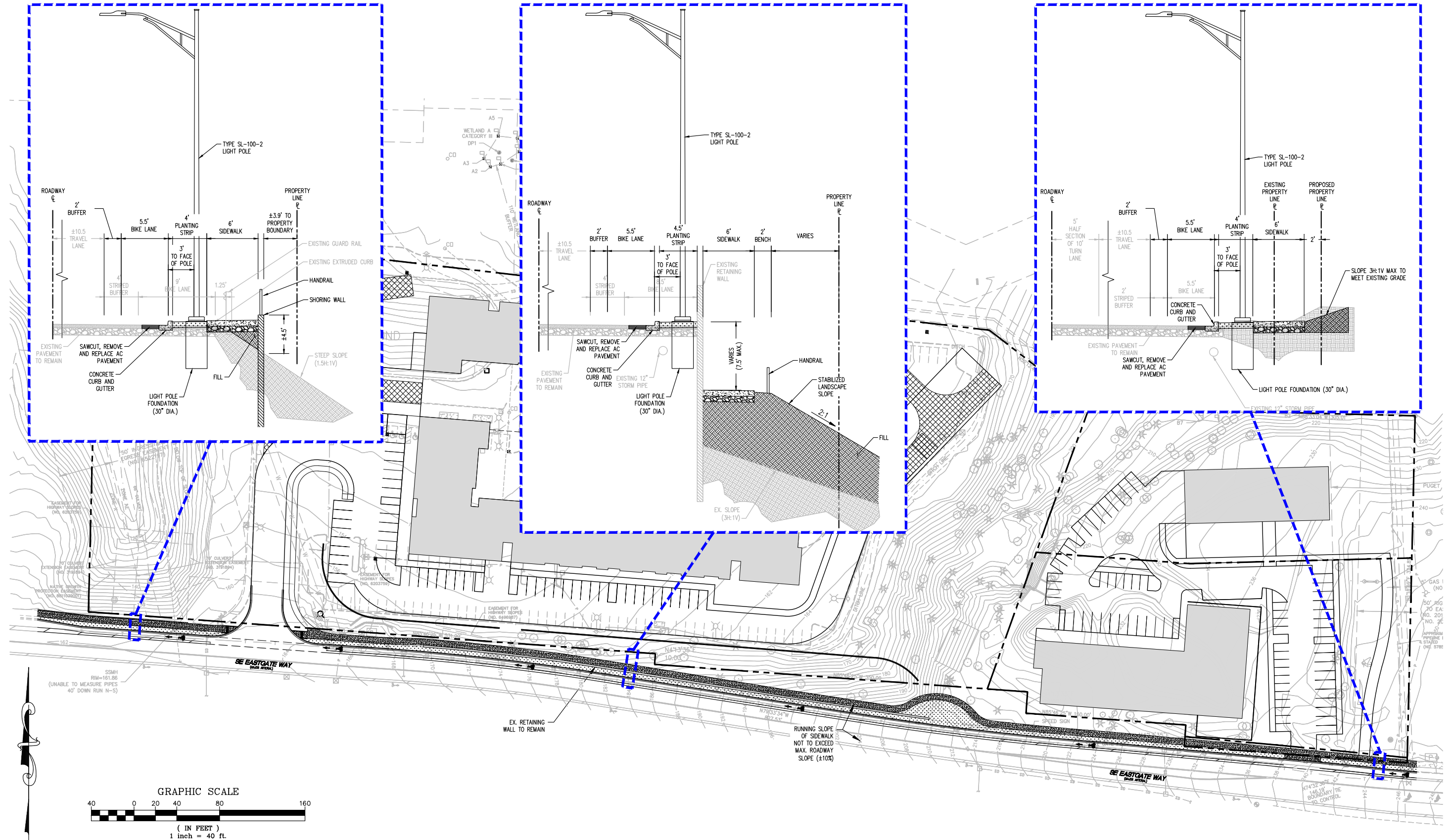
CIVIL PRELIMINARY SITE PLAN



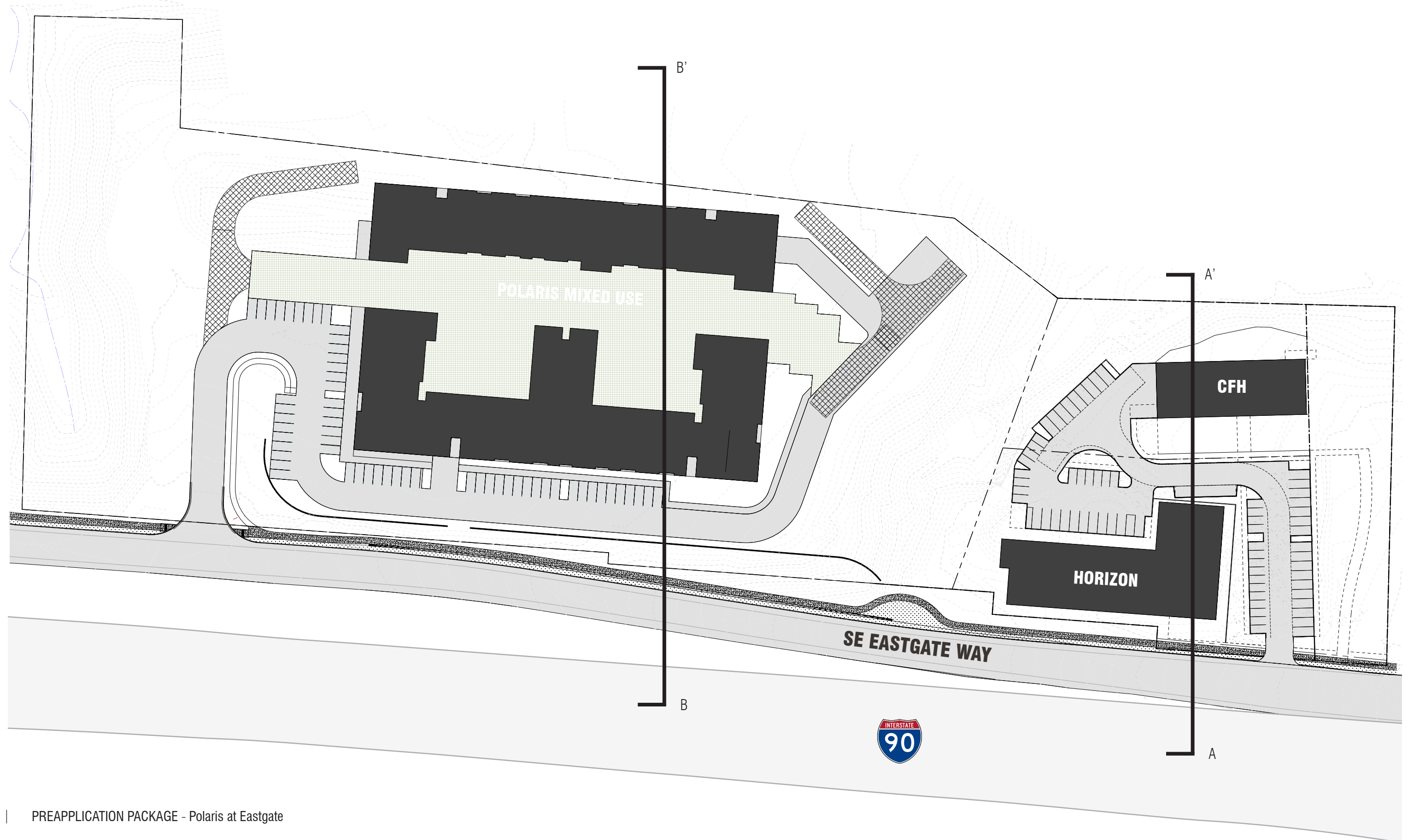
LEGEND

- FIRE TRUCK TURN AROUND
- STORMWATER DETENTION STRUCTURE

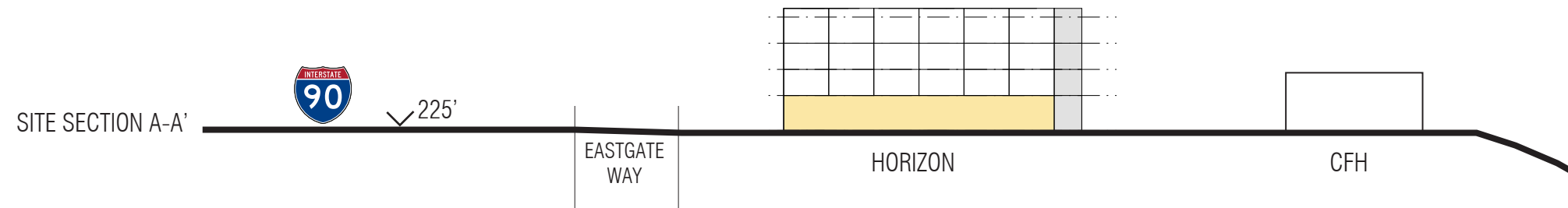
CIVIL PRELIMINARY SITE SECTIONS



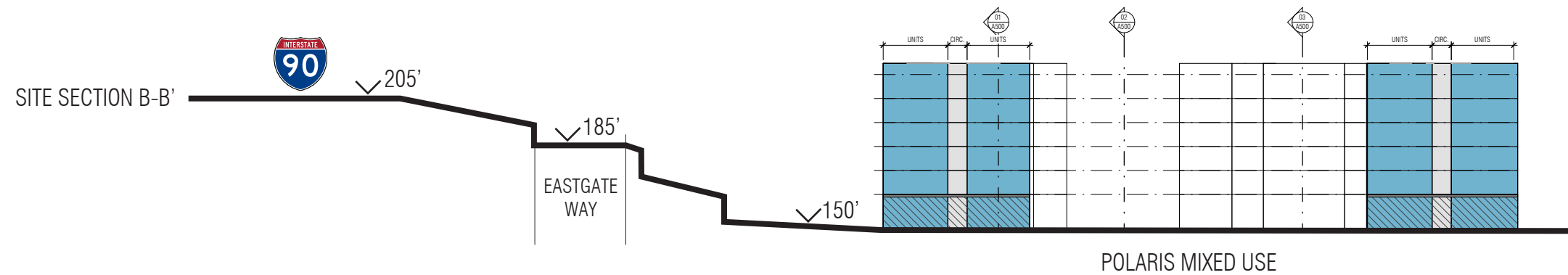
DIAGRAMMATIC SITE SECTIONS



DIAGRAMMATIC SITE SECTIONS



SECTION @ CFH & HORIZON
BUILDING WILL BE CLOSE TO GRADE AT I-90



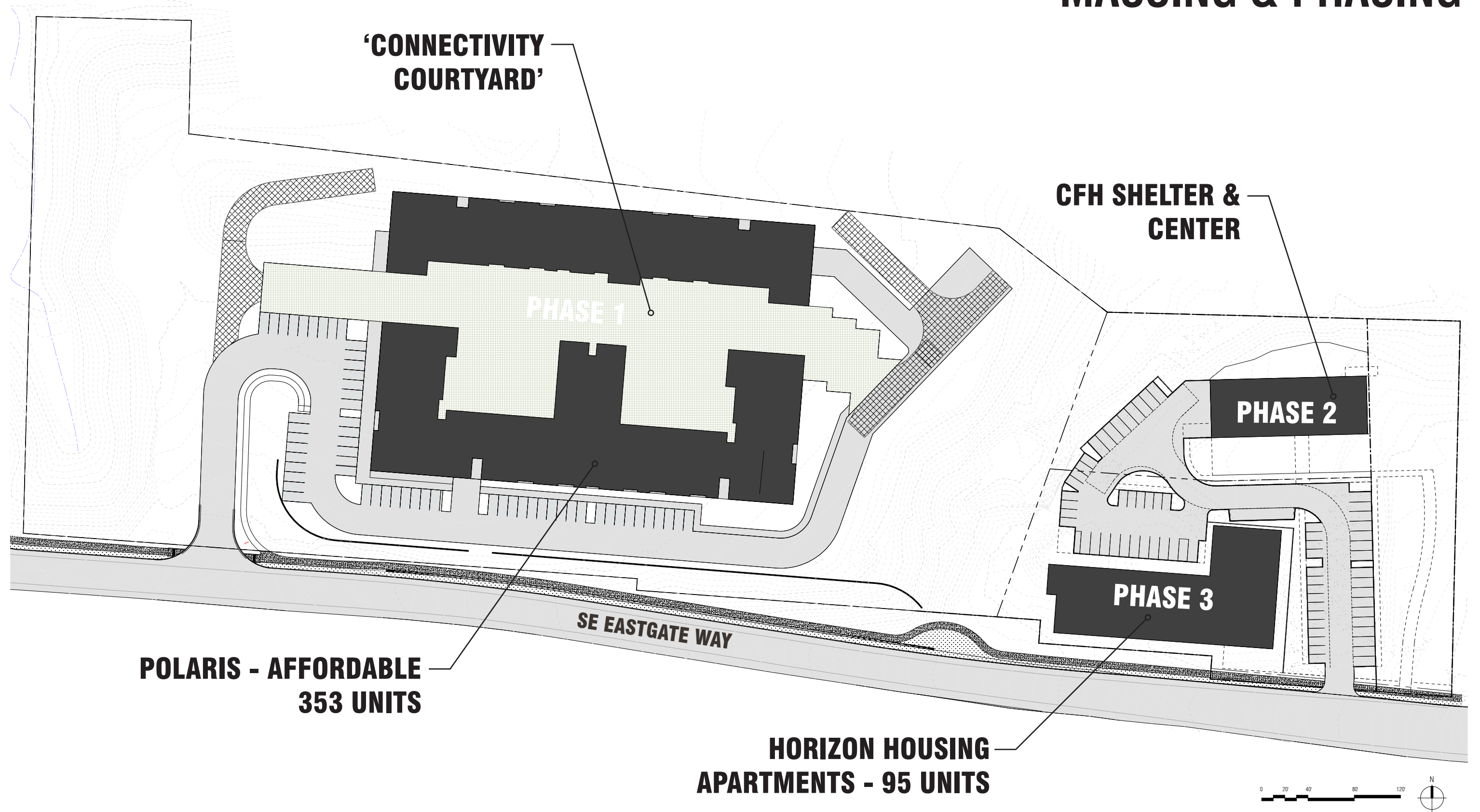
SECTION @ POLARIS
BUILDING WILL BE LOWER THAN I-90
