



City of Bellevue
Department of Planning and Community Development
Land Use Division Staff Report

Proposal Name: **Crossroads II**

Proposal Address: 805 156th Avenue NE

Proposal Description: Proposal to construct a two-story 27,856 square foot office building with underground parking.

File Number: **06-122863-LD**

Applicant: Larry Calvin, MJR Development

Decisions Included: Design Review (Process II)

Planner: Mike Upston, AICP 425/452-2970

State Environmental Policy Act
Threshold Determination:

Determination of Non-Significance (DNS)

Carol V. Helland

Carol V. Helland,
Environmental Coordinator

Director's Decision:

Approval with Conditions

Carol V. Helland for

Matthew A. Terry,
Director, Dept. of Planning & Community Development

Notice of Decision Date: 3/22/07
Appeal Deadline: 4/5/07

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

I.	Request/Proposal Description.....	Pg. 2
II.	Site Description, Zoning & Land Use Context.....	Pg. 3
III.	Consistency with Land Use Code/Zoning Requirements.....	Pg. 3
IV.	Public Notice & Comment.....	Pg. 5
V.	Technical Review.....	Pg. 5
VI.	State Environmental Policy Act (SEPA).....	Pg. 7
VII.	Changes to Proposal Due to City Review.....	Pg. 9
VIII.	Decision Criteria.....	Pg. 9
IX.	Decision.....	Pg. 11
X.	Conditions of Approval.....	Pg. 11

ATTACHED:

- Exhibit A: Location & Zoning Maps
- Exhibit B: Comprehensive Plan Policies
- Exhibit C: Project Plans & Drawings

I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests Design Review approval to construct a two-story 27,856 square foot office building with underground parking.

A. Site Design

The site coverage of the new and existing buildings is 29%. Site and landscape design objectives focus on integrating the new building into the existing context through the use of plant materials consistent with project environs. The existing site has numerous mature evergreens and deciduous trees, and slopes gently from east to west. Further, the existing perimeter landscape buffers along NE 8th Street and the west and north property lines will be retained; no significant trees within the existing landscape buffers are proposed to be removed. Conditions of approval are included in section X of this report requiring tree protection measures and replacement of existing street trees damaged during construction. Additional conditions of approval require landscape installation and landscape maintenance assurance devices.

A landscaped gateway element has recently been constructed at the south-east corner of the property. This consists of a large, curved trellis that vertically reinforces the shape of the recent addition to the existing office building, along with curved art walls and pavement banding. The large existing trees, open grass areas along the street frontage, and gateway element at the corner provide a variety of spaces that can be used for short-term relaxing, eating, and sitting for people who work here, people waiting for the bus at the stop along NE 8th Street, and other pedestrians.

Signage is not shown on the plans, so a condition of approval is included in section X of this report requiring a Sign Permit application with Land Use Exemption from Design Review.

See Exhibit C for project plans and drawings.

B. Building Design

The building has been designed to be compatible, yet different from the classical style, form, scale and massing of the existing building. The larger existing office building on the site is a two-story, painted concrete structure with a strong pattern of vertical windows. The proposed building is of a relatively smaller scale, with a size and location on the site that won't have a negative visual impact on the adjacent residential uses. In fact, the relatively small scale allows it to recede into the site, presenting a minimal proportion of its façade to the street, and setting back from the existing office frontage.

The simplistic, period design of the existing building does not relate well to the surrounding residential, so a more contemporary aesthetic is used for the new building with softer and richer materials. The sloped roof form and brick masonry base are chosen to help this building serve as a transition between the existing office building and the adjacent residential uses.

See Exhibit C for project plans and drawings.

II. SITE DESCRIPTION, ZONING, & LAND USE CONTEXT

A. Site Description

The total site area is 159,219 square feet. There is an existing 42,600 square foot office building that recently received an addition on the east side near the corner of NE 8th Street and 156th Avenue NE. The site has numerous mature evergreen and deciduous trees, and slopes gently down from east to west. See Exhibit A for Location Map.

B. Zoning

The site, zoned Office (O), is located at the north-west corner of NE 8th Street and 156th Avenue NE (refer to Exhibit A for a Location Map and a Zoning Map). The site is also within the Transition Area Overlay Zone due to its location adjacent to the Single and Multi-Family zones to the north and west. In addition, the intersection of NE 8th Street and 156th Avenue NE is a Gateway Intersection, as designated in the Urban Design Element of the City's Comprehensive Plan.

