



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Mark Alguard, Kirkland Builders Group

LOCATION OF PROPOSAL: 15063 Bel-Red Road

DESCRIPTION OF PROPOSAL: Construct a 19,871 square foot three-story office building with 73 surface parking stalls, site landscaping and associated utilities.

FILE NUMBER: 06-133380-LD

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **August 30, 2007**.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Carole V. Holland
Environmental Coordinator

August 16, 2007
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

8/16/07
done Saari
Land Use

City of Bellevue Submittal Requirements

27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: MNR Development LLC

Proponent: MNR Development LLC

Contact Person: Mark Alguard

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 101 10th Ave Kirkland, WA 98033

Phone: 425-827-2234

Proposal Title: ~~DATA~~ Bel-Red Office

Proposal Location: 15063 Bel-Red Road Bel-Red Road & Northrup Way
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Flat, second growth Douglas Fir

2. Acreage of site: 1.14 Acres

3. Number of dwelling units/buildings to be demolished: 0

4. Number of dwelling units/buildings to be constructed: 1

5. Square footage of buildings to be demolished: 0

6. Square footage of buildings to be constructed: ~ 17,000

7. Quantity of earth movement (in cubic yards): 500 CY

8. Proposed land use: Office

9. Design features, including building height, number of stories and proposed exterior materials:

2 stories, masonry & cedar siding

10. Other

3 stories

RECEIVED

NOV 13 2006

Permit Processing

Estimated date of completion of the proposal or timing of phasing:

Permits
~~Permits Late Spring 2006, Construction Late Summer 2006~~
Completion Summer 2007

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Tree health survey

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

DL Application
Pre app conference 06-100310-DB

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Design Review Rezone
UDEA
Building Permit

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)?

5

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sand, clay

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Balanced cut/fill
Grading for Building Construction

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Minor weather related erosion to be controlled w/ BMPs

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

50%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

BMPs

Erosion control
per CBC permit
BCC 23.76

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

That typically associated with building construction

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

None needed

Construction dust
suppression measures
per BCC 23.76

3. WATER

a. Surface

(1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If

3 No



appropriate, state what stream or river it flows into.

No

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

During construction - to temp settling Pond
After construction From Roof and lot to detention vault
water will flow to city Storm system

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

On site detention

Storm detention
per COB + OSE
standards
BCC 24.06

4. Plants

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Approx ~~80%~~
50% of the site will be
cleared of vegetation

- c. List threatened or endangered species known to be on or near the site.

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native vegetation to be retained where possible.
Native plants to be used in landscaping
to the extent⁵ that they are available.



5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

None

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electric, Natural Gas

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

Those required by state code.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known

(1) Describe special emergency services that might be required.

None beyond the ordinary

(2) Proposed measures to reduce or control environmental health hazards, if any.

None needed

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Traffic

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction during work hours
Traffic during work hours

(3) Proposed measures to reduce or control noise impacts, if any:

~~None needed~~

Truck traffic noise +
Construction noise per
City's Noise
Ordinance
BCC 9.18

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

E, S-Medium Density Residential, W-office, N-light Manufacturing

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Office (O)

f. What is the current comprehensive plan designation of the site?

Not known

office

g. If applicable, what is the current shoreline master program designation of the site?

None

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

30

j. Approximately how many people would the completed project displace?

0

k. Proposed measures to avoid or reduce displacement impacts, if any:

None needed

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Design Review

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

None needed

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

up to 40 ft with bonuses

to make
to be verified
by Mt. Survey

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None needed - good design, design Review

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

off-site lighting
views
from adj.
properties



c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light or glare impacts, if any:

None needed

Shielded lights
Luc 2020.522

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None known

c. Proposed measures to reduce or control impacts, if any:

None needed

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to be from Bel-Red Road via easement to North

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

within walking distance

c. How many parking spaces would be completed project have? How many would the project eliminate?

Approx 70-80

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NO

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

access road/
driveway to be
paved from
Bel-Red Rd

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

~~Approx 50 trips~~ Peak in AM, PM

46
PM peak
hr.
trips
per Trip
Dist.
reg fr
traffic
impact
fee

g. Proposed measures to reduce or control transportation impacts, if any:

Those as required by the City of Bellevue

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not significant

b. Proposed measures to reduce or control direct impacts on public services, if any.

None needed

16. Utilities

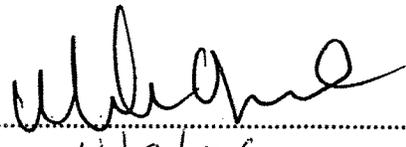
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Phone - PSE Storm - City of Bellevue
Cable - Comcast Sewer - City of Bellevue
Water - City of Bellevue Gas - PSE
Power - PSE

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....  Project Manager MNR LLC
Date Submitted..... 11/9/06





**City of Bellevue
Department of Planning and Community Development
Development Services Division Staff Report**

Proposal Name: Bel-Red Office Building
Proposal Address: 15063 Bel-Red Road
Proposal Description: Construct a 19,871 square foot three-story office building with 73 surface parking stalls, site landscaping and associated utilities.
File Number: 06-133380-LD
Applicant: Mark Alguard, Kirkland Builders Group
Decisions Included: Design Review with SEPA - Process II (LUC 20.30F)
Planner: Carol Saari *Saari*
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, Department of Planning and Community Development

Publication Date: August 16, 2007
Appeal Deadline: August 30, 2007

For information on how to appeal a proposal, visit the Permit Center at City Hall or call 425- 452-6880. 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.