ROOFTOP EQUIPMENT SCREENED



BUILDING MASSING AND DESIGN

HUMAN SCALE

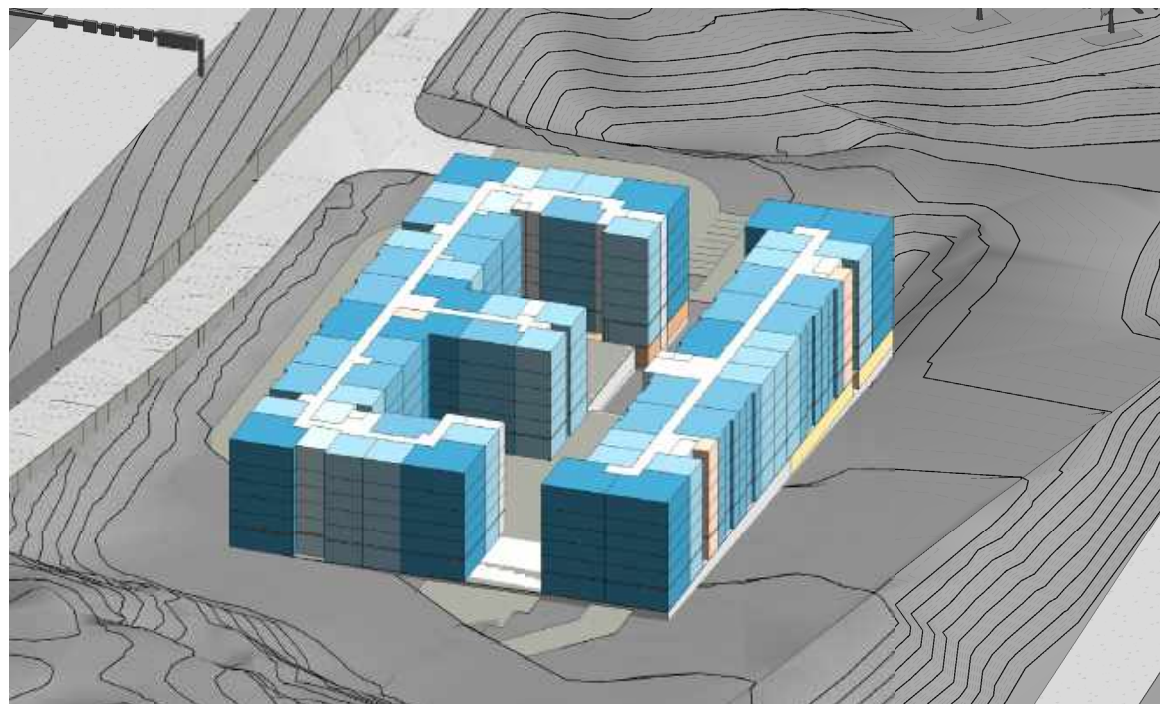
MASSING & PHASING



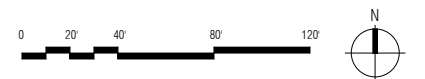
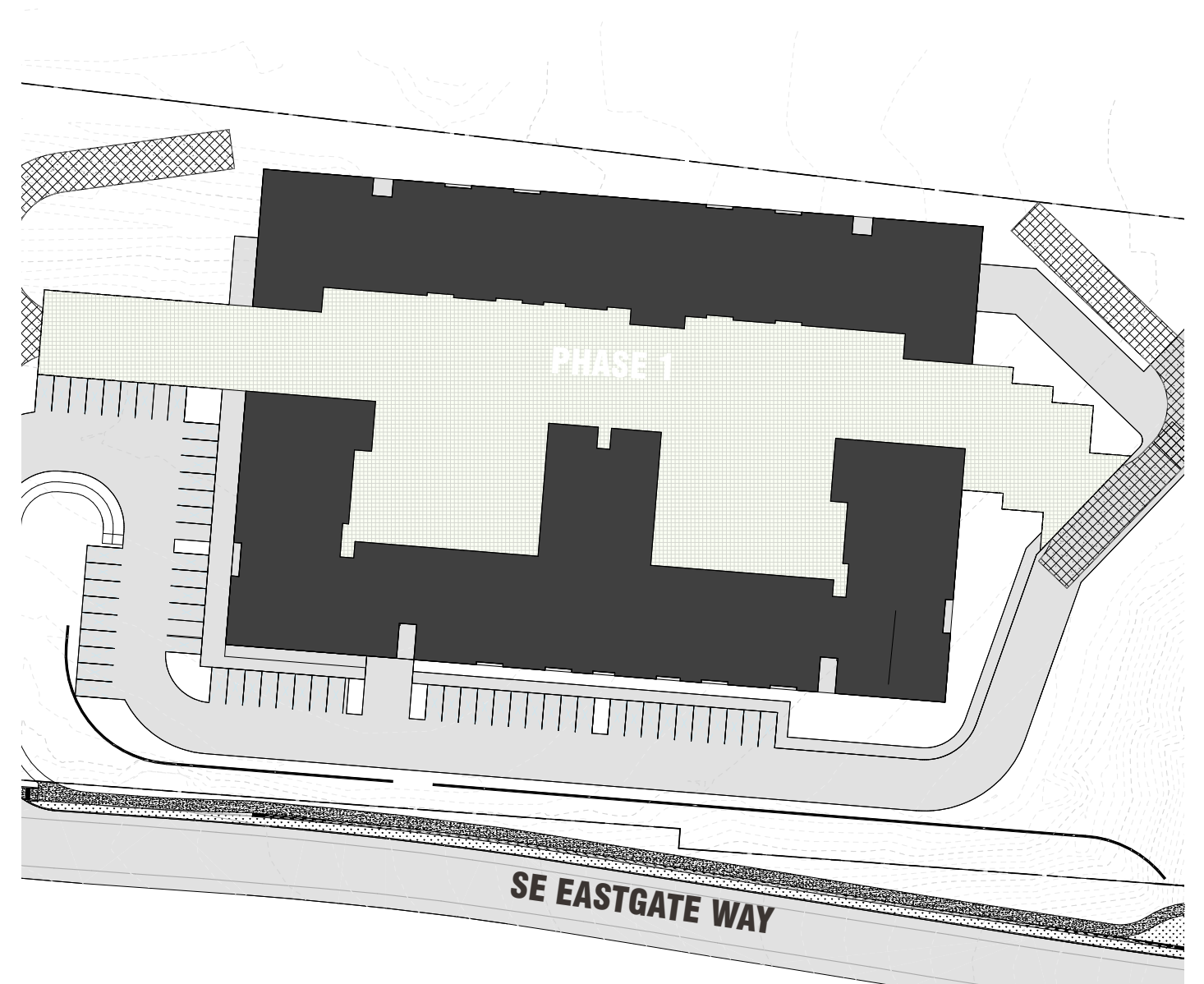
CONCEPT SKETCHES/DIAGRAMS - PHASE 1 POLARIS



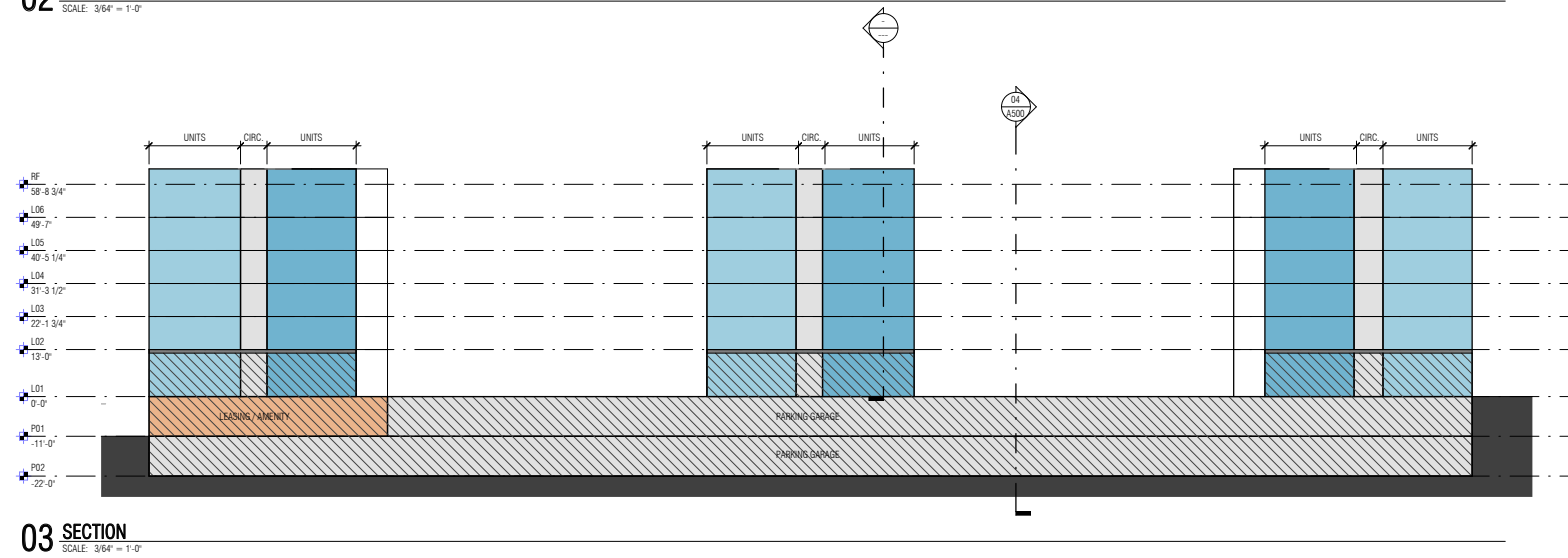
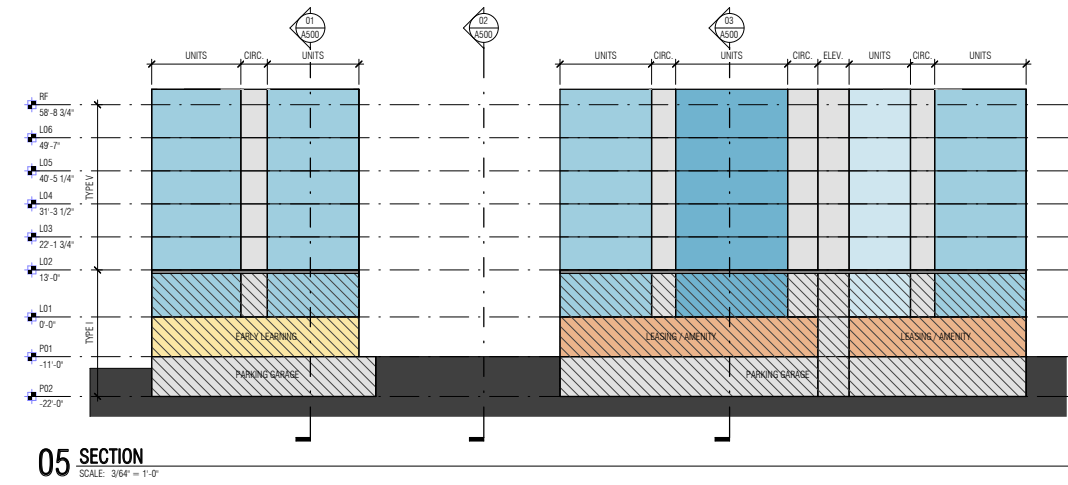
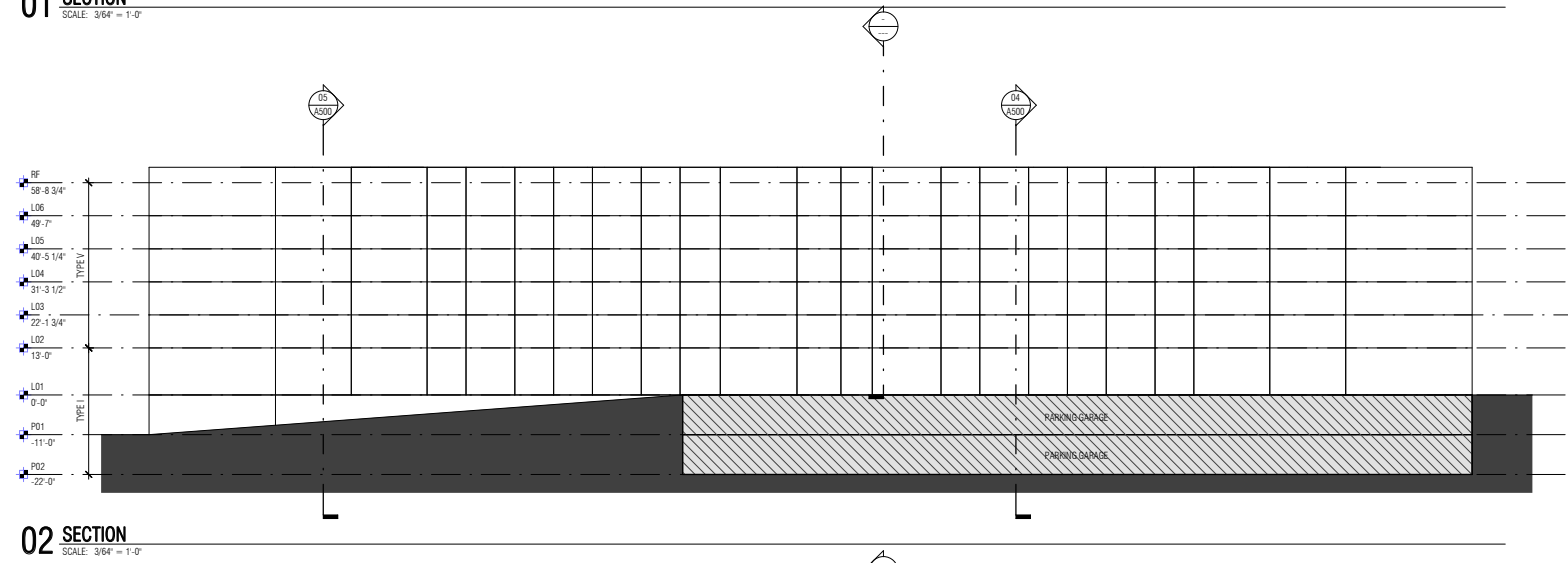
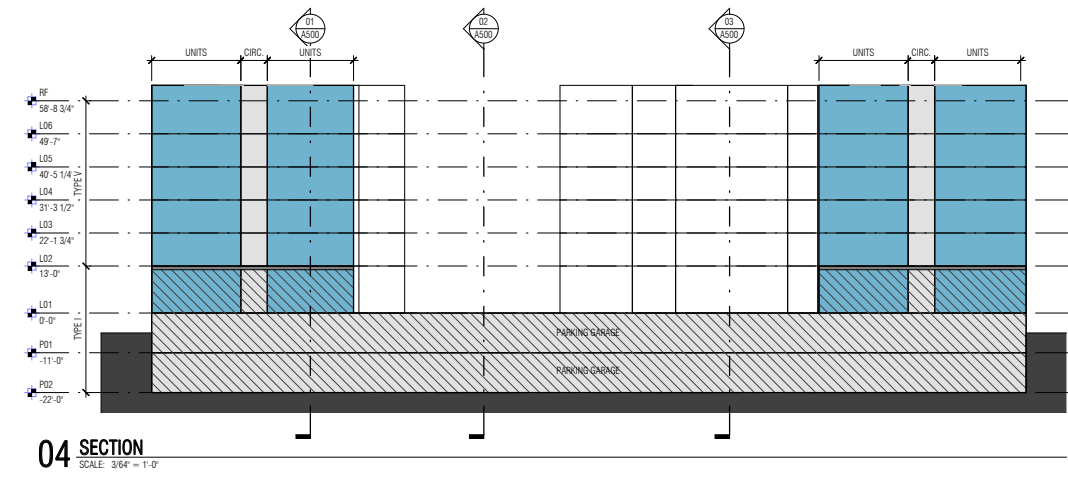
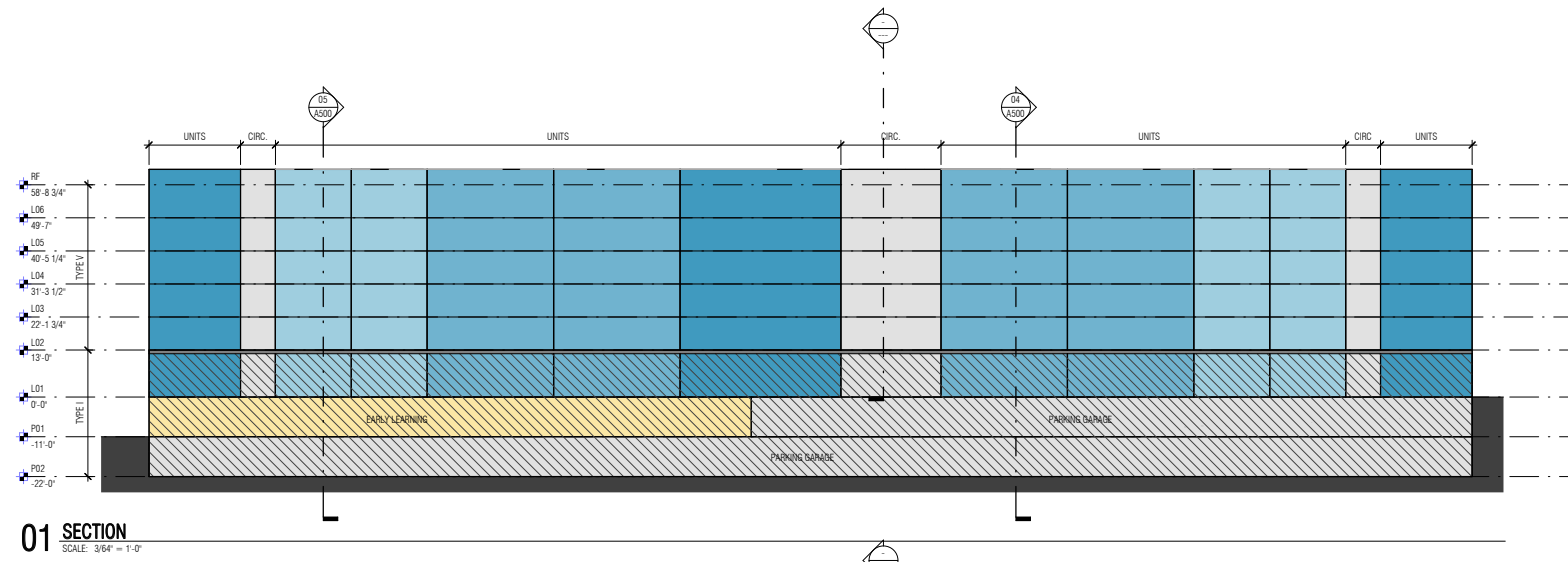
BIRDSEYE VIEW LOOKING NE



