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BEFORE THE HEARING EXAMINER FOR THE CITY OF BELLEVUE

In the Matter of the Application of)
)
)
EASTSIDE TORAH CENTER)
)
For a Conditional Use Permit for)
Property Located at 16199 Northup Way)
)
)

FILE NO: 09-108130-LB

**FINDINGS OF FACT,
CONCLUSIONS OF LAW,
AND DECISION**

DECISION

The application for a Conditional Use Permit for the Eastside Torah Center is approved, subject to conditions.

INTRODUCTION

The application of Darla Reese of HBA Design Group LLC for a Conditional Use Permit for the Eastside Torah Center came on for public hearing on August 26, 2010 at 7:00 pm. Applicant was represented by John Burkholder of HBA Design Group LLC and by Rabbi Mordechai Farkash.

The following persons testified under oath:

- Carol Hamlin, Senior Planner, City of Bellevue;
- Rabbi Mordechai Farkash, Eastside Torah Center;
- Rabbi Levine,
- John Burkholder, HBA Design Group LLC.

No one else from the general public spoke at the hearing.

The following exhibits were offered and admitted:

1. Development Services Department's Staff Report and background file.
2. PowerPoint Presentation.

- 1 3. Certificate of Mailing.
2 4. Weekly Permit Bulletin. August 12, 2010.

3 The hearing adjourned at 7:30 pm.
4

5 **FINDINGS OF FACT**

- 6 1. **Proposal:** Eastside Torah Center, a Jewish educational organization, proposes to
7 construct a new facility for its programs. The building will be two stories in height
8 and will contain 8,773 square feet of floor area. Also proposed are parking areas,
9 landscaping and utilities.
- 10 2. **Location:** The proposed facility will be located at 16199 Northup Way in Bellevue,
11 adjacent to the existing LDS church. The site is now improved with a single family
12 home. Other single family and multifamily homes are found nearby. Commercial
13 uses are located about one half mile to the west.
- 14 3. **Proposed Use:** The proposal is illustrated on a site plan attached to this decision as
15 Attachment A. There will be 32 parking stalls surrounding the two-story building.
16 The building will be used as a religious facility and educational center. Religious
17 services will be conducted on Saturdays, and most persons attending will walk to the
18 building. Applicant expects 95 percent of the attendees to walk to the service, and
19 some will walk three or four miles. Hebrew school for children will be held on
20 Sundays, and an anticipated 40 to 50 students will attend. It is expected that parents
21 or guardians will drop the students off and pick them up by motor vehicles. Ten
22 additional parking spaces will be available by agreement with the LDS church.
- 23 4. **Access:** Vehicular access to the site will be via a driveway from an existing private
24 road that connects with Northup Way. Applicant must obtain an easement from the
25 LDS Church, the owner of the proposed road. There will be no direct vehicular
26 access to Northup Way from the site. Applicant must construct street frontage
27 improvements on Northup Way, which will include a 4-foot planter strip, a 6-foot
28 concrete sidewalk and pavement widening to provide space for a 5-foot bicycle lane.
- 29 5. **Public Services:** The site is adequately served by all necessary utilities such as
30 sewer, water and electricity. Storm water will be handled by connection to the City's
downstream storm drainage system.
6. **Comprehensive Plan-Zoning:** The Crossroads subarea of the Bellevue
Comprehensive Plan designates the property as single family-medium density, and

1 the property is zoned R-3.5. A church/synagogue in this zone is permitted as a
2 Conditional Use.

3 7. **SEPA:** A determination of non-significance (DNS) was issued to the proposal.
4 There was no appeal.

5 8. **Public Notice and Comment:** A public meeting on the application was held on May
6 18, 2009. No members of the public attended the meeting. Notice of the application
7 and public hearing was given as required by ordinance. Only one email of a general
8 nature was received from the public. While many persons attended the public
9 hearing, only the proponents and Rabbi Levine offered any testimony. The general
10 feeling of the attendees, however, was favorable to the proposal.

11 9. **Director's Recommendation.** The Director of the Development Services
12 Department has recommended approval of the Conditional Use Permit application,
13 subject to conditions.