C. Land Use Context

This commercial site sits among other commercial property to the east and residential uses to the west, lending it to serve as a transition between two different land uses. Following is a summary of these uses which, along with Exhibit A (Location and Zoning Maps), provide a description of this context.

East: *Crossroads Shopping Center (CB)*

West: *Existing office building (O), with Lamplighter Park Apartments beyond (R-30).*

North: *Existing office building (O), with Lamplighter Park Apartments beyond (R-30).*

South: *Bartell's Drugs and Ace Hardware (CB).*

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by Sec. 20.10.400 (Use Charts) and 20.25B (Transition Area Overlay District, Land Use Code). The use proposed for this project is permitted in the Office (O) District, but also subject to Design Review approval since it is located within the Transition Area Design District.

2. Dimensional Requirements

All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information.

	Permitted/Required	Proposed
Height (w/out bonus)	40 feet (30' basic + 10' allowable height increase with basement parking per LUC 20.25B.040.A)	35'-9" from average finish grade elevation to the mid-point of the pitched roof (see plan sheet A4.1).
Lot	35% (LUC 20.20.010)	29% combined existing and

Coverage		proposed buildings (see plan sheet A1.0 and summary on plan sheet A4.1).
Setbacks	30 feet from the property lines receiving transition (north and west) (LUC 20.25B.040.B.1) 30 feet from the front (south) property line (LUC 20.20.010)	113'-11" from the north. 30 feet from the west. 30 feet from the front. (see plan sheet A1.0)
Parking	4 stalls/1,000 net square feet (LUC 20.20.590.F.1) 55,731 SF = 55.73 x 4 = 223 stalls min. now 55.73 x 4.5 = 250 stalls min. future (LUC 20.20.590.F.1, note 1)	234 stalls provided, with open space area dedicated for 22 potential future stalls = 256; more than the required 250 (see plan sheet A1.0).
Landscape	Compliance with LUC 20.20.520 and 20.25B.040.C	The landscape plan complies with all Land Use Code landscape requirements. <u>In addition, conditions of approval are included in section X of this report requiring replacement of street trees damaged during construction, as well as landscape installation and maintenance assurance devices.</u>
Recycling & Solid Waste Collection Area	At least one area of a size measuring at least 112 SF, as calculated here (LUC 20.20.725). All containers shall be contained within a structure enclosed on all four sides, etc per LUC 20.25B.040.F. 2.0 SF/1,000 SF @ 55,731 SF = 112 SF min	An approximately 180 square foot area is designated on plan sheet A1.0 between stalls along the north edge of the parking area. <u>A condition of approval is included in section X of this report requiring all lids to be made of molded plastic or other sound-buffering material as required by LUC 20.25B.040.F).</u>
Mechanical Equipment	Locate on the roof or below grade and visually screen, unless this requirement is modified by the City for projects requiring discretionary approval per LUC 20.20.525.C.5 & 6.	All mechanical equipment will be located on the roof and screened behind an 8'-3" sloped parapet (refer to plan sheet A4.1).

IV. PUBLIC NOTICE AND COMMENT

Application Date: September 14, 2006
Application Completeness Date: December 19, 2006
Notice of Application published: January 4, 2007
Public Notice Sign installed: January 4, 2007
Minimum Comment Period ended: January 18, 2007

Although the minimum required public comment period ended on January 18, 2007, comments were accepted up to the date of this decision. No written public comments were received prior to finalization of this staff report.

V. TECHNICAL REVIEW

A. Planning & Community Development Dept/ Clearing & Grading Division

The Clearing & Grading Division has no comments or requirements for this Design Review; all comments are reserved for construction permit review.

B. Utilities Department

The City has adequate capacity for providing water, sanitary sewer and storm drainage service for this proposal.

See Section X of this report for Utilities Department related Conditions of Approval.

C. Transportation Department

Site Access and Street Frontage

Access to the proposed project will continue to be provided via a right turn in and right turn out driveway on 156th Avenue NE and a realigned full-access driveway onto NE 8th Street. Where the driveway is realigned, the applicant shall reconstruct curb, gutter, sidewalk to match existing improvements. As necessary, streetlights, street trees, fire hydrants, and any other elements shall be repositioned as directed by the Transportation Department reviewer. The remaining street frontage is currently up to standards, therefore the further construction of frontage improvements is not required.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of any sidewalks located outside the city right of way fronting this site. The applicant shall provide easements as needed to the City for location of signal and street light facilities consisting of above-grade boxes and/or below-grade vaults. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Holiday Construction & Traffic Restrictions

Construction activities such as hauling and lane closures will be allowed between November 15th and January 5th only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The

applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. This permit is issued directly by the Transportation Department.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are: *No Street Cuts Permitted*, *Overlay Required*, and *Standard Trench Restoration*. Each category has different trench restoration requirements associated with it.