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EXHIBITS

- A. Project Plans
- B. Vicinity Map
- C. Zoning Map
- D. Concurrency Certificate

I. Request / Proposal Description

The applicant requests Design Review approval to construct a 19,871 square foot three-story office building with 73 surface parking stalls, site landscaping and associated utilities on a 1.14 acre site. The proposal will gain access from NE 20th Street (approximately 1000 feet west of 156th Ave. NE). The site is located south of NE 20th Street at the end of a 340-foot long private road (which will be improved to meet City standards). The site is vacant so there will be no demolition of any structures.

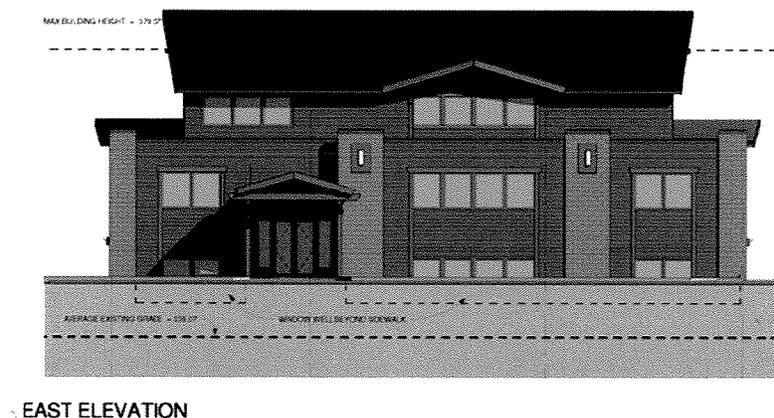
Two unique aspects to this project are the following:

- LEED: The applicant is striving for LEED¹ Silver status for this building.
- Car Lifts: 12 car lifts are proposed to provide more parking onsite to meet the number of parking stalls per code requirements. Green roof planting will be provided on the car lift roofs.

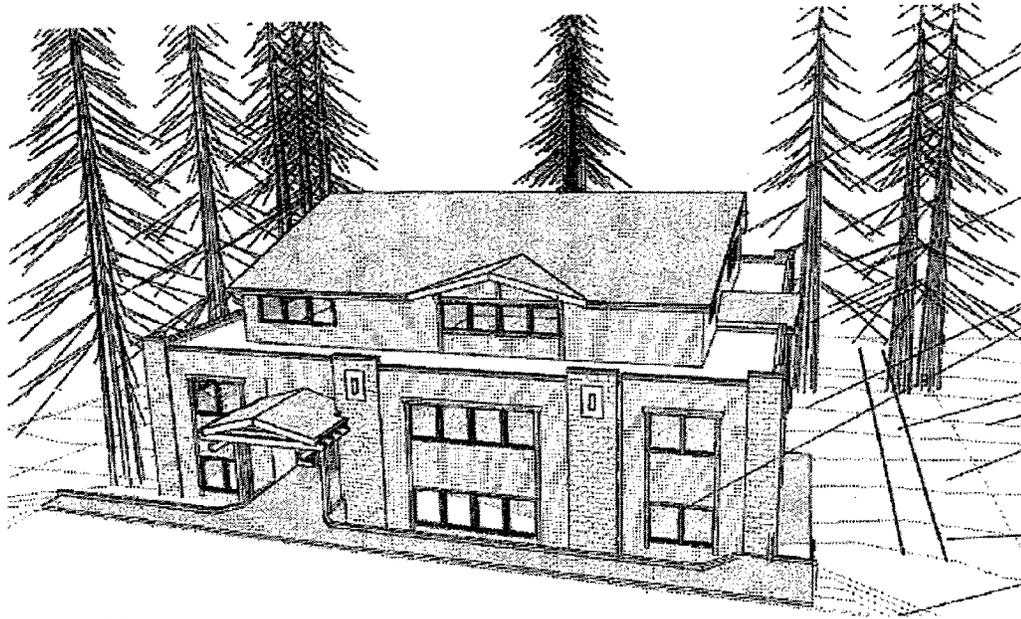
The structure design is a Pacific Northwest style with three floors of office space and a pitched roof. The entry to the building protrudes from the office building to provide a focal point for those entering the building and to provide rain shelter for those persons being dropped off. The entry canopy has a pitched roof to mimic the pitch of the roof. The building height is 40 feet from average existing grade to the mid-point of the pitched roof. Mechanical equipment will be located within the building and not on the rooftop.

The exterior building materials will be hardiplank and cedar siding. Vertical columns of CMU veneer (brick color) will be installed at the base of the building up to the top of the second floor to provide visual interest. The exterior wall colors will be natural tones (beige/brown tones) while the roof is dark grey composition shingles. The windows will be aluminum painted a natural tone. Wood trim will be installed on the exterior to provide definition. Samples of the proposed materials and colors are included in the project file.

See Exhibit A, Project Plans.



¹ LEED = LEED (Leadership in Energy and Environmental Design) Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. It provides certification for meeting certain “Green” standards. LEED emphasizes strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.