14 10. Any Conclusion of Law deemed to be a Finding of Fact is adopted as such.

15 16 **CONCLUSIONS OF LAW**

17 1. **Jurisdiction.** The Hearing Examiner is authorized to conduct a public hearing and
18 render a decision on an application for a Conditional Use Permit. A Conditional Use Permit
19 requires a Process I procedure, a quasi-judicial hearing and decision of the Hearing Examiner.
20 LUC 20.35.015B.

21 2. **Decision Criteria.** The decision criteria for approval for a Conditional Use Permit are
22 set forth in LUC 20.30B.140. A Conditional Use Permit may be approved if the proposal;

23 a) is consistent with the Comprehensive Plan; and

24 b) is compatible with and responds to the existing or intended character, appearance,
25 quality of development and physical characteristics of the subject property and
26 immediate vicinity; and

27 c) will be served by adequate public facilities; and

28 d) will not be materially detrimental to uses or property in the immediate vicinity;
29 and

30 e) complies with the applicable provisions of the Land Use Code.

3. **Analysis.** The proposal is carefully analyzed in the Land Use Division Staff Report.
The site is in an area of transition of older and new homes and mixed uses. There are no critical

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1 areas on the site. The site is flat and easy to develop. The proposed use will be compatible with
2 its surroundings, especially the LDS Church with which it will share access. Conditions will be
3 imposed to assure compliance with the criteria for conditional uses, including provisions
4 prohibiting overflow parking on adjacent streets, requiring sprinklers throughout the building,
5 and requiring street frontage improvements. Applicant will also be assessed a Transportation
6 Impact Fee.

7 4. **Conclusion.** The Examiner concludes that the proposal, as conditioned in the staff
8 report, satisfies the ordinance criteria for a conditional use and should be approved.

9 5. Any finding of fact deemed to be a conclusion of law is adopted as such.

10
11 **DECISION**

12 A Conditional Use Permit for the Eastside Torah Center as proposed herein is
13 APPROVED, subject to the conditions in Attachment B.

14 DONE this 13th day of September, 2010.

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18 Gordon F. Crandall, Hearing Examiner *GS*

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28 **Attachments:**

- 29 A. Site Map
30 B. Conditions

9/13/2010

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**NOTICE OF RIGHT TO APPEAL
(Pursuant to Resolution No. 5097)**

RIGHT TO APPEAL – TIME LIMIT

A person who submitted written comments to the Director prior to the hearing or submitted written comments or made oral comments during the hearing on this matter may appeal the decision of the Hearing Examiner to the Bellevue City Council by filing a written appeal statement of the Findings of Fact or Conclusions being appealed and paying the appeal fee no later than 14 calendar days following the date that the decision was mailed. The appeal must be received by the City Clerk by **5:00 p.m. September 27th, 2010.**