156th Avenue NE near this project site has recently been overlaid. Therefore, it is classified as a *No Street Cuts Permitted* street; no street cuts are permitted without extraordinary restoration. NE 8th Street is classified as a *Standard Trench Restoration* street until it is resurfaced, which is scheduled for 2007. After resurfacing, it will be classified as a *No Street Cuts Permitted* street; again, no street cuts without extraordinary restoration. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

See Section X of this report for Transportation Department related Conditions of Approval.

D. Planning & Community Development Dept/ Building Division

The Building Division has no comments or requirements for this Design Review; all comments are reserved for construction permit review.

E. Fire Department

The Fire Department has no comments for this Design Review. However, Fire Department conditions of this Design Review approval are included in section X of this report for your use in preparing the building permit plans.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the *2006-2017 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) updated November 2006. This document is available in the Department of Planning and Community Development Records Room, Bellevue City Hall, 450 110th Ave NE. Transportation-related impacts associated with this project are consistent with the potential projected impacts analyzed in the 2006-2017 TFP EIS.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

NOISE

Given the project site's close proximity to residential uses, consideration of the construction noise and the noise created by garage fans will be particularly important. Therefore, conditions of approval pertaining to construction noise and noise created by the garage fans are included in section X of this report.

TRANSPORTATION

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2017 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2017 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Crossroads Plaza II lies within MMA 5, which has a 2017 total growth projection of 67,431 square feet. This development proposes 27,856 square feet. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate approximately 64 new p.m. peak hour trips; however, 69 trips were used to check for concurrency. City staff distributed and then assigned project-generated trips to the street network using the City's EMME-2 travel forecasting model with the current Capital Investment Program network. By adding the expected project-generated trips to the traffic volumes in the model, the area average levels of service were determined. To create a baseline condition for comparison, the levels of service were also determined using traffic volumes without the project-generated trips. In this project analysis, four system intersections received 20 or more p.m. peak hour trips. Neither the maximum area-average levels of service nor the congestion allowances were exceeded as a result of traffic generated from this proposal. Therefore, the proposed development passes the concurrency test. The concurrency analysis spread sheet and test results are included in the Transportation Department file for this development.

The rules of concurrency reservation are outlined in the Traffic Standards Code Director's Rules, updated May 23, 2001. The concurrency determination is reserved to this project at the land use decision date. The concurrency reservation expires one year from the land use decision date unless a complete building permit application is filed (BCC 14.10.010.D). At the time of a complete building permit application, the concurrency reservation remains in effect for the life of the building permit application, pursuant to BCC 23.05.160.F. At issuance of building permit, the concurrency reservation will be extended and remain in effect for one additional year (with the possibility of up to two one-year extensions) as provided for in BCC 23.05.160.E.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Traffic at the driveway along 156th Avenue NE will continue to be restricted to right turn in and right turn out as is enforced today by the placement of a "c" curb in the center of the street. In addition, the existing full-access driveway onto NE 8th Street will be relocated to the east by the applicant to better align with the driveway on the south side of NE 8th Street.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Building Exterior

The original proposal had underground parking access at the front side of the building facing NE 8th Street. This resulted in a large, gaping hole and more auto traffic on the most public-oriented façade. Through the Design Review process, the garage entrance was relocated to the rear of the building and the front façade was redesigned to present a more pedestrian-friendly face to NE 8th Street.

Site Design

The broad landscape area along the front/NE 8th Street side will be retained to preserve the continuity of this element along the street frontage, as will a significant number of large existing trees throughout the site.

VIII. DECISION CRITERIA

A. *The Director may approve, or approve with modifications, an application for Design Review if:*

1. The proposal is consistent with the Comprehensive Plan.

This project is consistent with the Comprehensive Plan, which includes policies that address the goals of site and building design, landscaping, and open space. See Exhibit B for a listing of the applicable Comprehensive Plan policies and discussion for how each is addressed by the proposal.