II. Site Context / Character

The site is located in the northeast area of Bellevue, on the south side of NE 20th Street about 1000 feet west of 156th Ave. NE. The site is located at the south end of a private road (approximately 340 feet), to which the subject property has a legal access easement. The site is undeveloped and forested with native trees, shrubs and groundcover. There is a slight slope to the property of about 6% (east is high, west is low). The site is not in a Community Council area.

The general vicinity has a mixture of land uses: a middle school (west), various retail uses, offices, multi-family development, a retirement home, restaurants and a daycare. **See Exhibit B, Vicinity Map.**

Directly north of the subject site is Work Source (formerly Custom Industries), to the south is Silver Glen multi-family development, to the east is a retirement center, and to the west are single family homes, some of which have been converted to home businesses.

III. Consistency with Land Use Code / Zoning Requirements

A. General Requirements of the Land Use Code

The site is zoned Office/Transition Area with conditions per Rezone Ordinance No. 2765. See Section III.B regarding discussion about the Rezone conditions and Transition Area requirements. Design Review is required since the site is within a Transition Area.

Adjacent properties to the north, east and west are also zoned Office. The property to the south is zoned R-30 zoning. **See Exhibit C, Zoning Map.**

The proposed development complies with the general requirements for Floor Area Ratio (FAR), building height, setback and lot coverage, impervious surface, parking layout and stall count and site landscaping. See Table 1 below:

Table 1
LAND USE CODE (LUC) REQUIREMENTS

CATEGORY	LUC REQUIREMENT	PROPOSED	Comments/ Conditions
Land Use Zone	Office/Transition Area and Rezone conditions per Ord.2765	No change.	See Section III.B for discussion on Transition Area requirements and Rezone conditions.
Proposed use: General Office	Permitted outright in the Office zoning district	Office use	Meets code.
Floor Area Ratio (FAR)	Maximum FAR 0.5	0.39	Meets code.
Required Parking	Minimum 72 stalls Maximum 75 stalls	73 stalls	Meets code.
Lot Coverage by Structure	35%	16%	Meets code.
Impervious Surface	80%	56%	Meets code.
Building Setbacks Front (North) Rear (South) Side (East) Side (West)	30 feet 30 feet 20 feet 20 feet	30 feet 30 feet 20 feet 140 feet	Meets code.
Site perimeter Landscap'g North South East West	10 feet wide 20 feet " 10 feet " 10 feet "	Min. 4 feet 10 inches 20 feet 10 feet 10 feet	South, east and west meets code. See Section VIII.A for Alternative Landscape Option for north perimeter landscape width reduction and tree retention reduction requests.
Exist'g Tree Protection: Site Interior & Site Perimeter	Interior: 15% of dia. inches Perimeter:100% of dia. inches	Interior: 10.87% Perimeter: 100%	
Building Height (measured from average existing grade)	30 feet; 40 feet to mid-point of pitched roof which includes Transition Area height bonus.	Applicant to clarify. Sheet A-1, Detail 2, portrays a roof mid-point slightly above the 40' height maximum which does not meet code.	Transition Area height bonus used: pitched roof and no mechanical equipment on roof. <u>See condition #X.C.1 regarding height clarification.</u>

B. Overlay District Requirements

1. Rezone Conditions per Ordinance No. 2765

In 1979, the property was zoned Office with the following conditions:

- 1.a. No residential development.
- 1.b. Design Review approval to ensure maximum preservation of vegetation.
- 1.c. Access from the north by means of a private easement.
- 1.d. No protest if a Local Improvement District is created for internal circulation.

Condition 1.e. (noted below) was removed by the Hearing Examiner in December 2006 (06-116036-LQ):

- 1.e. A 30-foot wide access and utility easement along the west property line.

The applicant requested this condition be removed in order to obtain a larger area for site improvements. Both the Transportation and Utility Departments stated that this easement was no longer necessary, so the Hearing Examiner removed condition 1.e.

To preserve significant trees to be retained (condition #1.b. above), tree protection will be required during the clearing and grading of the site. See condition #X.B.1.

As conditioned, the project meets all applicable Rezone conditions.

2. Transition Area Development Standards

As conditioned, the proposal will comply with the Transition Area Development Standards (20.25B.040.A-G) and Design Guidelines (20.25B.050.A-B).

a. Building Height

Building height in a Transition Area is measured from average existing grade to the midpoint of a pitched roof (between ridge and eave) or to the top of a flat roof, excluding the parapet but including rooftop mechanical equipment and satellite dish antennas over 18" in diameter. The basic permitted building height in the Office zone is 30-feet. However, 10-feet of additional building height may be approved, subject to compliance with the bonus provisions of this Code section.

The applicant has chosen to use two bonus elements, a pitched roof and no mechanical equipment on the roof, to increase the height of the structure from 30 feet to 40 feet. The proposed structure appears to be slightly over the 40-foot height limit to the mid-point of a pitched roof. The applicant will need to clarify Sheet A-1, Detail 2, which portrays a roof mid-point slightly above the 40' height maximum. A height survey will be required prior to pouring the foundation and prior to calling for the framing inspection. See conditions #X.C.1, D.5.

b. Structure Setback / Spacing

Primary structures may not be located closer than 30-feet from a zone receiving transition. The proposed structure has a 30-foot setback to the R-30 zoning district to the south.

c. Landscaping and Significant Tree Protection:

A 20-foot landscape buffer is required from a property receiving transition. The applicant proposes a 20-foot buffer which meets code requirements.

d. Site Design Standards

Screening of surface parking areas is required from ground level views of an abutting residential district. The screening may be accomplished by a berm, wall or hedge.