TRANSCRIPT OF HEARING – PAYMENT OF COST

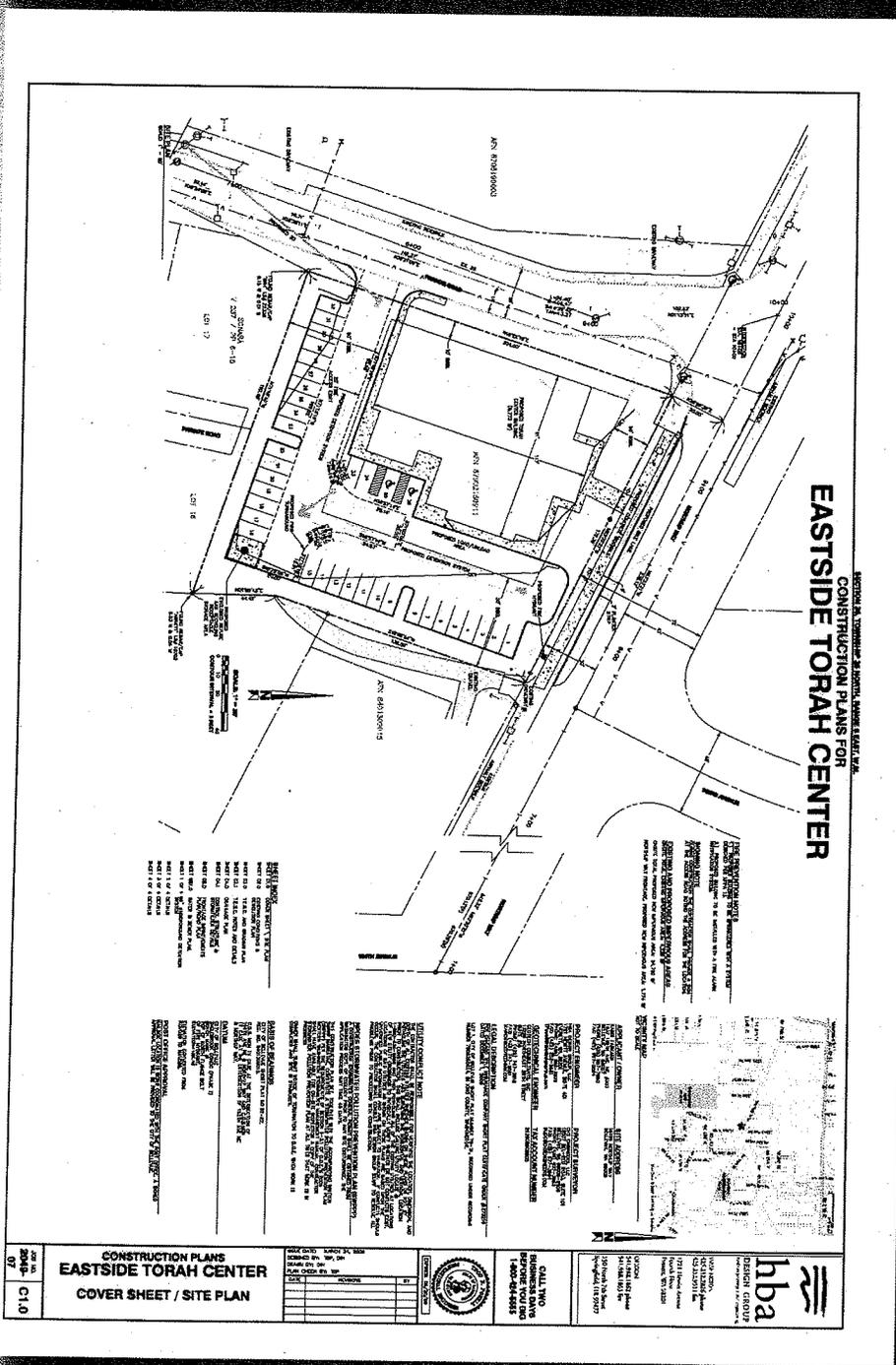
An appeal of the Hearing Examiner’s decision requires the preparation of a transcript of the hearing before the Hearing Examiner. Therefore, the request for appeal must be accompanied by an initial deposit of \$100 per recording hour. Should the actual cost be less than the amount of the deposit, any credit due shall be reimbursed to the appellant. Should the cost for transcript preparation be more than the deposit, the appellant will be additionally charged.

WAIVER OF TRANSCRIPTION FEE

Upon request, the City Clerk will waive the transcription fee upon submission by an appellant of the following documentation: a) an affidavit stating that the appellant’s net financial worth does not exceed \$20,000; b) an affidavit stating that the appellant’s annual income does not exceed \$5,200; c) a brief statement of the issues sought to be reviewed; d) a designation of those parts of the record the party thinks are necessary for review; and e) a statement that review is sought in good faith.

The transcription fee waiver is available to individuals over eighteen (18) years of age and is not available for corporations, companies, partnerships, or any business enterprises, community club or any social or recreational organization.

Site Plan



X. Recommendation of the Director

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **RECOMMEND APPROVAL WITH CONDITIONS:**

NOTE – Vested Status of the Conditional Use Permit (CUP): The vested status of the CUP 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. (Land Use Code 20.40.500)

XI. Conditions of Approval

A. GENERAL CONDITIONS

1. NO OVERFLOW PARKING

No overflow parking onto city adjacent streets is allowed. If membership increases and parking cannot be accommodated onsite, the synagogue shall decrease the number of services or provide additional parking offsite. If the Eastside Torah Center is sold to another synagogue or church, a new parking analysis will be required and additional parking may be required for the new use.