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

The proposal complies with all applicable requirements of the Land Use Code. Refer to section III of this report for specific information on Land Use Code consistency.

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

As conditioned, the proposal complies with all applicable Design Guidelines contained in LUC 20.25B.050, Transition Area Design District. Key points are summarized as follows:

Site Design Guidelines

Site development should maximize the retention of existing significant vegetation in order to soften the visual impact on adjacent residential uses (LUC 20.25B.050.A.3). Very little existing vegetation is proposed to be removed as the new building and parking is located on an existing surface parking area. The adjacent residential uses to the immediate north and west of the site will continue to be buffered by the retained large existing trees and landscape setbacks along the perimeter.

Surrounding vegetation, topography, street patterns, parking configuration, and building massing should be considered in order to result in a compatible fit between the proposed development and existing residential development (LUC 20.25B.050.A.4). The proposed building has been designed to be compatible with the existing office building, but with its smaller size and warmer materials also provides a transition to the adjacent residential uses. Auto access and parking are oriented internal to the site, with wide landscape setbacks containing existing mature trees and vegetation to serve as a buffer for the neighboring residential uses.

Building Design Guidelines

Building surfaces facing abutting residential districts should be clad with materials which are similar to or compatible with surrounding uses, and which minimize reflected lighting (LUC 20.25B.050.B.1). The building surfaces are proposed to be clad with a reddish brick masonry base with pre-cast concrete cap, beige colored stucco, a cornice element, and a standing seam metal roof in weathered copper. Glass will have a green tint in clear anodized frames. The focal point will be the glass entry with a large entry canopy in metal and glass, bracketed by wall elements. Sconce lighting fixtures set in a repetitive pattern along the building face will surround the pedestrian areas of the building, adding functional lighting and detail to the facade. The intent of this material selection is to help the building serve as a transition from the stark, rigid form of the existing office building to the softer forms of the adjacent residential uses.

Building facades should incorporate elements such as setbacks, offsets, angled facets, deep roof overhangs, recesses and other architectural features which serve to break down the scale (LUC 20.25B.050.B.2). The proposed office building is small in scale relative to the abutting residential and commercial buildings. In addition, a pitched roof is proposed, as well as a base wall element of brick, projected elements for stair and entry, and modulated window patterns to further diminish the scale of the building and provide architectural character.

Pitched roof forms are preferred in order to enhance the compatibility with nearby residential areas (LUC 20.25B.050.B.3). A pitched roof is proposed.

Materials and colors used on the building facades should be compatible with nearby residential buildings and the surrounding natural environment (LUC 20.25B.050.B.2). Proposed materials and colors are neutral and compatible.

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

As described in section I.B above, the building has been designed to be compatible, yet different from the classical style, form, scale and massing of the existing office building. The larger, simplistic, period design of the existing building does not relate well to the surrounding residential, so a more contemporary aesthetic is used for the new building with softer and richer materials. The sloped roof form and brick masonry base are

chosen to help this building serve as a transition between the existing office building and the adjacent residential uses. The proposed building is also of a relatively smaller scale, with a size and location on the site that won't have a negative visual impact on the adjacent residential uses.

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

All required public services and facilities are available to the site.

IX. DECISION

After conducting the various administrative reviews associated with the proposal, including applicable Land Use consistency, SEPA and City Code & Standard compliance reviews, the Director of Planning and Community Development does hereby APPROVE WITH CONDITIONS the subject proposal.

X. CONDITIONS OF APPROVAL:

The following conditions are imposed under the authority referenced:

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

1. CONSTRUCTION HOURS

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. 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. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. Such request shall include a noise analysis prepared by a noise consultant, including recommendations for achieving the noise limitations of the Noise Ordinance for new residential construction.

Authority: BCC 9.18.040
Reviewer: Mike Upston, 425-452-2970

2. USE OF BEST AVAILABLE NOISE ABATEMENT TECHNOLOGY

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

Authority: BCC 9.18.020F
Reviewer: Mike Upston

3. DAMAGE TO STREET TREES

Any existing street trees damaged during construction shall be replaced by the applicant with the same size and type, and planted as specified by Parks Dept tree planting standards.

Authority: LUC 20.20.520.E & 20.20.590
Reviewer: Mike Upston, 425-452-2970

4. PRELIMINARY DESIGN APPROVAL

The Utilities Department approval of the Design Review application is based on the preliminary utility design only. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust, 425-452-4856

5. UTILITY CODES & ENGINEERING STANDARDS

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Don Rust, (425) 452-4856

6. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly.

