



MANAGEMENT BRIEF

DATE: July 18, 2011

TO: Mayor Davidson and members of the City Council

FROM: Carol Helland, Land Use Division Director
Development Services Department

SUBJECT: Bellevue Regional Library Parking Expansion – Project Status Report

Background:

The King County Library System (KCLS) is proposing to construct a 3-level parking garage for the Bellevue Regional Library. The parking garage will replace the existing surface parking lot, and connect via a tunnel to the existing underbuilding parking at the library. This proposal will add 250 parking stalls to the site. The parking garage structure will be approximately 108,000 square feet in size with a vertical garden wall treatment on three exterior walls. Plant trellises will be installed along three rooftop edges, and planting islands will be installed on the rooftop to diminish the negative aesthetic impacts on views from surrounding rights-of-way and residential structures. There will be two permanent access points, from generally the same location as the existing access points along NE 12th Street and 110th Avenue NE.



Progress To-Date:

The required Design Review / Administrative Conditional Use approvals were approved by the City on May 26, 2011. Although there was substantial public comment, no appeals were filed to the Design Review, Administrative Conditional Use permit, or SEPA determination. The appeal period ended on June 9, 2011. The City is now reviewing the construction permits.

Library Patron Parking during Construction:

The library is in the process of negotiating with the City to use the 51 stalls at Ashwood Park for public parking during the construction period; the proposed agreement will be presented to the Council tonight. The library will not use the existing “grassy” portion of Ashwood Park for this project. Although a temporary access point through the Park was also considered at one time, this option to access existing underbuilding library parking has been abandoned due to costs associated with construction of the temporary access portal through the west garage wall and the access route itself.

The King County Library System recently sent an informational postcard to residents in the vicinity of the Ashwood Park which describes parking alternatives. Information will also be available on the KCLS website regarding alternative parking options. This information will be posted on the KCLS website closer to construction. The King County Library System has also secured an offsite lot for employee parking (a Republic lot located at NE 8th Street and 110th Ave. NE). This lot will not be available for the general public.

Temporary Access During Construction:

Access to the library site for construction vehicles/hauling equipment will be separated from the library patron parking at Ashwood Park to avoid potential vehicle conflicts. Final locations will be determined during the Right-of-Way permitting for this project as well a detour plan for pedestrian access to and around the site. Conditions related to construction access will be imposed through the Right-of-Way Use permit and will meet the requirements of the Transportation Code, Bellevue City Code 14.30. Staff contact: Ron Kessack, phone 425-452-4631.

Anticipated Neighborhood Impacts during Construction:

- Loss of the number of parking stalls onsite for library patrons during construction.
- Noise to adjacent residences during construction. (Note: Construction noise must meet Bellevue City Code 9.18.)

Revisions Requested by the City to Ensure Consistent with the Community Vision: Changes to the proposal as a result of staff review include:

- Revisions to the exterior design of the parking structure to include a vertical green wall.
- Modifications to “notch” the building corners and add specimen trees to provide visual interest and focus to two corners of the building.
- Addition of rooftop perimeter trellises with plantings to soften the view of the rooftop from adjacent residential units and public rights-of-way.
- Shielding of rooftop light poles and limitations on late night light operations in order to reduce light and glare to adjacent residential units.
- Permission to use 110th Avenue NE in front of the library outside of the hours of 5 am-10 am to accommodate loading and unloading. This will not conflict with the layover needs of the KC Metro buses. The area will be signed for loading and unloading on a first come, first served basis and not exclusively for library use.

Benefits of the Project to the Public:

The new KCLS parking garage will replace the existing surface parking lot, and connect via a tunnel to the existing underbuilding parking of the library. The most recent patron count for the Bellevue Regional Library averaged 68,000 visitors per month. The library hopes that usage will increase by at least 5% when the expanded parking is available. This proposal will add 250 parking stalls to a library site that provides a significant educational and recreational asset to the residents of Bellevue. Upon completion of the project, there will be a total of 365 parking stalls (including 115 existing restriped underbuilding stalls).

Staff will be available at the July 18 Council meeting to respond to any questions the Council may have.