Authority: Land Use Code 20.20.590
Reviewer: Carol Hamlin, 425-452-2731

2. VEHICULAR ACCESS

Access to the site will be achieved by means of a driveway from the private road that connects to Northup Way. The developer must obtain a signed and recorded access easement from the adjacent property owned by the LDS that has the private road which will serve as the access to the Eastside Torah Center. At this time, the developer has provided to the City a letter of agreement with the adjacent owner. The developer has also provided a draft of an access easement. The final access easement is required to be provided before the issuance of the clearing and grade permit of the Eastside Torah Center. No direct access onto Northup way will be allowed from the site.

Authority: Bellevue City Code 14.60.150
Reviewer: Rohini Nair, 425-452-2569

3. PROVISIONS FOR LOADING

The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.

Authority: Land Use Code 20.20.590.K.4
Reviewer: Rohini Nair, 425-452-2569

4. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday

traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly.

Authority: Bellevue City Code 14.30.060

Reviewer: Jon Regalia, 425-452-4599

5. UTILITIES

Approval of the Conditional Use application only. There are no implied approvals of the utility engineering specifications. All water, sewer, and storm drainage design review, plan approval, disconnections and field inspection shall be performed under the Utility Developer Extension Agreement application, water application and/ or side sewer connection permit processes.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06

Reviewer: Don Rust, 425-452-4856

6. STORM DRAINAGE

An off-site storm drainage easement will be required. Connection to the downstream storm drainage system shall by-pass the existing Crossroads Crest AKA Sonara storm water detention/water quality facility.

Authority: Bellevue City Code Title 24.06

Reviewer: Don Rust, 425-452-4856

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. FIRE TURNAROUND

An approved fire department turnaround is required within 150 feet of any dead end access road. The road into the parking lot should have a turnaround.

Authority: International Fire Code 503 & Bellevue Fire Department Development Standards

Reviewer: Adrian Jones, 425-452-6032

2. DETENTION VAULTS/PIPES IN ROADWAY

Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

Authority: Vehicle, Fire Truck, & Apparatus Loading, Development Services Handout B-1, January 2010

Reviewer: Adrian Jones, 425-452-6032

3. FIRE HYDRANT

Provide a fire hydrant at an approved location and within 50 feet of the Fire Department Connection.

Authority: International Fire Code 508 & Bellevue Fire Department Development Standards

Reviewer: Adrian Jones, 425-452-6032

4. FIRE DEPARTMENT CONNECTION

Provide a Fire Department Connection at an approved location at least 50 feet from the building.

Authority: Bellevue Fire Department Development Standards
Reviewer: Adrian Jones, 425-452-6032

5. ACCESS EASEMENT FOR PRIVATE ROAD WITHIN ADJACENT PROPERTY

The developer must obtain a signed and recorded access easement from the adjacent property owned by the LDS Church that has the private road which will serve as the access to the Eastside Torah Center. The access easement must be recorded before the issuance of the clearing and grade permit.

Transportation Department Design Manual Standard Drawings 7C.

Authority: Bellevue City Code 14.60.130
Reviewer: Rohini Nair, 425-452-2569

6. AGREEMENT FOR MAINTENANCE AND PAVEMENT RESTORATION OF THE ACCESS AFTER CONSTRUCTION OF THE EASTSIDE TORAH CENTER

The developer must have an agreement with the adjacent property owner, the LDS Church, regarding the maintenance and pavement restoration of the access after construction of the Eastside Torah Center

Authority: Bellevue City Code 14.60.130 and Transportation Department Design Manual 4F
Reviewer: Rohini Nair, 425-452-2569

7. 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:

- 1) Traffic signs and markings.
- 2) Pavement widening, curb, gutter, sidewalk, planter, 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.)
- 3) Handicapped ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
- 4) Installation or relocation of streetlights and related equipment. Undergrounding of utility lines.
- 5) Sight distance. (Show the required sight triangles and include any sight obstructions,

- including those off-site.)
- 6) Location of fixed objects in the sidewalk or near the driveway approach.
 - 7) Trench restoration within any right of way or access easement.