BIRDSEYE VIEW WSW THROUGH COURTYARD



ELEVATION MASSING DIAGRAMS - PHASE 1 POLARIS

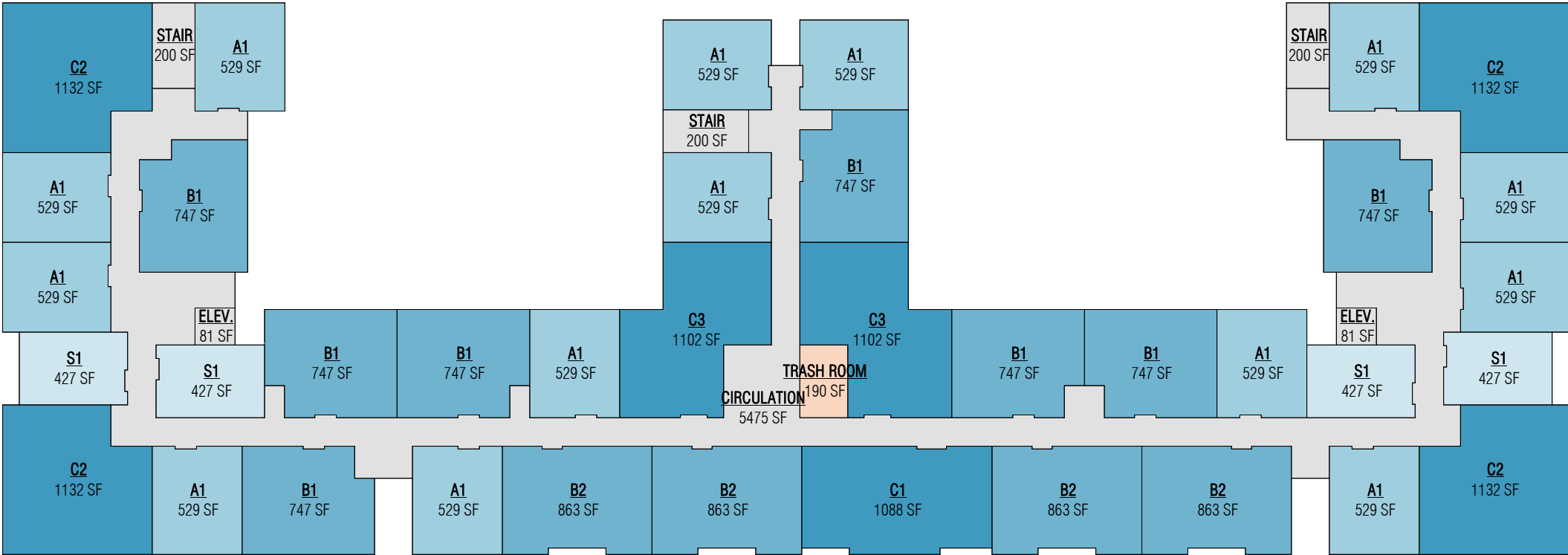
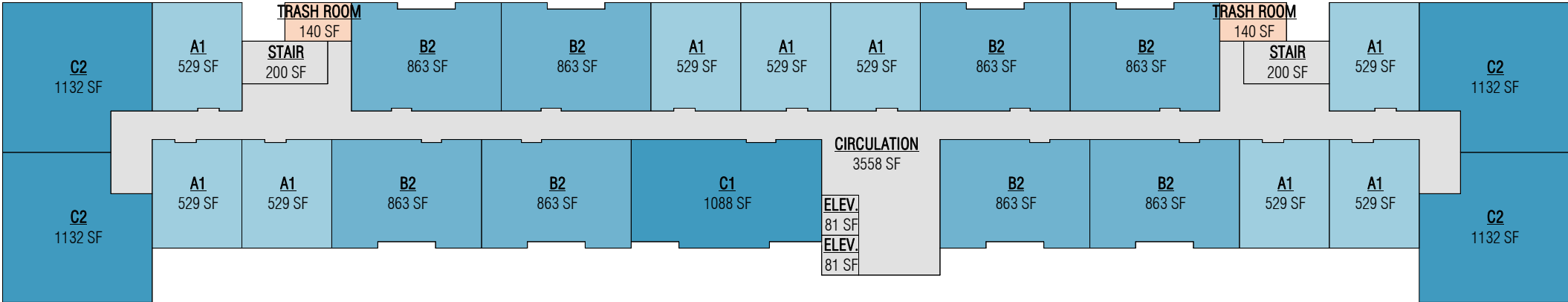


MAX ALLOWABLE HEIGHT 75'
POLARIS PROPOSED BUILDING HEIGHT 63'