Authority: BCC 14.30.060
Reviewer: Jon Regalia (425) 452-4599

7. VEHICULAR ACCESS RESTRICTIONS

Access to this site from 156th Ave NE will continue to be restricted to right turn in and right turn out only.

Authority: BCC 14.60.150
Reviewer: Chris Dreaney (425) 452-5264

8. PROVISIONS FOR LOADING

The property owner shall provide an off-street loading space which can access a public street. The number and size of loading spaces must be equal to the maximum number and size of vehicles which would be simultaneously loaded or unloaded in connection with this proposal.

Authority: LUC 20.20.590.K.4
Reviewer: Chris Dreaney (425) 452-5264

B. PRIOR TO CLEARING & GRADING PERMIT: The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

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

Clearing and Grading Code - BCC 23.76	Savina Uzunow	425/452-7860
Bellevue Development Standards	"	
Transportation Code - BCC 14.60	Jeff Herb	425/452-4394
Trans. Improvement Program - BCC.22.16	"	
Right-of-Way Use Permit - BCC 14.30	Jon Regalia	425/425-4599
Bellevue Utilities Code - BCC Title 24	Don Rust	425/452-4856
Construction Codes - BCC Title 23	Tom Miller	425/452-5369
Land Use Code - BCC Title 20	Mike Upston	425/452-2970
Sign Code - BCC Title 22B	"	
Noise Control - BCC 9.18	"	
International Fire Code	Ted Erb	425/452-6034

2. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant will secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30
 Reviewer: Jon Regalia

3. TREE PROTECTION

Include on the project plans tree preservation detail Drawing #35, Tree Protection, of the City of Bellevue Development Standards.

Authority: BCC 23.76 and Bellevue Development Standards

Reviewer: Mike Upston

4. CONSTRUCTION PERIOD PEDESTRIAN ACCESS

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 foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

Authority: Bellevue City Code 14.30

Reviewer: Jon Regalia

5. CONSTRUCTION PARKING

The applicant will secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit. Note: A Temporary Use permit for parking may be required.

Authority: Bellevue City Code 14.30

Reviewer: Jon Regalia

6. 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. Specific requirements for the engineering plans include, but are not limited to:

- a) Traffic signs and markings.
- b) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
- c) Handicapped ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
- d) Installation or relocation of streetlights and related equipment.
- e) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site, per Development Standard TE-1.)
- f) Location of fixed objects in the sidewalk or near the driveway approach.
- g) Trench restoration within any right of way or access easement.

Authority: BCC 14.60; Transportation Department Design Manual

Reviewer: Chris Dreaney (425) 452-5264

7. STREET FRONTAGE IMPROVEMENTS

Where the driveway is realigned, the applicant shall reconstruct curb, gutter, sidewalk to match existing improvements. As necessary, streetlights, street trees, fire hydrants, and any other elements shall be relocated as directed by the Transportation Department reviewer. The relocated driveway approach shall be constructed as per the Design Manual Drawing DEV-6.

Authority: BCC 14.60.110; Transportation Department Design Manual
Reviewer: Chris Dreaney (425) 452-5264

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

1. PROJECT SIGNAGE

A sign plan in compliance with the Sign Code shall be submitted to the Permit Center for review and approval as an application for a Sign Permit with Land Use Exemption from Design Review.

Authority: BCC 22B.025
Reviewer: Mike Upston

2. GARAGE EXHAUST

Provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA.

Authority: BCC 9.18.030 and LUC 20.30F.145
Reviewer: Mike Upston

3. RECYCLING AND SOLID WASTE COLLECTION

All trash and recycling container lids shall be made of molded plastic or other sound-buffering material.

Authority: LUC 20.25B.040.F
Reviewer: Mike Upston

4. STREETScape

Any existing street trees damaged during construction shall be replaced with the same size and type, and planted as specified by Parks Dept tree planting standards.

Authority: LUC 20.20.520.E
Reviewer: Mike Upston

5. SPRINKLERS

Provide automatic fire sprinklers throughout the building and garage designed per NFPA 13.

Authority: International Fire Code (IFC) 903 & Bellevue City Code (BCC) 5675
Reviewer: Adrian Jones

6. ADDRESS

Provide a separate address for this building off of NE 8th Street.