Specific requirements are detailed below:

- 8) The paved width on Northup Way must be widened to provide the minimum 5 feet paved width of a bike lane. The cross section will match the existing pavement width adjacent to the site frontage.
- 9) Curb, gutter, 6 feet wide concrete sidewalk and 4 feet wide planter strip are required on Northup Way. The new concrete sidewalk on the property frontage on Northup Way will end in an ADA compliant transition connection that ends at the existing driveway located at the east side of the property which serves the adjacent lot to the east. Sign notifying that the exiting driveway on Northup Way will not be used as an access to the Eastside Torah Center is required to be installed.
- 10) The existing driveway to the site from Northup Way must be removed and street frontage consistent with the adjacent frontage must be provided at that location.
- 11) The ramp at the southeast corner of the intersection of Northup Way and the private road must be made ADA compliant.
- 12) Any pavement disturbance on Northup Way will require overlay type of pavement restoration. The information must be shown on the plans. The developer must have an agreement with the owner of the private road regarding the pavement restoration of the private road.
- 13) Miscellaneous:

- ♦ The driveway to the Eastside Torah Center site, off the private road located west of the site, is to have a minimum width of 26 feet and is required to be built as per City of Bellevue standards. The width of 26 feet should be provided for at least the first fifty feet within the property. The width may be reduced after that and should meet with Fire Department approval. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing 7C.

- ♦ Driveway slope should not exceed 10% for the first 20 feet from the private road and shall not exceed 15% slope elsewhere. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

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

Authority: Bellevue City Code 14.60; Transportation Department Design Manual Sections 5; and Transportation Department Design Manual Standard Drawings 7C

Reviewer: Rohini Nair, 425-452-2569

8. 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:

- 1) Designated truck hauling routes.
- 2) Truck loading/unloading activities.
- 3) Location of construction fences.
- 4) Hours of construction and hauling.
- 5) Requirements for leasing of right of way or pedestrian easements.
- 6) Provisions for street sweeping, excavation and construction.
- 7) Location of construction signing and pedestrian detour routes.
- 8) 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: Bellevue City Code 11.70 & 14.30
Reviewer: Jon Regalia, 425-452-4599

9. CONSTRUCTION HOURS

Normal hours for allowed generation of noise related to construction are from between 7:00am and 6:00pm Monday through Friday and 9:00 am to 6:00pm on Saturdays. Noise related to construction is prohibited on Sundays and legal holidays. 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. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the construction, the Contractor must apply for a separate noise permit for review and approval by staff. Such requests shall be submitted two weeks prior to the scheduled onset of extended hour construction activity.

Authority: Bellevue City Code 9.18.020, .040
Reviewer: Carol Hamlin, 425-452-2731

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. PARKING AGREEMENT

Prior to building permit issuance, the applicant shall record the parking agreement with the adjacent LDS Church for 10 parking stalls. Such recorded document shall be submitted to the city prior to building permit issuance.

Authority: Land Use Code 20.20.590
Reviewer: Carol Hamlin, 425-452-2731

2. BUILDING DESIGN

In order to provide additional architectural interest, the applicant shall provide vertical lines to break up the height of the horizontal stripes. This shall be shown on the building permit plans prior to issuance.

Authority: Land Use Code 20.30B.140.B
Reviewer: Carol Hamlin, 425-452-2731

3. SOLID WASTE, RECYCLING & GARBAGE UPKEEP

The synagogue shall provide written document showing that Allied Waste has been contacted to establish adequate sizing of recycling and solid waste collection areas (12 square feet minimum) for this building.

Authority: Land Use Code 20.20.725
Reviewer: Carol Hamlin, 425-452-2731

4. AUTOMATIC SPRINKLERS

Provide automatic fire sprinklers throughout the new building per NFPA 13.

Authority: International Fire Code 903 & National Fire Protection Association 13
Reviewer: Adrian Jones, 425-452-6032

5. FIRE ALARM NOTIFICATION SYSTEM

Provide a fire alarm notification system throughout the building.