The proposal includes a surface parking stalls to the north of the 20-foot south landscape buffer. The applicant proposes a solid 4-foot high fence along the parking stalls. This will help screen vehicles and headlights from ground-level views or backyards. The fence together with the 20-foot wide buffer will provide adequate screening for the residential development to the south.

e. Site Design Guidelines

- 1) The proposed site circulation would not result in project traffic being directed through an abutting residential district of lower intensity.
- 2) A central location for refuse/recycling is proposed at the northern portion of the property to be as far away as possible from the residential development to the south and retirement center to the east.
- 3) A reduction of significant trees is requested by the applicant and discussed in Section VIII.A, Alternative Landscape Option.
- 4) The scale of the proposed development is compatible with the surrounding residential development. The building is not as massive as the Silver Glen multi-family development to the south or the retirement center to the east. The applicant proposes a building that has features of residential structures (i.e. pitched roof) and a Pacific Northwest character that will blend with the existing development in the immediate vicinity.

f. Building Design Guidelines

- 1) Building Exterior Materials: The exterior building materials will be hardiplank and cedar siding. Vertical columns of CMU veneer will be installed at the base of the building up to the top of the second floor to provide visual interest. The windows will be aluminum. Wood trim will be installed on the exterior to provide definition. The proposed materials are compatible with the surrounding development and will minimize reflected lighting.
- 2) Exterior Wall Offsets: The proposed structure includes offsets within the exterior walls on all sides. The offsets will provide visual interest and consistency with the

- residential character of the area.
- 3) Communication Devices: Rooftop Communication devices are not included in the proposal.
 - 4) Building Exterior Colors: The exterior wall colors will be natural tones (beige/brown tones) while the roof is dark grey composition shingles. The vertical CMU columns will be brick color. Window frames will be painted a natural tone.

As conditioned, the project meets Transition Area requirements.

IV. State Environmental Policy Act

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 the 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.

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. The Bel Red Office Project lies within MMA # 5, which has a 2017 total growth projection of 15,191 sq. ft. of office. This development proposes 19,788 sq. ft. of office use.

It is recognized that the TFP projections fall short in this area in terms of this proposed land use; however, the TFP is updated every two years at which time land use projections can be updated to meet current growth trends. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees, as described below.

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. See condition #X.C.2.

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 46 new p.m. peak hour trips. 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, one system intersection received 20 or more p.m. peak hour trips (#58). 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 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 issued together with this land use decision. See Exhibit D for the Certificate of Concurrency.

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 Certificate of Concurrency will remain in effect for the life of the building permit application, pursuant to BCC 23.05.090H.

At issuance of building permit, the Certificate of Concurrency 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 23.05.100.

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. Issues that were analyzed included pavement condition of the existing private road used for access, coordination of access with nearby businesses and sight distance.

NOISE

Noise will be generated from the construction phase of the development. The City of Bellevue Noise Ordinance, BCC 9.18 regulates hours of construction-related noise and the conditions under which they may be expanded. Residents located within the vicinity will be impacted by construction noise. Due to the close proximity of residences in the area, hours of construction are limited as noise mitigation. The best available noise abatement technology is required during construction. See conditions #X.A.1, A.2.

V. Summary of Technical Reviews

A. Utility Code

As part of the LEED certification, the applicant will reclaim water from the storm detention vault for irrigation. This has been reviewed and approved by the Utilities Department.

The Utilities Department approval of the Design Review application is based on a preliminary design for the utilities systems. Final engineering design for the utilities may require changes to the site layout or building size to accommodate the utility systems. Extension of the water, sewer and storm drainage systems is required by Code and Utility Engineering Standards. Developer Extension Agreements with the Utilities Department are required for site engineering approval. See condition #X.A.3.

B. Clearing and Grading Code

The plans and materials submitted for the project are sufficient for the Clearing and Grading section to approve the Design Review. Technical review will occur through the Clearing and Grading Permit.

C. Transportation Standards Code

Site Access

Access for the Bel Red Office site is located approximately 340 feet south of NE 20th Street (approximately 20 feet east from its intersection with Bel Red Road) via an existing private road and is restricted to right-in / right-out only. See condition #X.A.4. The pavement condition of the existing private road is substandard at best and will not be able to sustain the additional trip generation of this project. To mitigate appropriately, the developer will restore the pavement per Design Manual Drawing DEV-8 (6 inches asphalt over 2 inches minimum CTSC). See condition #X.B.2.

The new access for the project site will force a nearby business (AtWork!) to relocate its waste facilities. This was made known to AtWork! early in the permitting process for this project to ensure adequate coordination time between the two parties.

Sight distance at the private road connection to NE 20th street is in compliance with City codes and standards. Sight distance at the entrance to the project site from the private road is adequate as well. Landscaping at the site entrance, and in the parking area, has been modified to ensure that future growth will not obscure sight distance. All plans must accommodate required traffic markings, signs and driveway design. See condition #X.C.5.

Street Frontage Improvements

The Bel Red Office project is not required to provide street frontage improvements along NE 20th Street since the project site does not front City right-of-way. The developer will be responsible for any damage to City right-of-way caused by construction activities related to this project.

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed 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. See condition #X.A.5.

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. See condition #X.B.3.