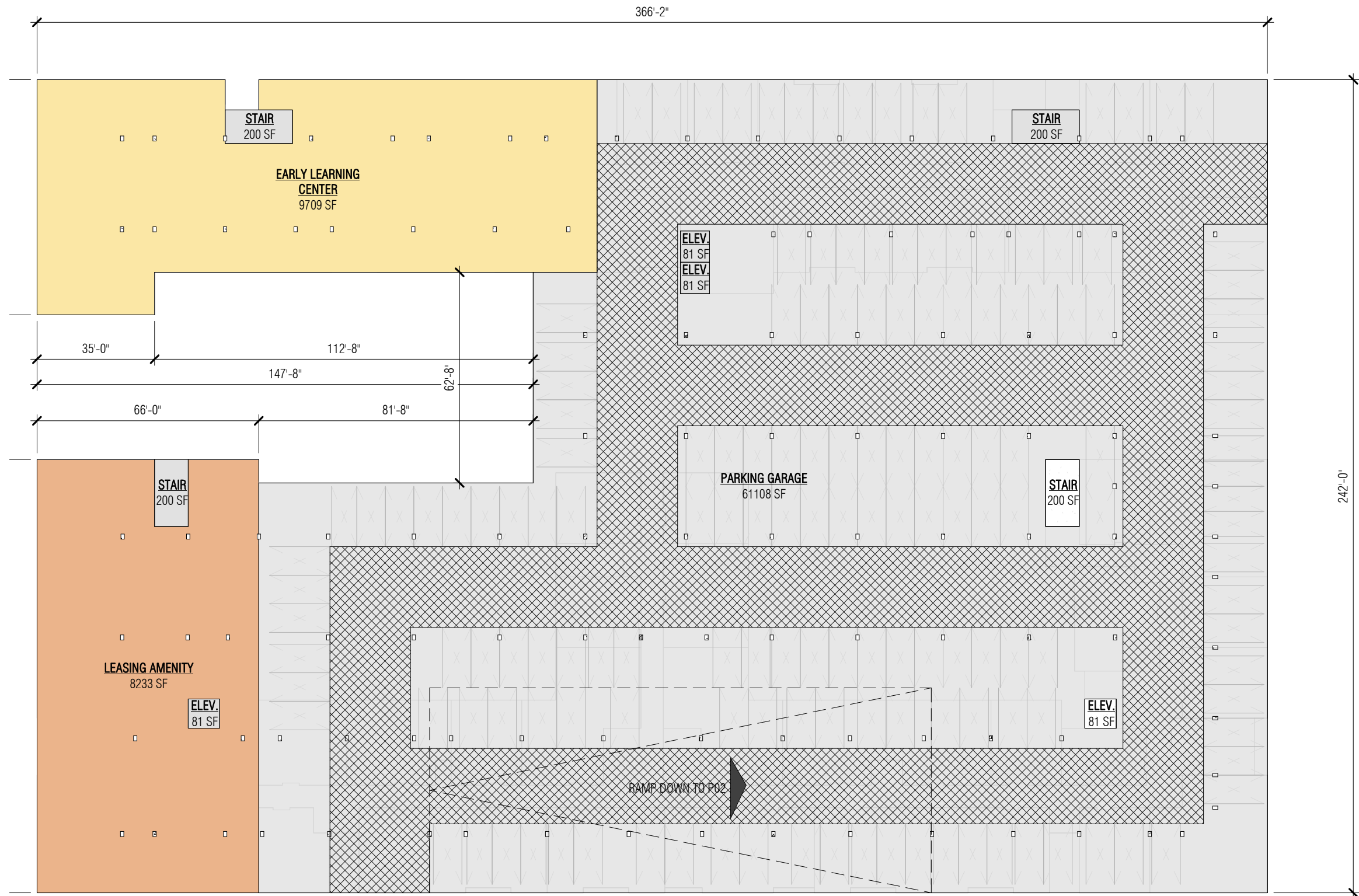
GROUND FLOOR PLAN - POLARIS



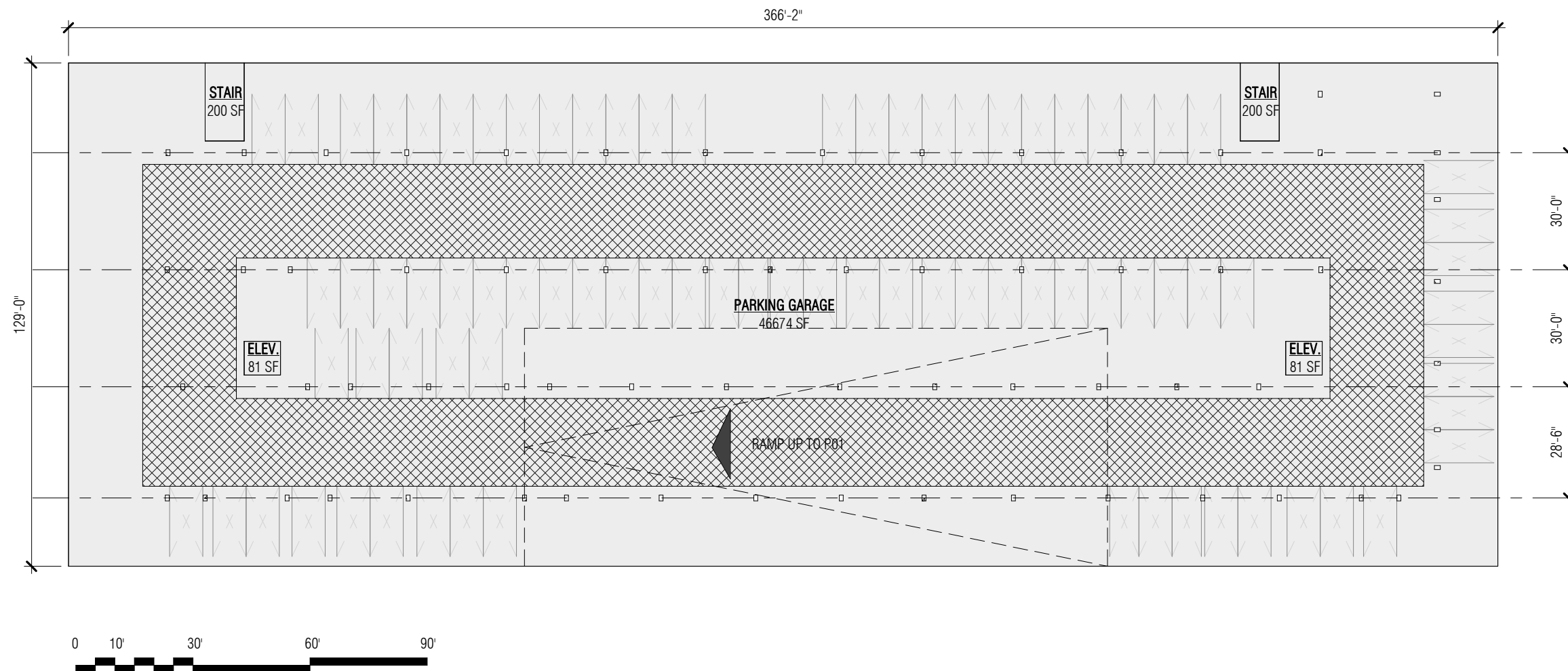
TYPICAL RESIDENTIAL FLOOR - POLARIS



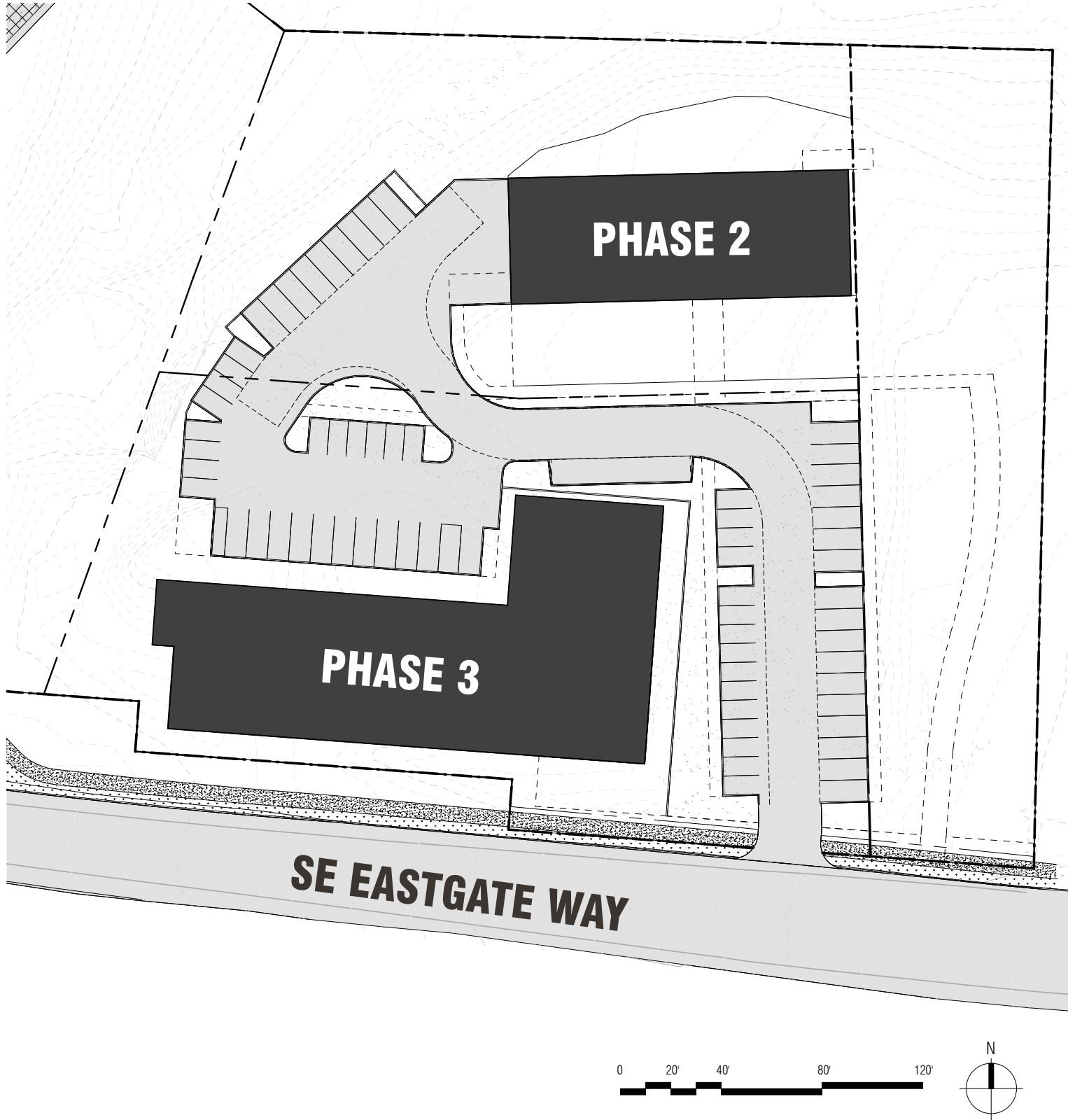
BELOW GRADE PARKING PLAN LL1 - POLARIS



BELOW GRADE PARKING PLAN LL2 - POLARIS



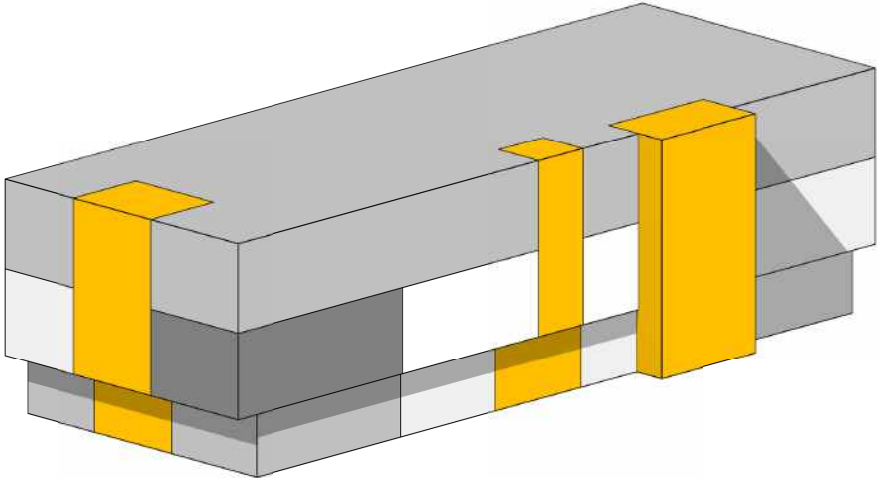
CONCEPT MASSING - UPPER SHELF PHASE 2 & 3



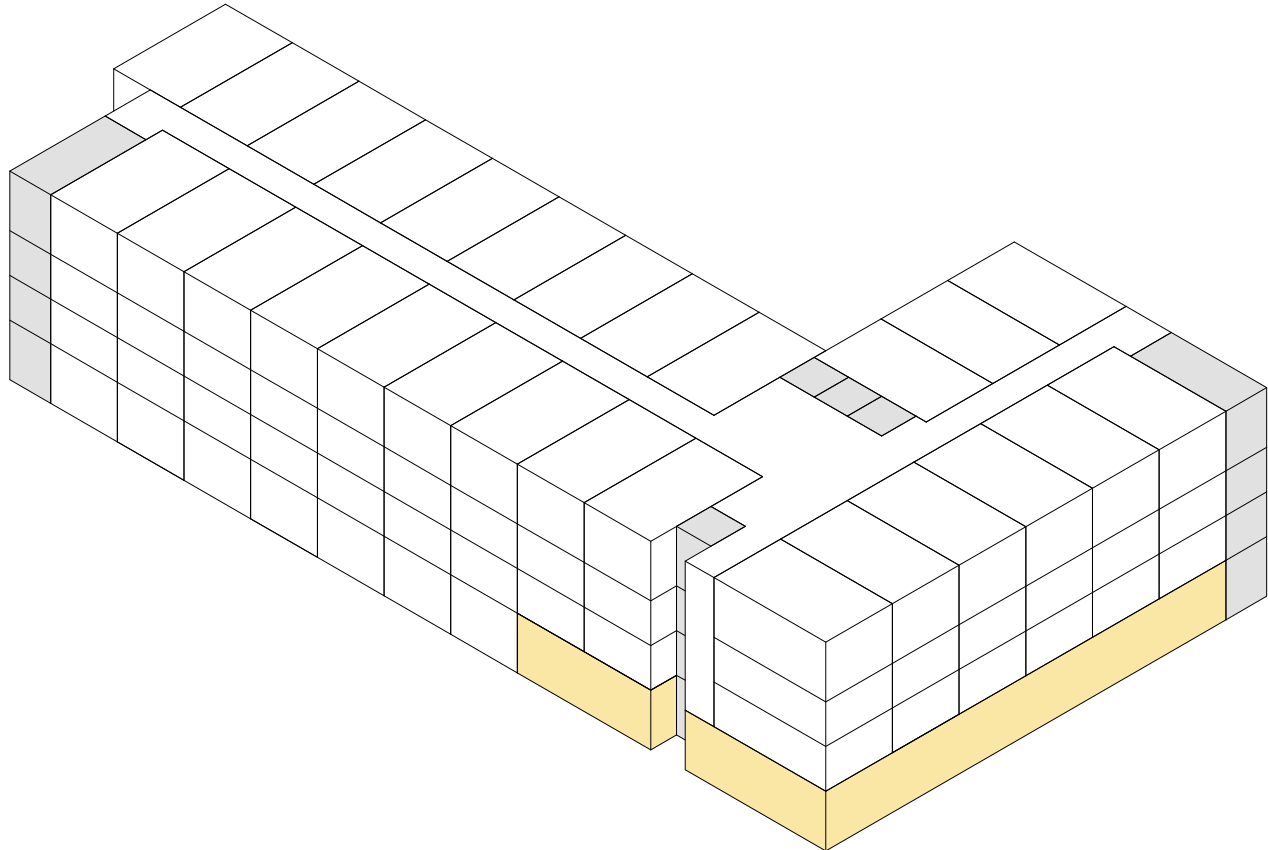
HOMELESS SERVICES USE PERMIT PROCESS

The CFH Shelter design is to be guided by the Homeless Services Use Permit process, including 20.20.455.G of the Bellevue LUC, where a Good Neighbor Agreement Advisory Committee is formed in part to G.1.d: "Helping guide homeless services use design to ensure that specific neighborhood conditions are considered and design is context sensitive by engaging in ongoing dialogue with the homeless services use operator and the City during permit review". Building specific design will be developed with input from the GNA Advisory Committee, while also concurring with the location and dimensions outlined in this MDP submission materials.