Authority: International Fire Code 907 & Bellevue City Code Ordinance 5749
Reviewer: Adrian Jones, 425-452-6032

6. DEMOLITION AND CONSTRUCTION

Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.

Authority: International Fire Code Chapter 14
Reviewer: Adrian Jones, 425-452-6032

7. BUILDING AND SITE PLANS – TRANSPORTATION

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 sight distance requirements, as shown on the engineering plans.

Authority: Bellevue City Code 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
Reviewer: Rohini Nair, 425-452-2569

8. EXISTING EASEMENTS

If there are utility easements contained on this site which are affected by this development, any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority: Bellevue City Code BCC 14.60.100
Reviewer: Jon Regalia, 425-452-4599

9. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance based on the impact fee rate at the time of building permit issuance. The current impact fee rate for a religious institution is \$1.02 per square feet of gross floor area. Therefore the current impact fee for a religious institution of size 8,773 square feet is estimated to be \$8,948.46. The impact fee rate will increase on 1/1/2013 and increase still further on 1/1/2016 to become \$1.53 and \$2.54 respectively. The impact fee as per the fee rate in effect at the time of building permit issuance will apply and the appropriate impact fee will be assessed accordingly. A credit will be given for the demolition of the existing house in the impact fee determination at the time of issuance of the building permit.

Authority: Bellevue City Code 22.16
Reviewer: Rohini Nair, 425-452-2569

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. LANDSCAPE ASSURANCE DEVICES

a. Landscape Installation Assurance Device

Prior to final certificate of occupancy, all site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan.

b. Landscape Maintenance Assurance Device

Prior to final certificate of occupancy, the applicant shall file with the Development Services Department a landscape maintenance assurance device for a one-year period; provide an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

Authority: Land Use Code 20.40.490
Reviewer: Carol Hamlin, 425-452-2731

2. PRIVATE ROAD

The pavement restoration on the private road as per the agreement with the adjacent property owner, the LDS Church, regarding the maintenance and pavement restoration of the access after construction of the Eastside Torah Center, must be completed.

Authority: Bellevue City Code 14.60.130 and Transportation Department Design Manual 4F

Reviewer: Rohini Nair, 425-452-2569

3. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the City Inspector. All transportation features affected by this development, including power sources, must be relocated as necessary. 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. Specific frontage improvements include:

- Driveway approach construction at the new driveway must achieve the correct width, and grade.
- Required sight distance at the new driveway must be achieved per Bellevue City Code 14.60.240.
- No fixed objects shall be located or allowed to remain within the required clear zone near the revised driveway approach.
- The abandoned driveway approach must be closed by removing pavement and installing sidewalk and planter strip. The planter strip must not block required sight lines.
- The overhead utility lines (except transmission lines) on Northup Way frontage must be placed underground.
- Curb ramps and sidewalk ramps must be ADA compliant.
- Pavement widening installed on Northup Way to provide a 5 feet wide bike lane.
- Curb, gutter, 4 feet wide planter and 6 feet wide concrete sidewalk must be provided along Northup Way. The new concrete sidewalk on the property frontage on Northup Way will end in an ADA compliant transition connection that ends at the existing driveway located at the east side of the property which serves the adjacent lot to the east. Sign notifying that the exiting driveway on Northup Way will not be used as an access to the Eastside Torah Center is required to be installed

Authority: Bellevue City Code 14.60; 110, 120, 150, 181, 240, 241; Transportation Department Design Manual Section 14; and Transportation Department Design Manual Standard Drawings

Reviewer: Rohini Nair, 425-452-2569

4. PAVEMENT RESTORATION

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

Northup Way: 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. Pavement restoration requirements will be specified in the right of way use permit conditions of approval.

Authority: Bellevue City Code 14.60. 250; Design Manual Design Standard #21
Reviewer: Jon Regalia, 425-452-4599

5. ADDRESS SIGN

Provide a sign at the access road noting the address for this location.

Authority: Bellevue Fire Department Development Standards
Reviewer: Adrian Jones, 425-452-6032