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. 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.

NE 20th Street has been classified by the City as an "Overlay Required" street. Any cut into this street will require a full grind and overlay extending 50 feet from each side of the trench cut for the full width of the street. Additional restoration may be required at the discretion of the City's Right-of-Way Manager. See conditions #X.D.1, D.2.

D. Uniform Fire Code

The site development plans for this application generally conform to Fire Code requirements. However, there are a number of conditions that must be met prior to issuance of the building permit. These conditions include a paved access road, fire hydrant, fire sprinkler system and fire alarm system. See conditions #X.C.3.

VI. Public Notice and Comment

Application Date: November 13, 2006
Completeness Date: November 30, 2006
Notice of Application: December 28, 2006
Public Notice Sign: December 28, 2006
Minimum Comment Period: January 11, 2007

Although the minimum required public comment period ended on January 11, 2007, comments were accepted up to the date of this decision. The City received 7 phone calls of a general nature. Those who called were given information about how to become a party of record, but declined to do so. The City did not receive any written comments on the proposal. There are no parties of record.

VII. Changes to the Proposal as a Result of Staff Review

Staff requested revisions on January 26, 2007. The applicant submitted revisions on April 6, 2007.

Building Design:

- The east elevation was revised to provide a more prominent front entry into the building, instead of a recessed front entry.
- The applicant removed a sky light on the east elevation which was not compatible with the building design.
- The building design was revised to have a more Pacific Northwest character with residential components to be more compatible with the area.

Site Design:

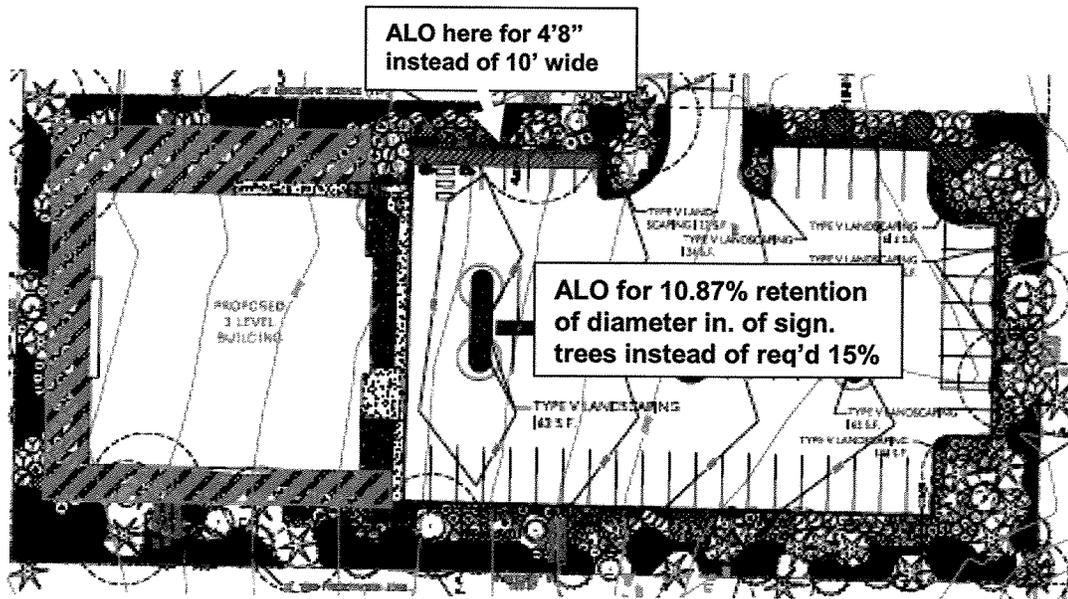
- The Transportation Department and Fire Department required a paved road 20-feet in width from site to Bel-Red Road (approximately 340 feet).
- Perimeter plant material heights were increased to meet code requirements.
- Seasonal plant color was provided at the driveway entrance.
- Site and building-mounted lighting was provided. Such lighting shall be shielded to prevent light spillover to adjacent properties. See condition #X.C.4.

VIII. Applicable Decision Criteria

A. Alternative Landscape Option

The applicant requests approval of Alternative Landscape Option, per LUC 20.20.520.J, for two modifications:

- (a) a modification of the width of the 10' wide north perimeter landscape buffer; and
- (b) a reduction in the number of diameter inches of significant trees to be saved.



Landscape Plan

The Director may approve a modification if:

1. **The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements.**

The proposed landscape plan represents an equal or better result than that which could be achieved by strictly following the requirements of the code.

- (a) North Perimeter Landscape Buffer: The applicant requests a modification of a portion of the 10' wide north perimeter landscape buffer to 4'8" wide. Due to the existing 10' wide access and utility easement² adjacent to the parking lot, an area approximately 61' by 4'8" wide does not meet the 10' minimum width requirement for perimeter landscaping (as measured from the edge of the easement). However, the proposed landscaping complies with the stated purpose of LUC 20.20.520.G to provide visual separation of use and visual screening of the parking area. The proposed landscape planting, including the easement, which is not improved at this time (but could be at a later date), is 14'8" wide. The planting provided in this area complies with all the requirements of Type III landscaping, including mix of deciduous and evergreen trees, located 30' on center maximum, with 3.5' height shrubs and groundcovers densely spaced so that the ground is covered within three years. Over time, the effect will be a densely planted landscape screen

² This access and utility easement (King County Recording # 7808221051) is 10' wide for 125 lineal feet from the access drive. It is for the benefit of At Work! for future public road circulation to the south (through the subject site to the Silver Glen property). This circulation plan been abandoned by the City, per the Transportation Department. There are no existing utilities within this easement area. It is unused and forested at this time. If At Work! were to use this easement in the future, the area would be available.

adjacent to At Work!. For a majority of the 330 lineal feet along this north perimeter, the applicant has provided over 30' wide of landscape buffer. The total Type III perimeter landscaping provided along the perimeter of the north property line exceeds the square footage requirement by almost double (3,000 square feet required; 6,742 square feet proposed).