CONCEPT MASSING - UPPER SHELF PHASE 2 & 3

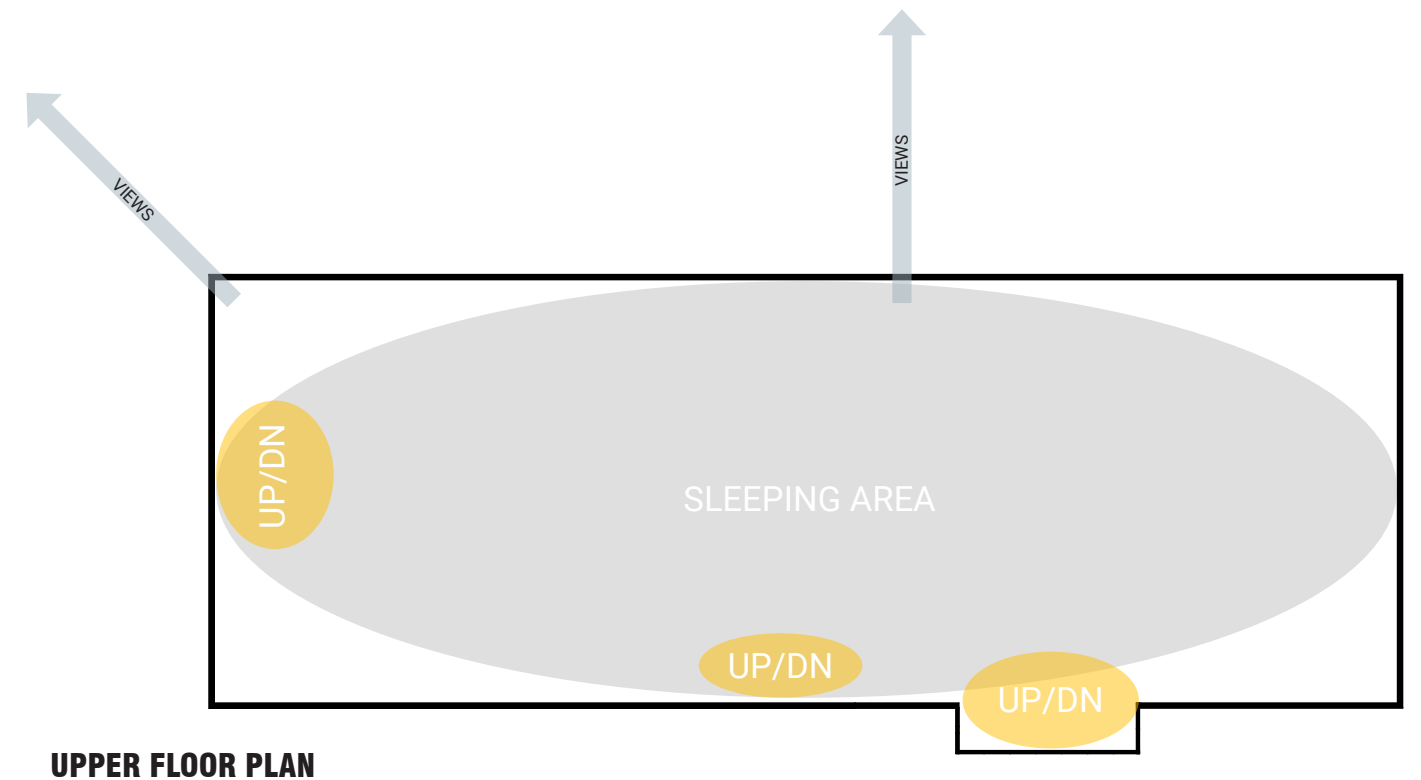
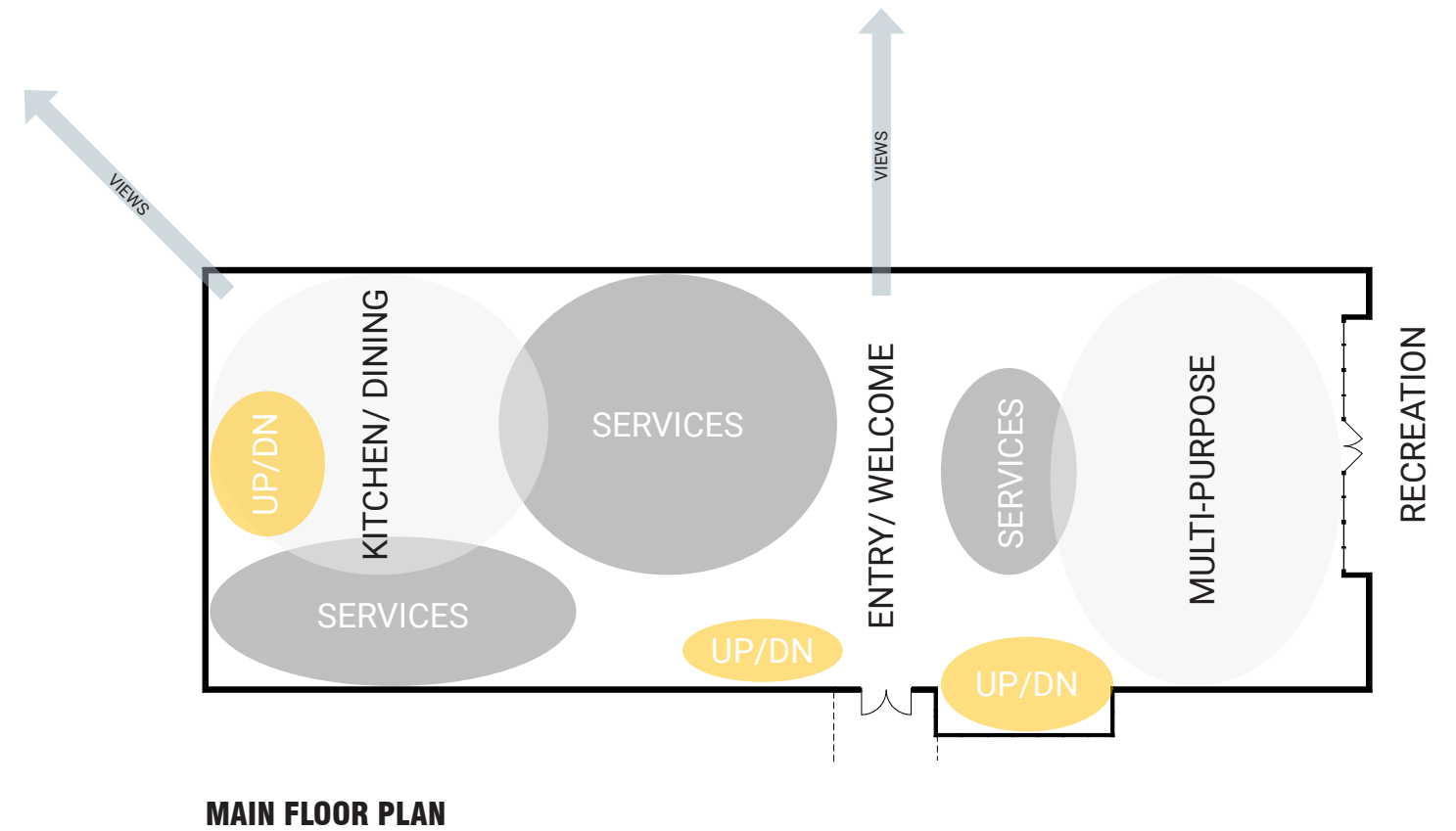
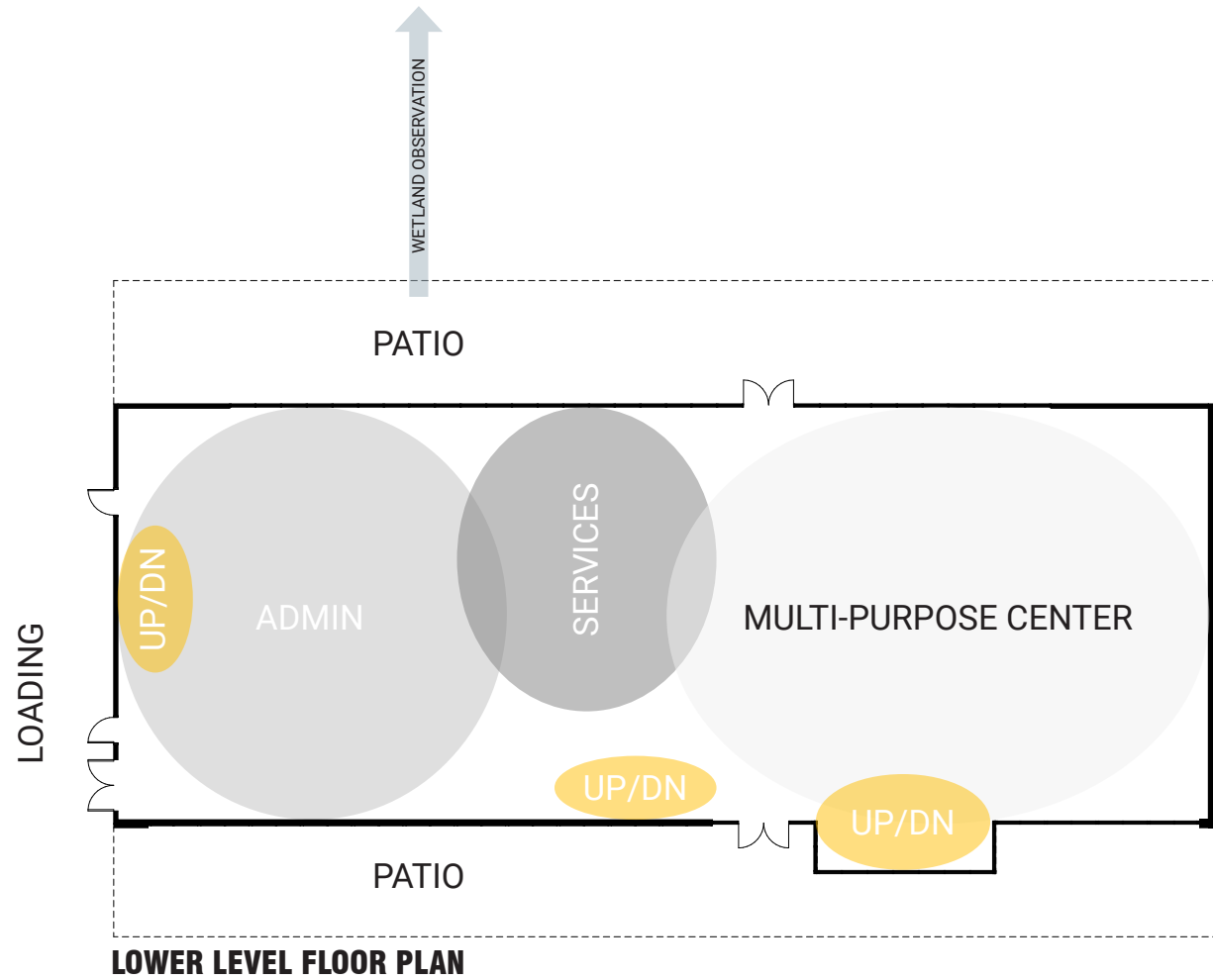


**CFH SHELTER & CENTER
PHASE 2**



**HORIZON HOUSING APARTMENTS
95 UNITS
PHASE 3**

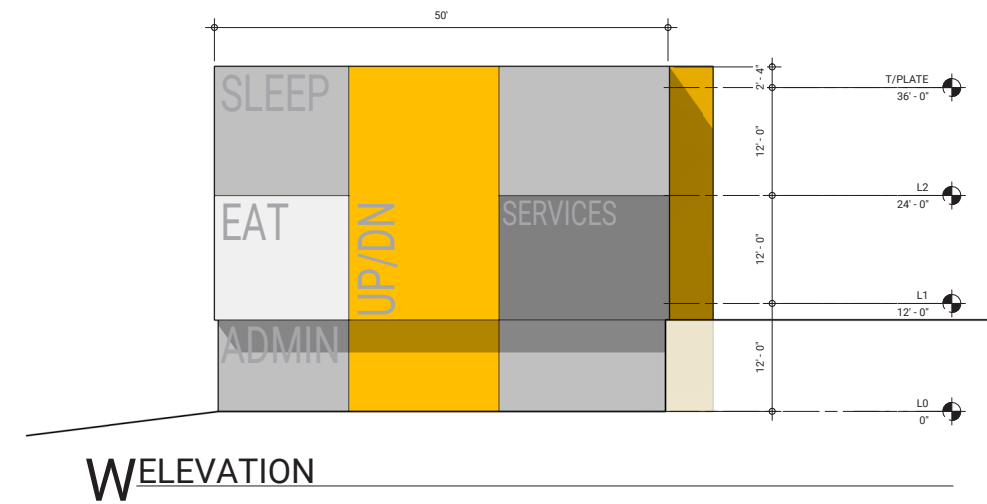
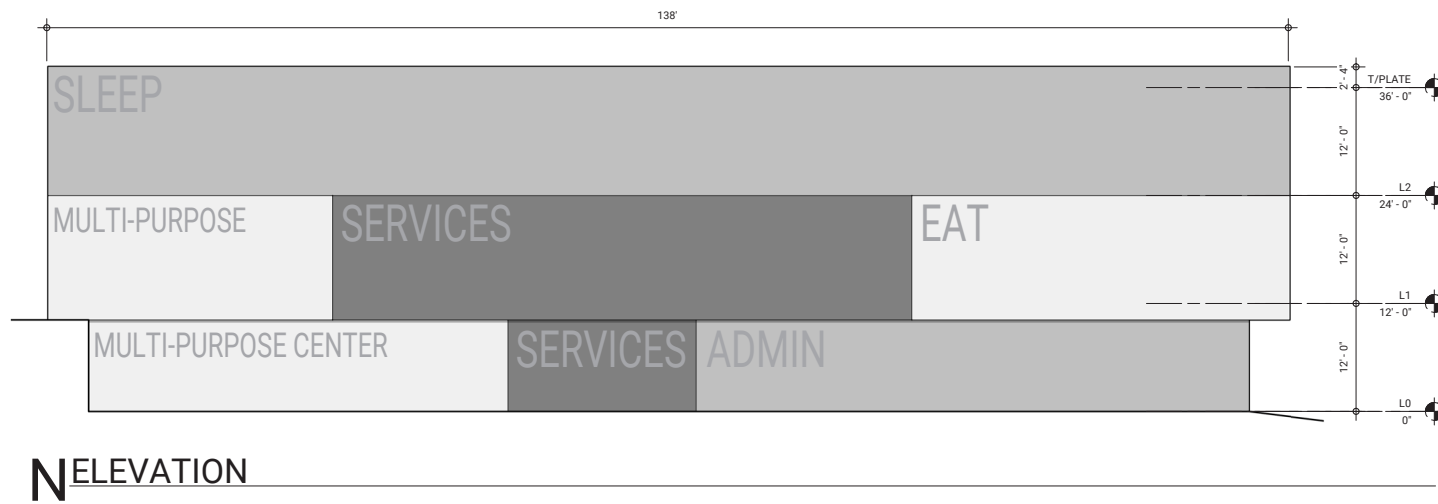
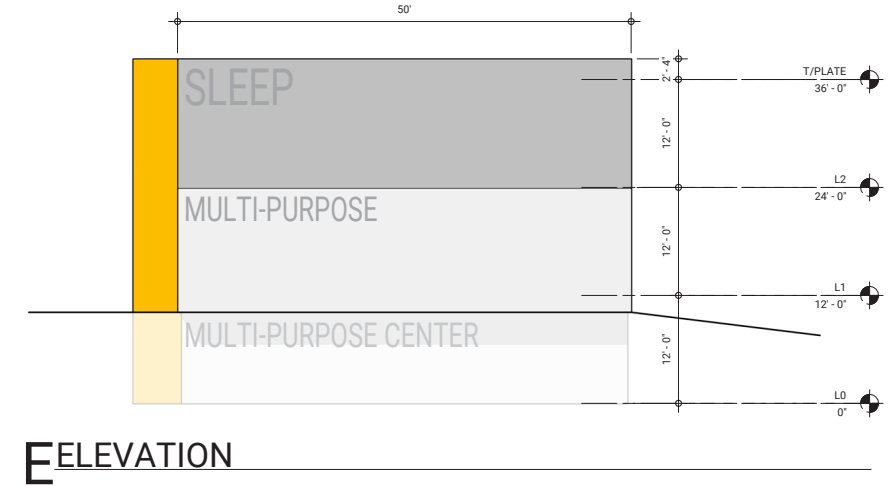
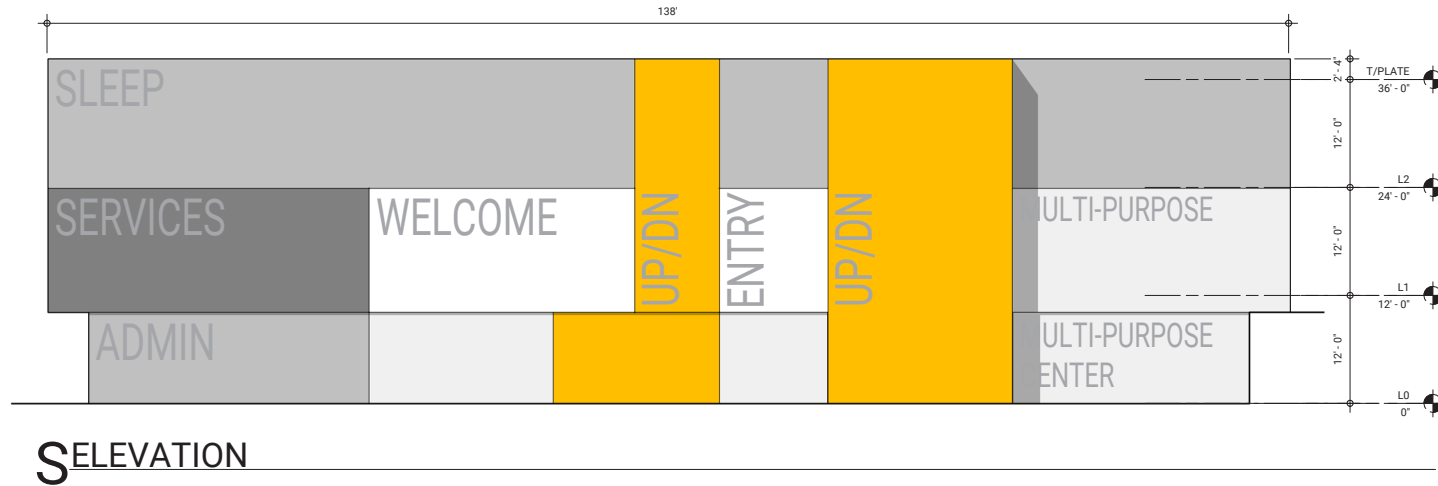
CONCEPT PLAN DIAGRAMS - CFH SHELTER & CENTER



