



MEMORANDUM

DATE: June 22, 2009
TO: East Bellevue Community Council
FROM: Sally Nichols, Associate Planner
SUBJECT: Islamic Center of Eastside, 09-113291-LD
14700 Main Street

Applicant Name/Project Contact: Robert Hall
Pacific Rim Architecture LTD 206-323-7626
Land Use Planner: Sally Nichols, 425-452-2727

The Islamic Center of Eastside has applied for administrative Design Review Approval and SEPA Determination to construct a new mosque/prayer hall at 14700 Main Street. This is a Process II land use decision.

The proposal site is .53 acres. The mosque/prayer hall that currently exists on this site will be demolished as part of this proposal. Circulation through the site will be one way with two curb cuts on Main Street. The new building will be three stories high and have a total of 26 parking stalls on-site, of which 9 will be located under the northern portion of the building. The mosque has had a parking agreement in place for the past ten years with the Later Day Saints Stake Center (adjacent property to the west) and this parking agreement will remain in place with the development of the new building. Connections between the two properties will be enhanced with new site improvements, including a pedestrian walkway with the Stake Center and landscaping.

The building, as currently proposed is a small, three story structure. The character of the building design will be contemporary in style, but it will have decorative and symbolic features which will reflect the rich tradition of Islamic architecture. These may include a dome over the entry court, decorative ceramic tile and structural, decorative elements over the elevator towers. A reflective pool and landscaping elements throughout the site will also echo the heritage of this building type. Preliminary building materials will include earthtone colors of masonry, a panelized curtain wall system, glass, and a metal roof. Large translucent panels will allow light into the prayer hall while still providing privacy. The upper roof deck will be used as a gathering and play space.

The entire site will receive new paving (including decorative paving along the southern portion of the site), landscape treatments and enhanced pedestrian environments, including the upgrade of the public streetscape with a new sidewalk and landscaping.

The site is located in an O (office) zoning district in the Wilburton/NE 8th Street neighborhood subarea. A religious building for a spiritual community is a permitted use. Adjacent land uses/zones include the following:

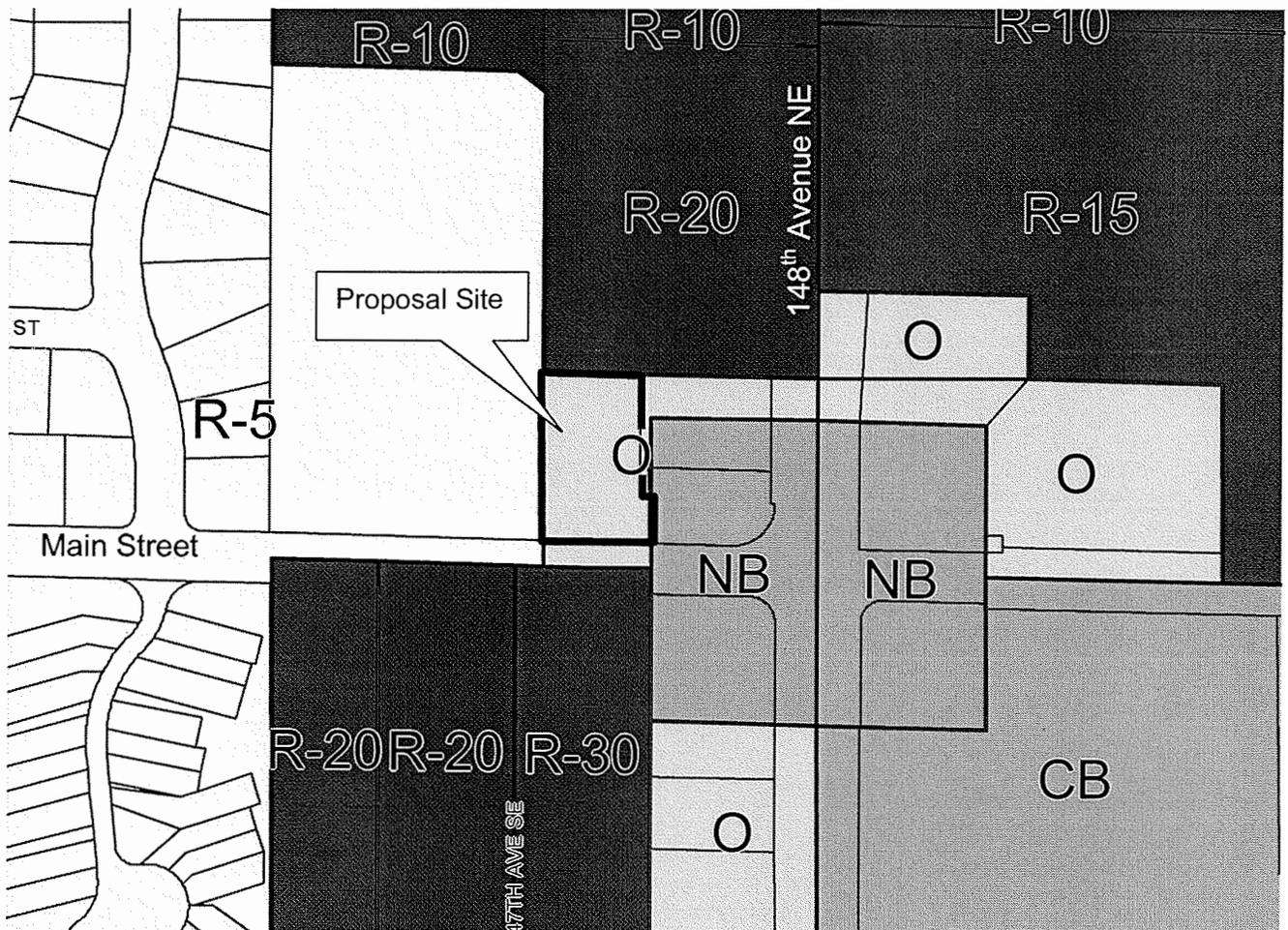
West: R-5, Later Day Saints Stake Center (church use)
North: R-20, multifamily residential development
East: NB (neighborhood commercial), convenience store and restaurant
South (across Main Street): R-30, multifamily residential development

Because the site is adjacent to residential zoning districts, it falls within the Transition Area Design District; thereby triggering Design Review approval and adherence to additional setback and landscape buffer requirements in Land Use Code Section 20.25B.

The structure setback and building height requirements are as follows:

Front Setback: 30 ft.
Rear Setback: 30 ft.
Side Setbacks: West – 30 ft. and East – 20 ft.
Building Height: 40 ft. plus an addition 13 ft. for mechanical equipment, including screening

Zoning Map



Aerial Photograph/Site Context