- (b) Interior Significant Trees: The applicant requests to reduce the number of diameter inches of significant trees to be retained from 15% to 10.87%. The site has a total of 1076 interior diameter inches of significant trees. 15% of the total is 161 diameter inches. The applicant proposes to save 117 diameter inches or 10.87% of the diameter inches of interior significant trees. The removal of interior trees is necessary in order to accommodate the required parking stalls and aisle widths for the development. The site area is 1.14 acres with approximately 94 trees. Of these, the development proposal retains 37 significant trees, or 39% of the total site trees by number. Protection of the trees to be saved will be required. See condition #X.B.1. Although the code refers to the number of diameter inches to be saved (not the number of trees), the proposal does retain 37 significant trees which is 10.87% of the number of diameter inches to be retained. Along the south perimeter (20' wide transition buffer), 19 trees will be saved. These 19 trees along with new vegetation will provide a very effective screen to the residents to the south. A large amount of existing native under-story on the site is proposed to be retained. Additionally, invasive under-story vegetation is proposed to be removed. Additional plantings on the site are predominately in the form of native materials. Drought tolerant plantings are incorporated throughout the planting design, and no turf material is proposed to be installed. As mentioned above, 6,742 square feet of additional perimeter landscaping is proposed to be planting with the native plant materials. Of the total 65 new trees to be planted onsite, 28 trees will be planted at installed heights of 8-10' which will provide effective screening and visual relief for the parking area.

The proposed landscaping and tree retention plan for the site is a better result than what could be achieved by strictly following the requirements of the code.

2. The proposed landscaping complies with the stated purpose of subsection A and with the purpose and intent of paragraphs F.1 and G of this section.

The proposed landscape plan complies with the stated purpose and intent of paragraphs F.1 and G of this section. The plan will provide a visual barrier of existing native and new native/ornamental landscape material between the proposal site and adjacent At Work! property to the north. The reduction in the number of diameter inches of significant trees to be saved will be compensated by more evergreen trees and native shrubs and groundcover on the site. The increased tree height (up to 10' height) will also help with screening and vegetative cover on the site. Overall, the applicant has proposed a generous landscape plan with numerous plantings above that required by code, including seasonal color at the driveway entrance.

3. **If a modification of any paragraph excluding subsection E of this section is requested, the proposed landscaping either:**
- (a) **Incorporates the increased retention of significant trees and naturally occurring undergrowth, or**
 - (b) **Better accommodates or improves the existing physical conditions of the subject property, or**
 - (c) **Incorporates elements to provide for wind protection or to maintain solar access, or**
 - (d) **Incorporates elements to protect or improve water quality.**

The proposal meets 3(b) above. The proposal better accommodates the existing physical condition of the property by enhancing the existing native plant material onsite with additional native plantings. The result is a cohesive mix of established retained trees and native under-story intermixed with additional native under-story and mid-canopy tree plantings, enhanced by the removal of non-native invasive plant species on the site.

4. **If a modification of subsection E of this section is requested, the proposal either:**
- (a) **Incorporates the retention of significant trees equal in number to what would otherwise be required; or**
 - (b) **Incorporates the retention of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site.**

The proposal meets 4(b) above. The site development landscape plan incorporates the retention of natural vegetation in several consolidated locations and includes 6,742 square feet of Type III landscape area along the north perimeter (over double that required by code of 3,300 square feet). The proposal also includes consolidated native vegetation within the 20' wide landscape buffer along the south (adjacent to multi-family). This area will have supplemental native landscaping and trees planted up to 10' in height to promote the vegetated character of the site.

Based upon the above, the two requests for Alternative Landscape Option have been approved.

B. Design Review Criteria Land Use Code 20.30F.145

The Director may approve or approve with modifications an application for Design Review if it complies with the Decision Criteria, LUC 20.30F.145. The following conclusions are made with regard to the Decision Criteria:

1. The proposal is consistent with the Comprehensive Plan.

The site is located in the Crossroads Subarea. The Comprehensive Plan designation for the site is Office which is consistent with the Office zoning designation. The same designations (Office zoning designation and Office Comprehensive Plan map designation) apply to adjacent properties to the north, east and west. The property immediately to the south, zoned R-30, is designated as Multi-family high density in the Comprehensive Plan. This is the property which requires a transition from this office project through the Design Review process.

The proposal, as conditioned, will be consistent with the Comprehensive Plan. The property will be developed with an office building which is a consistent use with the Comprehensive Plan map designation of Office. The proposal is consistent with the following Comprehensive Plan goals and policies:

- **Economic Development Goal:** To pursue a strong local economy consistent with a sustainable natural environment and a high quality of life in order to provide: Employment and other economic opportunities for residents of Bellevue and the central Puget Sound region.