HOMELESS SERVICES USE PERMIT PROCESS

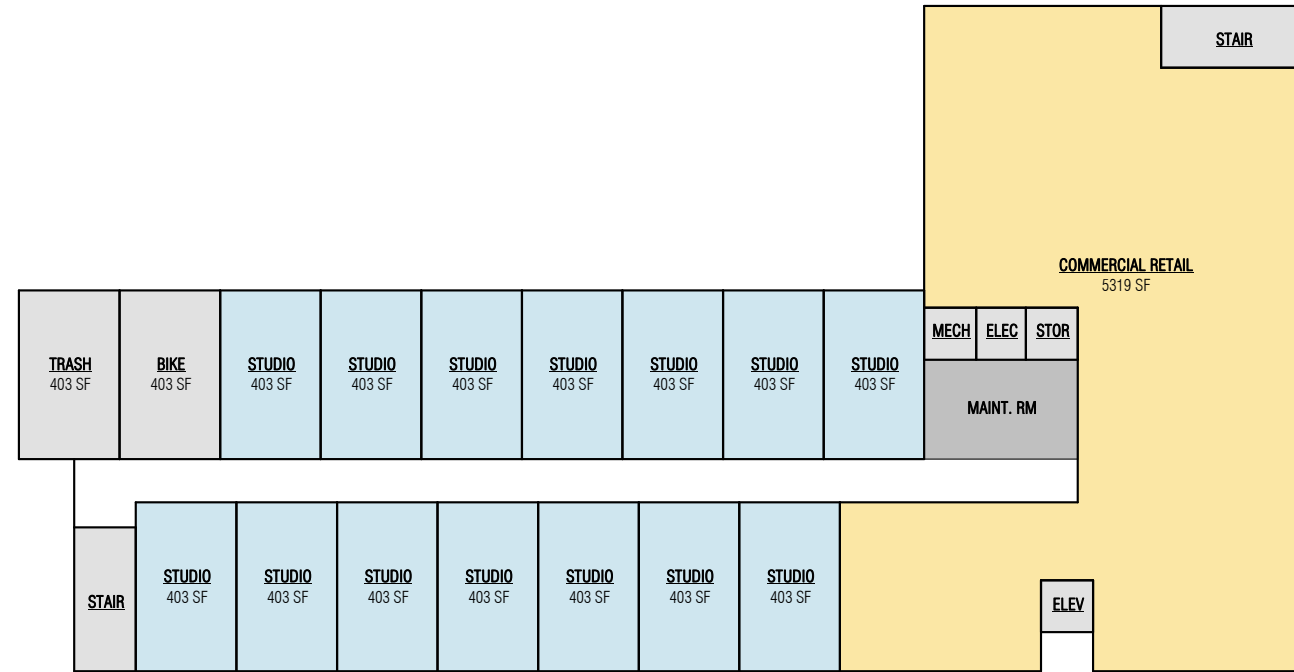
The CFH Shelter design is to be guided by the Homeless Services Use Permit process, including 20.20.455.G of the Bellevue LUC, where a Good Neighbor Agreement Advisory Committee is formed in part to G.1.d: "Helping guide homeless services use design to ensure that specific neighborhood conditions are considered and design is context sensitive by engaging in ongoing dialogue with the homeless services use operator and the City during permit review". Building specific design will be developed with input from the GNA Advisory Committee, while also concurring with the location and dimensions outlined in this MDP submission materials.

ELEVATION MASSING DIAGRAMS - CFH SHELTER & CENTER

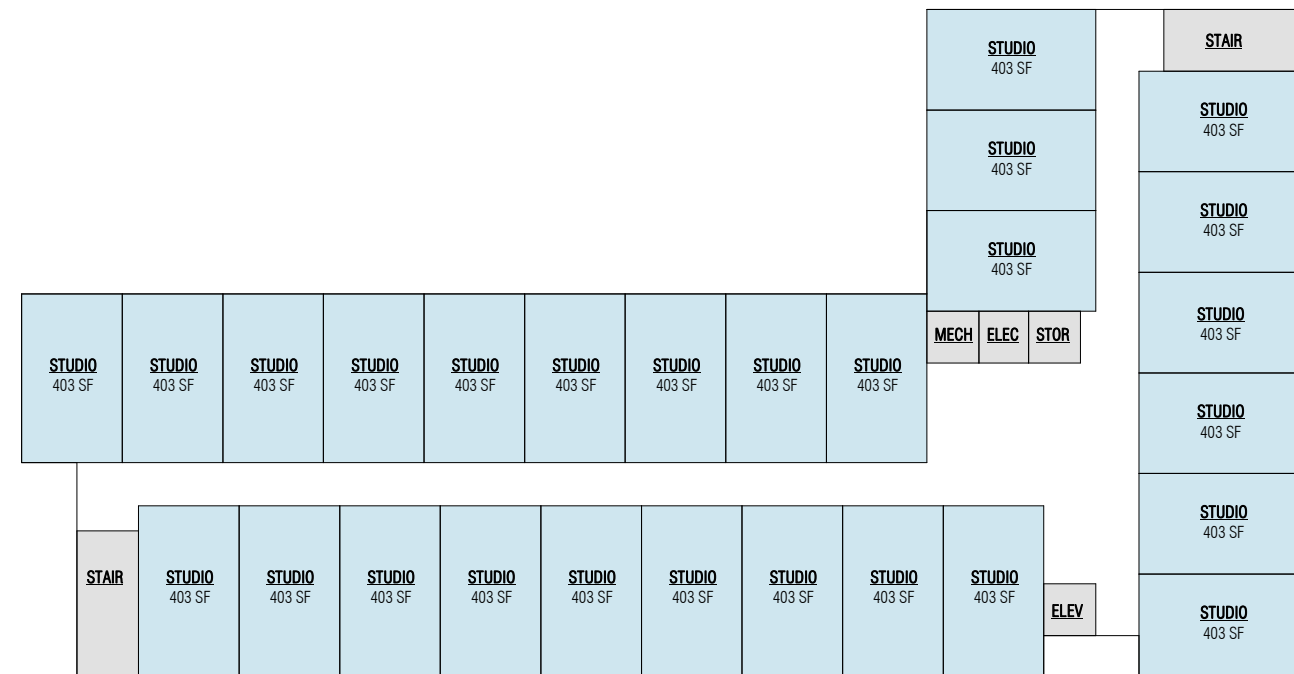


MAX ALLOWABLE HEIGHT 75'
CFH PROPOSED BUILDING HEIGHT 38'-4"

CONCEPT PLAN DIAGRAMS - HORIZON HOUSING APARTMENTS



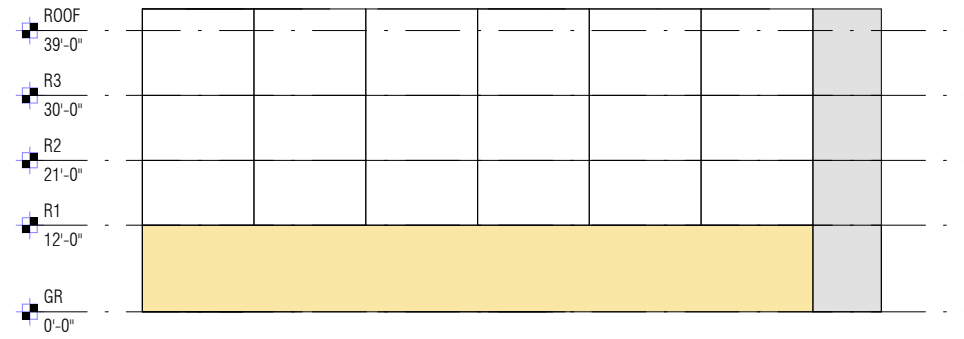
GROUND FLOOR



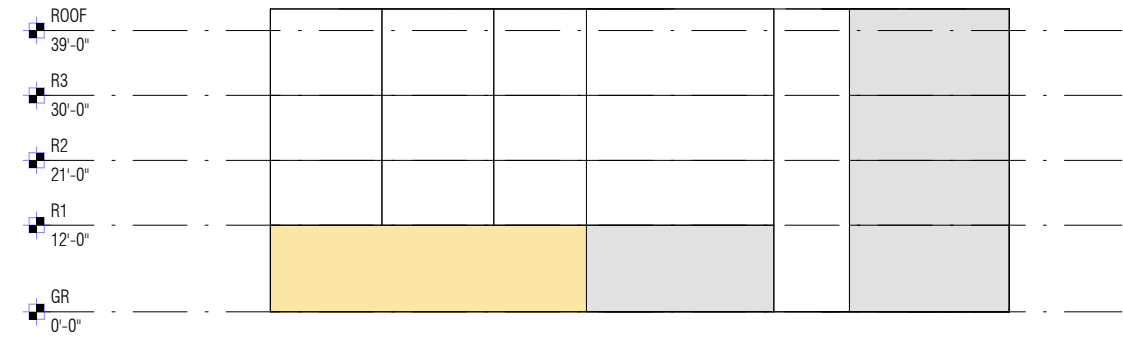
SECOND FLOOR



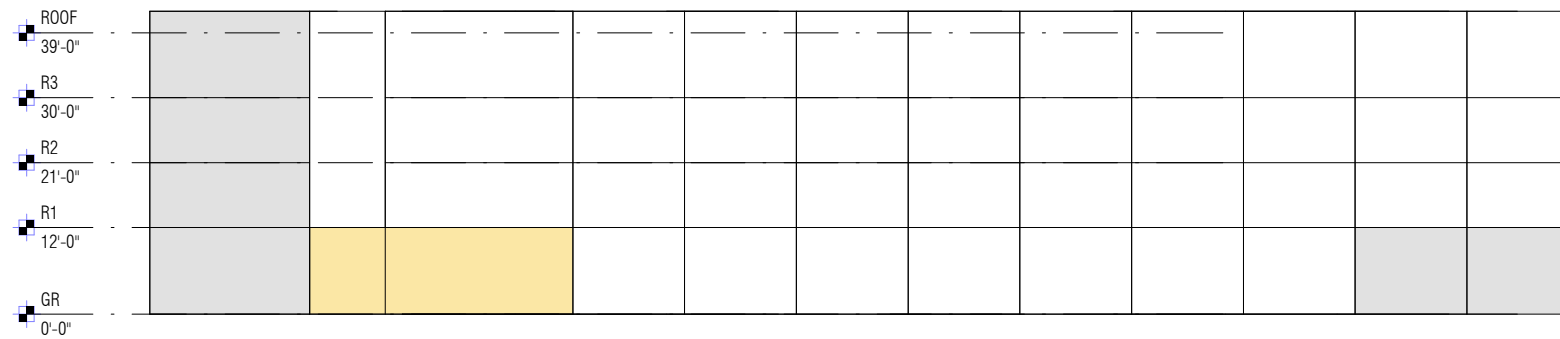
ELEVATION MASSING DIAGRAMS - HORIZON HOUSING APARTMENTS