Authority: IFC 506
Reviewer: Adrian Jones

7. FIRE DEPT CONNECTION

Provide a Fire Department Connection on NE 8th Street for the sprinklers in this building. the hydrant shall be located at least 50 feet from the building and within 50 feet of a fire hydrant.

Authority: Bellevue Fire Department Development Standards (BFDDS) Chapter 7
Reviewer: Adrian Jones

8. FIRE ALARM

Provide a fire alarm notification system throughout the building.

Authority: BCC 5675
Reviewer: Adrian Jones

9. ACCESS ROAD

The access road in front of the building shall have an unobstructed width of 26 feet for a fire apparatus access road.

Authority: BFDDS Chapter 3
Reviewer: Adrian Jones

10. TRANSPORTATION IMPACT FEE

This development is subject to the Transportation Improvement Program requirement to pay a traffic impact fee. The amount of the fee will be determined at the time of the building permit issuance. The fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Chris Dreaney (425) 452-5264

11. 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 and pedestrian sight distance requirements, as shown on the engineering plans.

Authority: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
Reviewer: Chris Dreaney (425) 452-5264

12. EASEMENTS FOR SIGNAL CONTROL & STREET LIGHT BOXES & VAULTS

The applicant shall provide easements as needed to the City for location of signal and street light facilities such as above-grade boxes and below-grade vaults.

Authority: BCC 14.60.100
Reviewer: Chris Dreaney (425) 452-5264

13. PEDESTRIAN EASEMENTS

The applicant shall provide sidewalk and utility easements to the City covering the entire area of the sidewalk adjacent to the site such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

Authority: BCC 14.60.100
Reviewer: Chris Dreaney (425) 452-5264

D. PRIOR TO TCO: The following conditions are required by City Code and supported by City Policy. These conditions shall be complied with prior to issuance of the Temporary Certificate of Occupancy (TCO):

1. LANDSCAPE INSTALLATION ASSURANCE DEVICE

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.

Authority: LUC 20.40.490

Reviewer: Mike Upston

2. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

The applicant shall file with the Dept of Planning & Community Development 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: LUC 20.40.490

Reviewer: Mike Upston

3. PAVEMENT RESTORATION

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

a) 156th Avenue NE: This street was recently overlaid and a five year no-street cut moratorium is currently in effect. Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required. This overlay shall be 50 feet on both side of damaged areas as a minimum requirement.

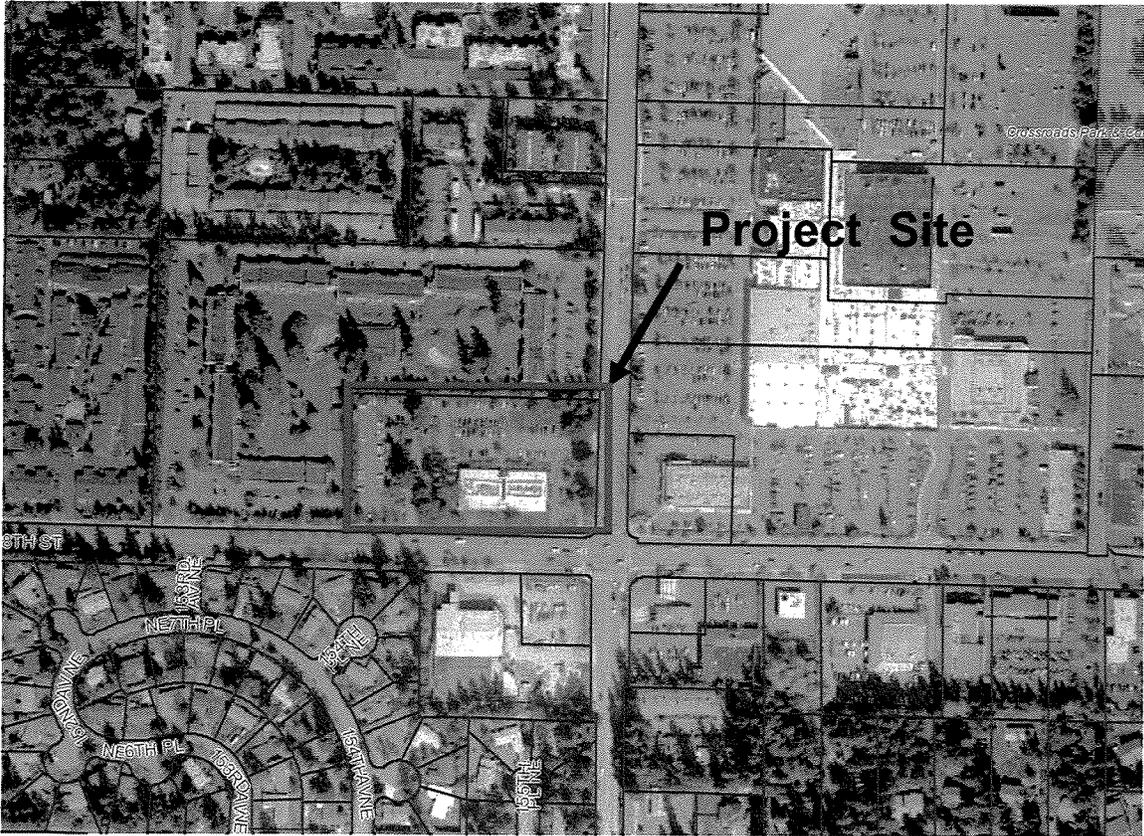
b) The City plans to resurface this street in the year 2007 after which a 5-year no-street-cut moratorium will be in effect. All necessary trenching and street cuts must be completed by that time. The Right of Way manager will determine the pavement restoration requirements.