The proposal will be providing employment opportunities with the office use which will locate in the building. The project site is located adjacent to the Bel-Red Transportation Corridor. Transit lines and an extensive mix of businesses including office, retail, and food establishments are located within walking distance which will provide amenities to employees.

As conditioned, significant trees along the perimeter will be retained and protected. See condition #X.B.1. New native vegetation will be planted along the site perimeter and within the parking area to enhance the native vegetation and northwest character of the site. A landscape maintenance assurance device is required. See condition #X.D.3.

- **Urban Design Policy UD-59:** Assure that more intense development is compatible with adjacent, less intense development by incorporating elements in site and building design that soften the impact from commercial to residential areas or from multifamily to single-family areas.

The proposal incorporates the Transition Area requirements of LUC 20.25B which strives for compatibility with adjacent residential properties. Because of the Transition Area requirements, the applicant provided a building will a pitched roof, exterior materials and colors compatible with Pacific Northwest residential development. Also, there are increased setbacks and more intense landscaping adjacent to the residential zoned property in order to soften the effect of the proposal. Proposed signs must be architecturally compatible with the building. See condition #X.D.4.

- **Land Use Policy 9:** Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

As discussed earlier, the proposed building is designed to be compatible with the surrounding built environment with a Pacific Northwest character in appearance through the provision compatible building exterior materials and colors, a pitched roof, residential scale windows, exterior wall offsets, and a visually pleasing façade.

- **Land Use Policy 16:** Promote a variety of techniques to preserve open space and key natural features, such as sensitive site planning, conservation easements, and open space taxation.

The applicant is proposing to save the perimeter significant trees and 10.87% of the diameter inches of interior significant trees. New native plantings will supplement the existing trees and vegetation to remain. These plantings include native trees to be

installed up to 10' in height to provide an effective screen. The project has incorporated sensitive site planning to preserve the natural environment, when possible.

- **Crossroads Subarea Policy S-CR-1:** Maintain land uses as depicted on the Land Use Plan (Figure S-CR-1).

The proposed office use will be consistent with the Office designation on the Land Use Plan map.

- **Crossroads Subarea Policy S-CR-39:** Assure the use of existing vegetation as a screen between differing uses and which provide landscaping on new development.

The proposal meets this policy by retaining the existing healthy significant trees along the south perimeter adjacent to the multi-family development. Generous landscaping of new native trees (planted at heights up to 10 feet), shrubs and groundcover will supplement the existing native vegetation to remain. Both the existing and proposed vegetation will provide screening to the differing use (multi-family development) to the south.

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

As conditioned, the proposal complies with all of the standard dimensional requirements for building height, setback and lot coverage (LUC 20.20.010), parking count and dimension (LUC 20.20.590), site landscaping (LUC 20.20.520, LUC 20.20.900) with Alternative Landscape Option (LUC 20.20.520.J) and the special requirements for development in a Transition Area (LUC 20.25B).

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

The proposal addresses the site design guidelines for development in a Transition Area by: 1) not directing the project traffic through an abutting residential district; 2) not having a refuse collection area facing an abutting residential district; and 3) providing a generous landscape buffer between the proposed building/parking area and multi-family development to the south.

The building design guidelines are addressed through the provision of exterior wall offsets, a pitched roof, residential scale windows and a visually pleasing facade. The applicant has submitted samples of the proposed building exterior materials and colors, which have a Pacific Northwest character in appearance and are compatible with the site context.

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

The proposal is compatible with and responsive to the existing and intended character, appearance, quality of development, and physical characteristics of the subject property and immediate vicinity. The site currently contains medium to dense native vegetation, and the proposed site development will retain and enhance a large portion of this vegetation, thus retaining the Northwest forest character of the site. Additionally, the building is designed to be built of natural and natural toned materials, and a residential

character roof in order to blend in well with the multi-family and nursing buildings located to the south and east of this site.

The scale, massing, and exterior appearance of the proposed development are compatible with existing development in the immediate vicinity and intended Pacific Northwest character of the area. The facade design, exterior colors and materials and site perimeter landscaping all contribute to contextual compatibility.

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

The site has access to water, sewer, garbage/recycling and electrical/gas services. Storm drainage controls and site access from NE 20th Street will be provided and will meet City standards. As conditioned, fire protection will be adequate. The public facilities are adequate to support the proposal.

IX. DECISION OF THE DIRECTOR

The Director of the Department of Planning and Community Development does hereby APPROVE WITH CONDITIONS the subject proposal.

X. CONDITIONS OF APPROVAL

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: Carol Saari, 425-452-2731

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: Carol Saari, 425-452-2731

3. PRELIMINARY UTILITY DESIGN

- a. The Utilities Department approval of the Design Review application is based on the preliminary utility design. 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: Rob Hutchinson, 425-452-7903

- b. 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. The side sewer connection to Bel-Red Road will require special coordination with adjacent properties and possible maintenance and joint use agreements.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Rob Hutchinson, 425-452-7903

4. VEHICULAR ACCESS RESTRICTIONS

Access to this site from NE 20th Street will continue to be restricted to right-turn-in and right-turn-out only.

Authority: BCC 14.60.150
Reviewer: Ray Godinez, 425-452-7915

5. 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

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 permit application:

1. TREE PROTECTION

Significant trees to be retained shall be shown on the clearing and grading plans. Include on the project plans tree preservation detail Drawing #35, Tree Protection, of the City of Bellevue Development Standards.