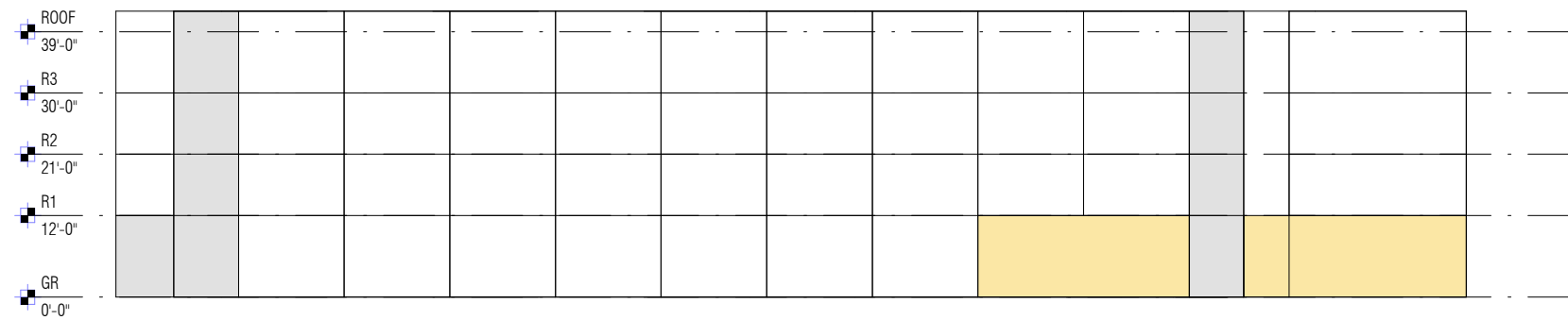
EELEVATION



WELEVATION



NELEVATION

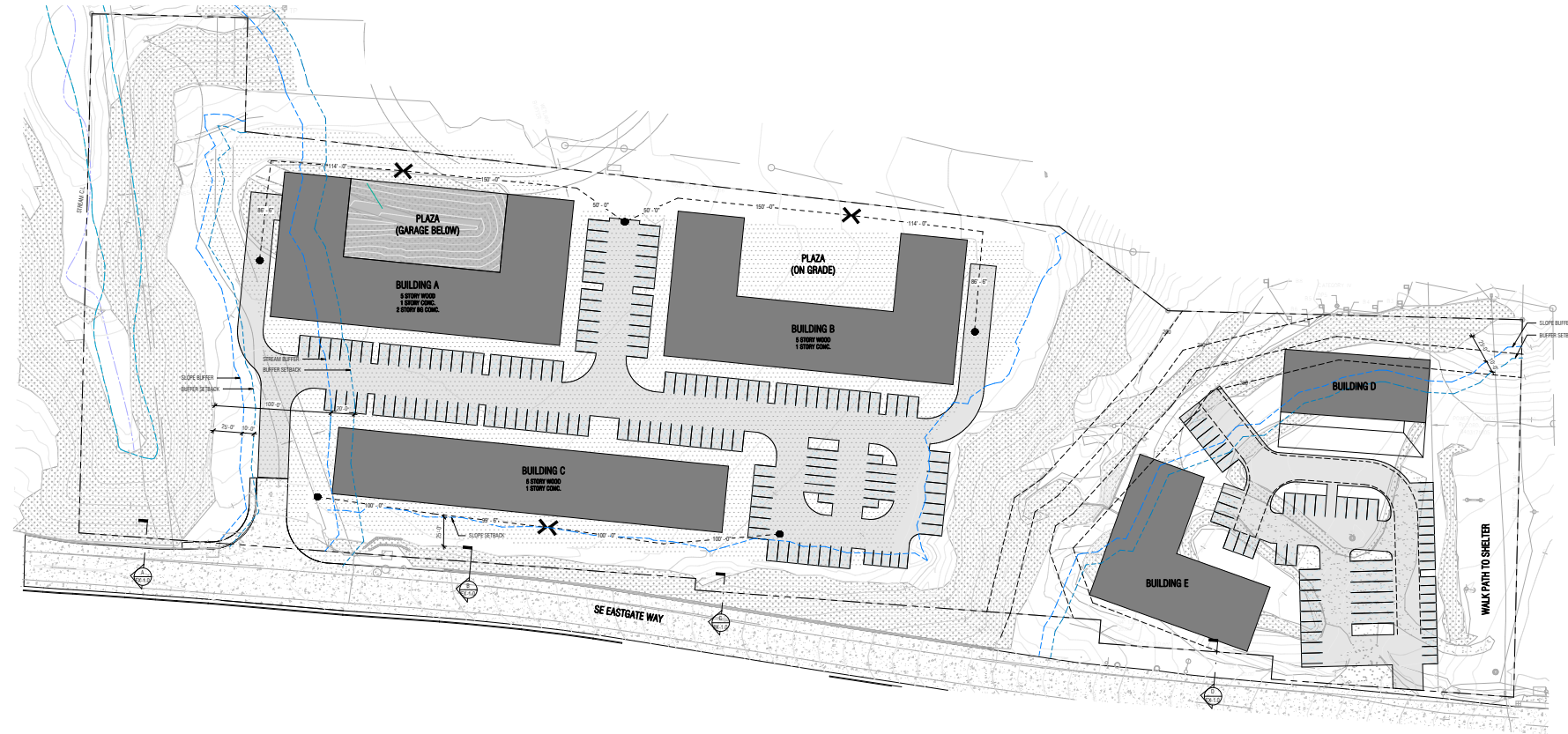


SELEVATION

**MAX ALLOWABLE HEIGHT 75'
HORIZON PROPOSED BUILDING HEIGHT 41'-6"**

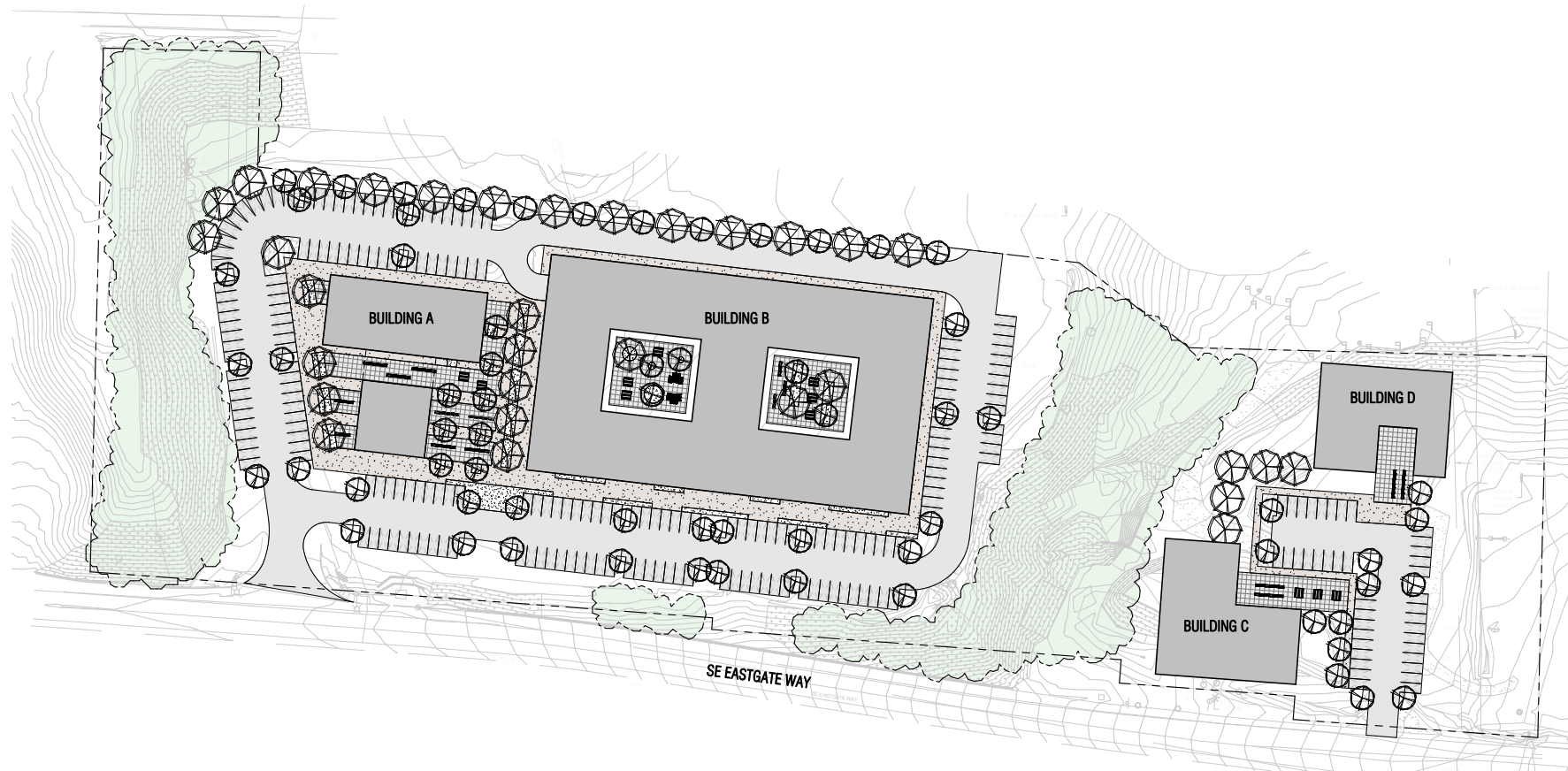
DESIGN AND ALTERNATES

ALTERNATIVE SITE PLANS



ALTERNATIVE 1

This site plan allocates living space throughout the site, but makes a green space connection difficult. Surface parking down the center becomes a strong site element and separates the site.

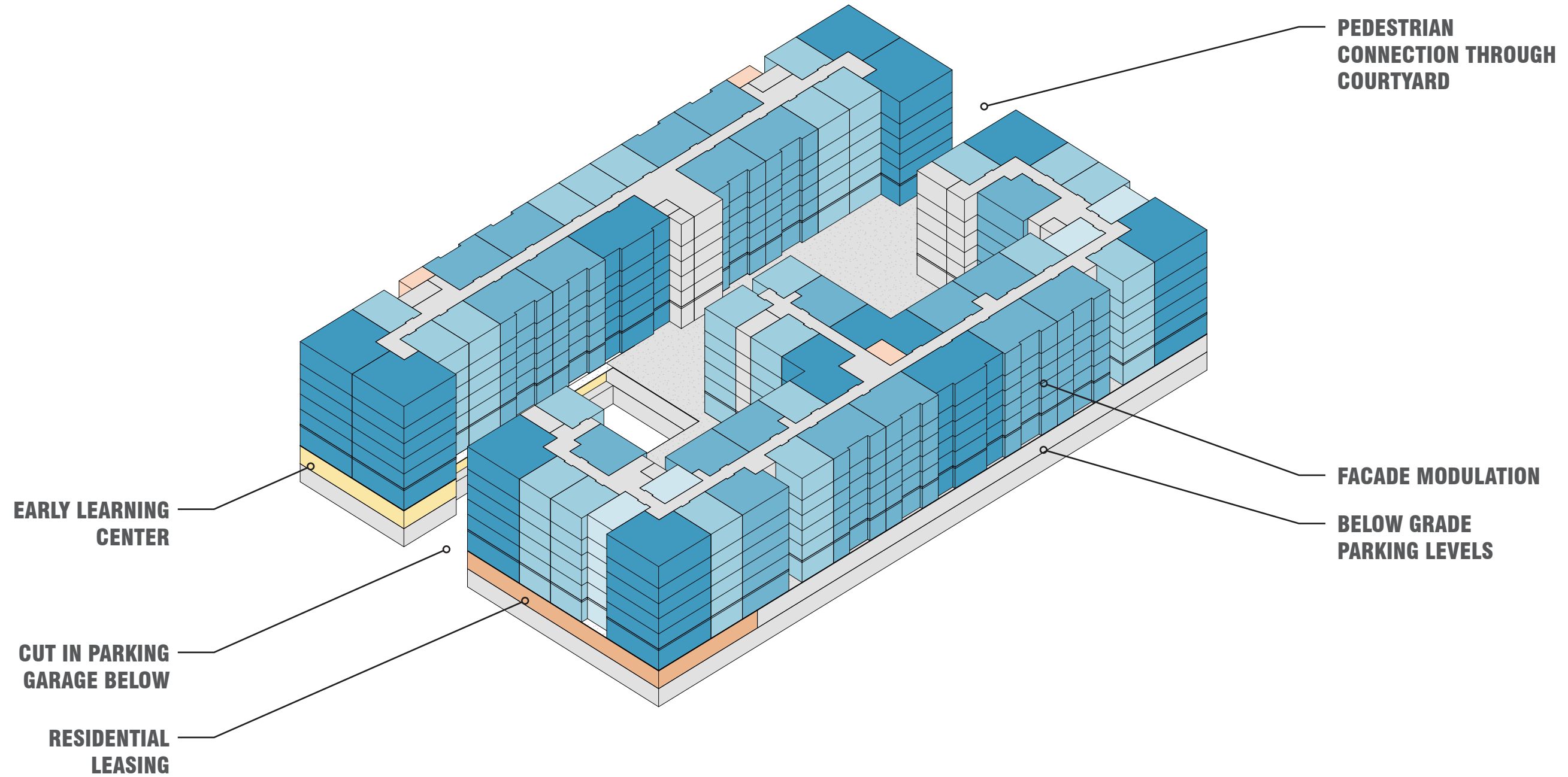


ALTERNATIVE 2

This site plan includes a variety of building massing, but also prevents the green space connection through the site.