Authority: BCC 14.60. 250; Design Manual Design Standard #21

Reviewer: Jon Regalia (425) 452-4599

Exhibit A
Location & Zoning Maps

Location Map



Zoning Map

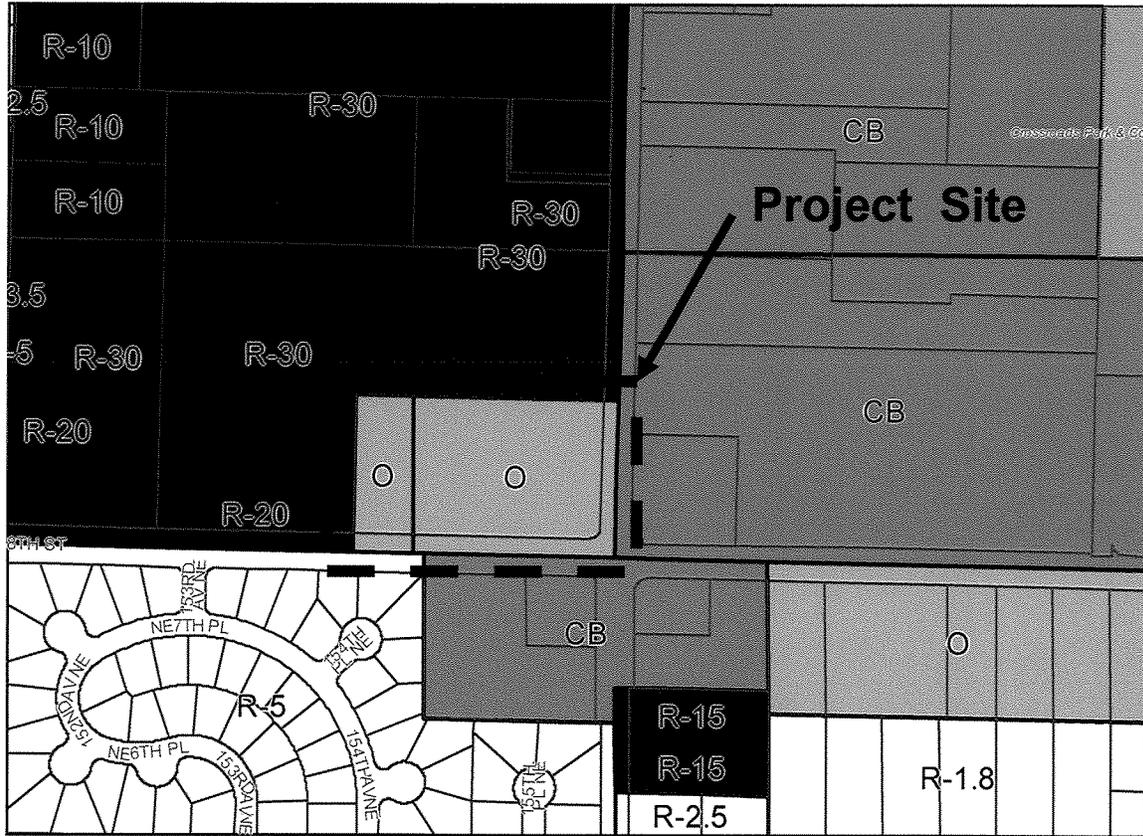


Exhibit B
Comprehensive Plan Policies

Comprehensive Plan Policies

Following are Comprehensive Plan policies relevant to the proposed Crossroads II office building development.

Site and Building design policies

Policy UD-1. Encourage high-quality, attractive, architecturally appealing designs for major buildings in order to create distinctive visual reference points in the community.

Policy UD-2. Support designs for the built environment that are visually stimulating and thoughtful and which convey excellence in architecture and workmanship, and durability in building materials.

Policy UD-3. Encourage a variety of site and building designs which are compatible and consistent with surrounding development and that implement the policies of this plan.

Policy UD-4. Ensure that development relates, connects, and continues design quality and site functions from site to site.

Policy UD-5. Include accessible and attractive places for the general public, employees and visitors to wait, to be outdoors, or to socialize in more intensive commercial development.

Policy UD-6. Design buildings located on the edge of public spaces using materials, forms, details and other architectural elements that will enrich the appearance of the places and encourage people to use them.

The building has been designed to be compatible, yet different from the classical style, form, scale and massing of the existing building. The larger existing office building on the site is a two-story, painted concrete structure with a strong pattern of vertical windows. The proposed building is of a relatively smaller scale, with a size and location on the site that won't have a negative visual impact on the adjacent residential uses. In fact, the relatively small scale allows it to recede into the site, presenting a minimal proportion of its façade to the street, and setting back from the existing office frontage. The simplistic period design of the existing building does not relate well to the surrounding residential, so a more contemporary aesthetic is used for the new building with softer and richer materials.

The sloped roof form and brick masonry base are chosen to help this building serve as a transition between the existing office building and the adjacent residential uses.

The location on the site enhances the existing office pedestrian and auto circulation patterns. The paving and landscape materials will match the existing for consistency.

Vegetation and Landscaping policies

Policy UD-14. Encourage seasonal color plantings in public and semi-public areas.

Policy UD-15. Use landscaping design that is urban in character in more urban settings.

Open Space policies

Policy UD-21. Encourage major development to integrate public and semi-public open spaces.

Site and landscape design objectives focus on integrating the new building into the existing context through the use of plant materials consistent with project environs. The existing site has numerous mature evergreens and deciduous trees, and slopes gently from east to west. Further, the existing perimeter landscape buffers along NE 8th Street and 156th Avenue NE will be retained; no significant trees within the existing landscape buffers are proposed to be removed, but all of the existing landscape areas will be upgraded with additional plantings (refer to Exhibit C, Project Plans).

A landscaped gateway element has recently been constructed at the south-east corner of the property. This consists of a large, curved trellis that vertically reinforces the shape of the recent addition to the existing office building, along with curved art walls and pavement banding. The large existing trees, open grass areas along the street frontage, and gateway element at the corner provide a variety of spaces that can be used for short-term relaxing, eating, and sitting for people who work here, people waiting for the bus at the stop along NE 8th Street, and other pedestrians.

Public Places and Connections

Policy UD-29. Provide a system of public spaces of various sizes and types throughout the community.

Policy UD-30. Ensure public spaces give access to sunlight, a sense of security, seating, landscaping, accessibility, and connections to surrounding uses and activities.

Policy UD-32. Ensure access to sunlight in major public spaces by avoiding building shadows during periods of the year and times of day when outdoor activity is most prevalent.

Sidewalks, Walkways, and Trails

Policy UD-38. Ensure continuous and ample sidewalks along principal, minor and collector arterials which are integrated with abutting land uses.

Policy UD-39. Include clear and ample walkways from street sidewalks and parking areas to building entrances and within and between developments as a part of the site design.

Policy UD-40. Ensure that sidewalks, walkways, and trails are furnished, where needed and appropriate, with lightning, seating, landscaping, street trees, trash receptacles, public art, bike racks, railings, handicap access, newspapers boxes etc. without interfering with pedestrian circulation.

The proposed publicly accessible spaces have been laid out to blend in with, and provide continuity to, the existing developed site. A new sidewalk will connect the new building to the existing building, and retained existing landscape areas with mature trees provide continuous greening throughout the site and especially along the NE 8th Street frontage. In addition, the existing gateway open space will be available to the public at all times, as well as ADA accessible. Finally, as mentioned above, the gateway treatment provides both an elegant transition to the site and a comfortable place to gather.