CHOSEN DESIGN - POLARIS

CHOSEN OPTION



SOLAR ANALYSIS OF CHOSEN DESIGN - POLARIS

**SPRING & FALL EQUINOX
9:00AM**



**SPRING & FALL EQUINOX
12:00PM**

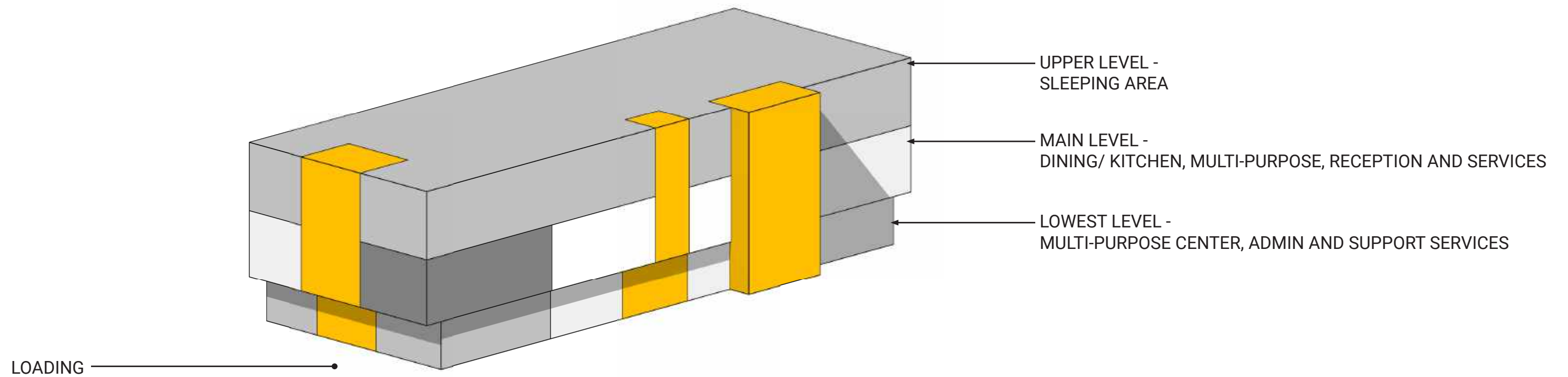


**SPRING & FALL EQUINOX
3:00PM**



CHOSEN DESIGN CFH SHELTER & CENTER

CHOSEN OPTION

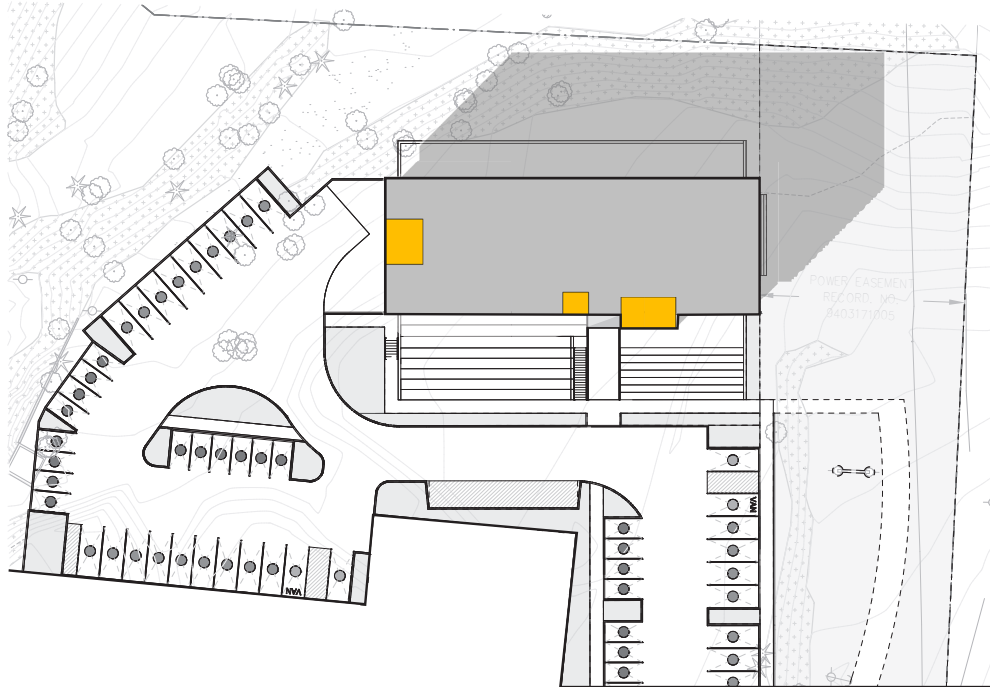
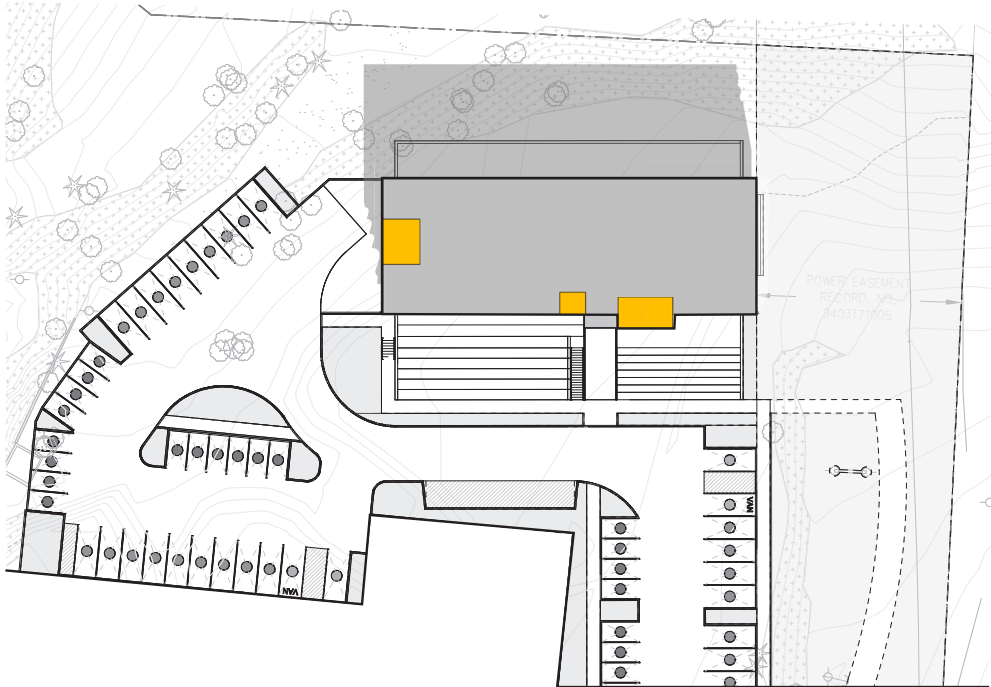
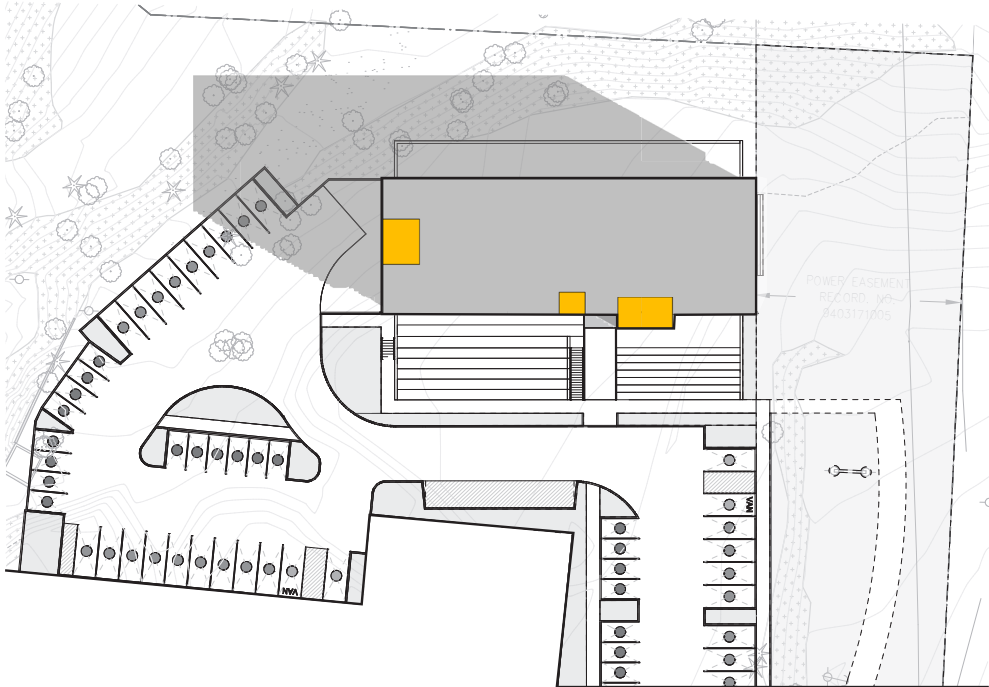


SOLAR ANALYSIS OF CHOSEN DESIGN CFH SHELTER & CENTER

**SPRING & FALL EQUINOX
9:00AM**

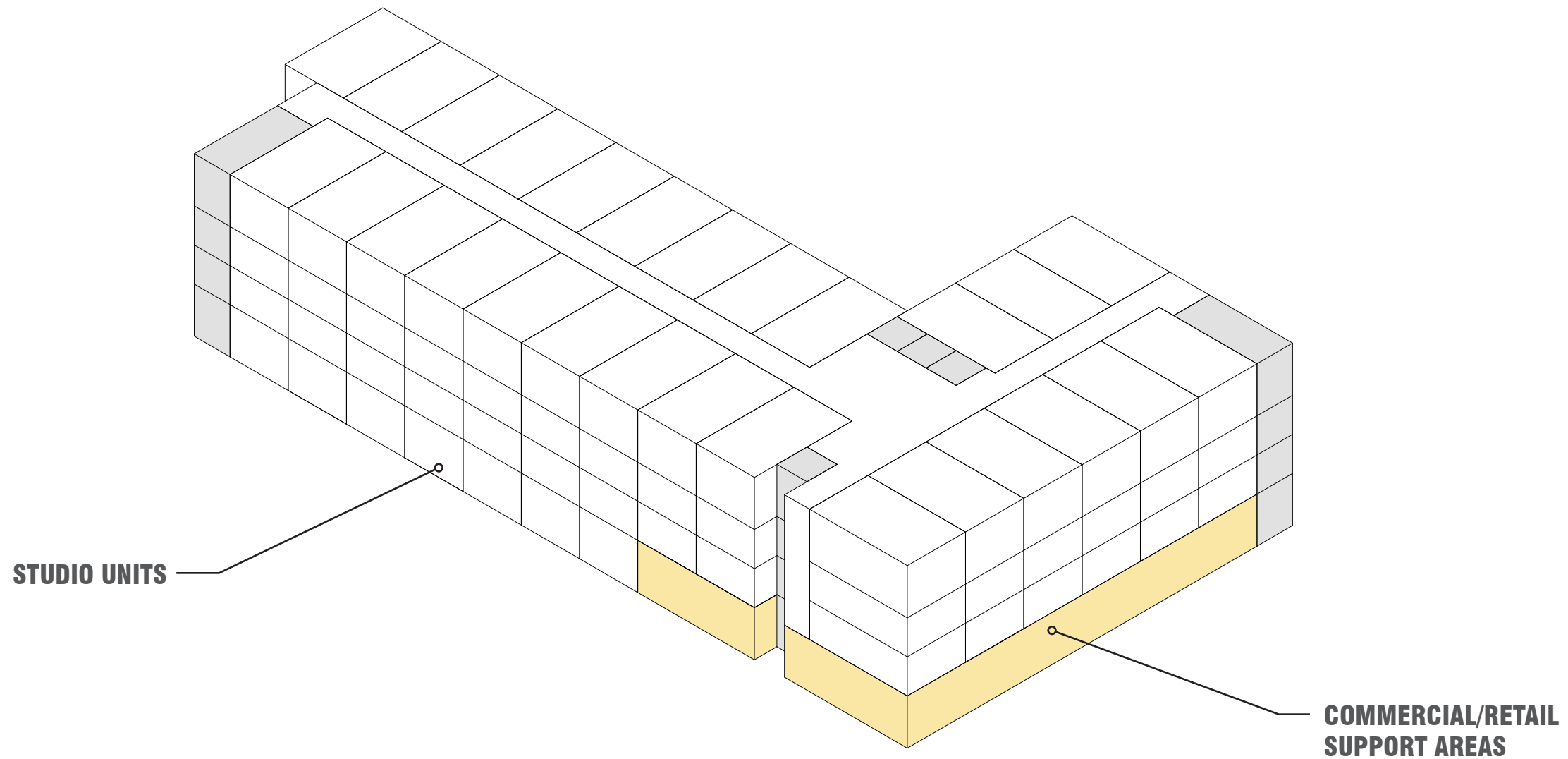
**SPRING & FALL EQUINOX
12:00PM**

**SPRING & FALL EQUINOX
3:00PM**



CHOSEN DESIGN HORIZON HOUSING APARTMENTS

CHOSEN OPTION



SOLAR ANALYSIS OF CHOSEN DESIGN HORIZON HOUSING APARTMENTS

SPRING & FALL EQUINOX
9:00AM



SPRING & FALL EQUINOX
12:00PM



SPRING & FALL EQUINOX
3:00PM



QUESTIONS FOR BELLEVUE

General:

- Confirm entitlements consist of Master Development Plan (MDP), Binding Site Plan (BSP), and SEPA review and review is concurrent.
- Is the Critical Areas Land Use Permit submitted at the same time as the MDP process and reviewed concurrently?
- Is phased construction allowed for the purpose of early permitting? Early grading, shoring, utility and foundation permits would be beneficial in order to get started on the subterranean parking structure prior to receiving full building permit?
- Is phased occupancy allowed for a project like this?
- Clarification on how and when the Binding Site Plan is approved
- Confirmation on the administrative approval for phases 2 and 3 parking

Utilities:

- Will water and sewer be reviewed under a single or separate UE permit?
- Will a water main extension down Eastgate be required as part of the proposed project?
- Are Plan and profile for on-site private water mains?
- What is the water pressure (static and residual) serving this site? Is there any recent hydrant flow/test data and can we get model information? If not, can one be scheduled?
- Connection fees (sewer, water, and storm)?

Storm:

- What are the requirements related to dispersion to stream setback area and/or wetlands adjacent to project?

Fire:

- Fire hydrant spacing requirements? Distance from building (min./max)?
- FDC requirements? Detached or attached to building? If detached, min./max/ distance from building? Min./max. distance from hydrant?
- Is a PIV required?
- Confirm fire truck turn-arounds/hammerheads are adequate? Does COB have a preferred product if using grass-crete/paver type surfacing?

Transportation:

- Since the traffic study is required to be submitted as a part of the MDP process and sets forth certain assumptions for the proposed off-site roadway vehicular and pedestrian movements at what point will the traffic study be approved so we know what is required to be constructed?
- Confirm improvements will be limited to sawcut for new curb, gutter, landscape strip, and sidewalk? Will roadway profiles be required?
- Confirm driveway requirements? Type? Max. Width?
- Confirm driveway spacing requirements have been satisfied as proposed?