Authority: LUC 20.20.520, LUC 20.20.900, BCC 23.76;
Bellevue Development Standards
Reviewer: Carol Saari, 425-452-2731

2. 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 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.

Authority: BCC 14.60; Transportation Department Design Manual
Reviewer: Ray Godinez, 425-452-7915

3. 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.

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, 425-452-4599

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

1. BUILDING HEIGHT

The applicant shall clarify Sheet A-1, Detail 2, which portrays a roof mid-point slightly above the 40' height maximum allowed. If above 40', the roof shall be lowered to meet this requirement. The applicant shall provide elevation drawings (all sides) which show the mid-point of the pitched roof, maximum building height (per code) and proposed building height to the mid-point of the pitched roof.

Authority: LUC 20.25B.040.A
Reviewer: Carol Saari, 425-452-2731

2. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance. The impact fee is \$25,526.52. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: BCC 22.16
Reviewer: Ray Godinez, 425-452-7915

3. FIRE DEPARTMENT CONDITIONS:

- a. The access road shall be paved a minimum of 20 feet wide, unobstructed with no parking on either side.

Authority: IFC 503 & BCC 5675
Reviewer: Adrian Jones, 425-452-6032

- b. Post "Fire Lanes-No Parking" per Bellevue Standards on both sides of the entrance to the property and along the west side of the parking lot island facing the building.

Authority: IFC 503.3
Reviewer: Adrian Jones, 425-452-6032

- c. Detention vaults and pipes in the roadway or parking lot 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: BDI 11/90
Reviewer: Adrian Jones, 425-452-6032

- d. Provide a fire hydrant at least 50 feet away from the building and within 50 feet of the Fire Department Connection.

Authority: IFC 508
Reviewer: Adrian Jones, 425-452-6032

- e. The available fire flow at the fire hydrant shall be a minimum of 1,500 gallons per minute.

Authority: IFC Appendix B
Reviewer: Adrian Jones, 425-452-6032

- f. Provide automatic fire sprinklers throughout the building designed per NFPA 13.

Authority: IFC903
Reviewer: Adrian Jones, 425-452-6032

- g. Provide a Fire Department Connection at an approved location at least 50 feet from the building and within 50 feet of a fire hydrant.

Authority: IFC 903.3.7
Reviewer: Adrian Jones, 425-452-6032

- h. Provide a fire alarm notification system throughout the building.

Authority: IFC 907 & BCO 5675
Reviewer: Adrian Jones, 425-452-6032

- i. 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

4. SHIELDED SITE AND BUILDING LIGHTING

Onsite lighting and building-mounted lighting shall be shielded to prevent light spillover to adjacent properties.

Authority: LUC 20.20.522
Reviewer: Carol Saari, 425-452-2731

5. 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: Ray Godinez, 425-452-7915

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

1. TRANSPORTATION IMPROVEMENTS

All transportation improvements must be constructed by the applicant and accepted by the City Inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction. Specific requirements are detailed below.

Pavement restoration per DEV-8 with limits as shown on accompanying construction drawings (approximately 5 feet north beyond the property line of the AtWork! facility).

Authority: BCC 14.60.090, 110, 120, 150, 181, 200, 210, 240, 241;
Transportation Dept. Design Manual Standard Drawings DEV-8.
Reviewer: Ray Godinez, 425-452-7915

2. PAVEMENT RESTORATION

Pavement restoration to repair damaged street surfaces shall be provided as follows:

NE 20th Street: 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. Minimum pavement restoration requirements are a full grind and overlay extending 50 feet from each side of the trench cut for the full width of the street. Additional pavement restoration may be required at the discretion of the City's right-of-way manager.

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

3. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

The applicant shall submit a cost estimate for all of the site landscaping, per the City approved landscape plan, and a notarized assignment of savings equal to 20% of the total cost of the landscaping (minus the cost of the irrigation system). Approximately one year after City approval of site landscape installation the City's project reviewer shall inspect the landscape (or upon commencement of the growing season if the one year period ends during the dormant period). After all damaged, dead or dying plants are replaced, the performance assurance device shall be released in full to the applicant. If the landscape is not restored within a reasonable period of time, the City may use the assignment to pay the cost of restoring the landscape per the approved plan.

Authority: LUC 20.20.520.K.1 and 2
Reviewer: Carol Saari, 425-452-2731

4. SIGN PERMIT

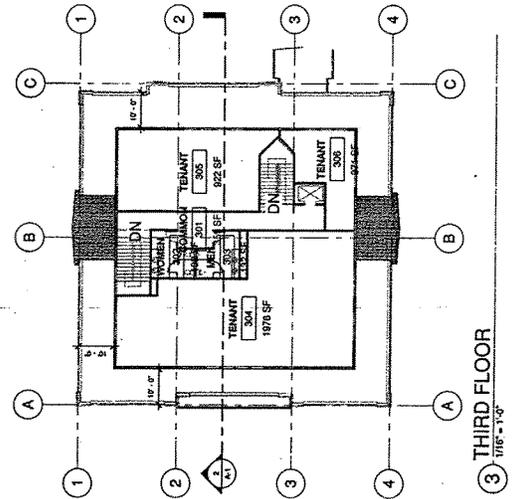
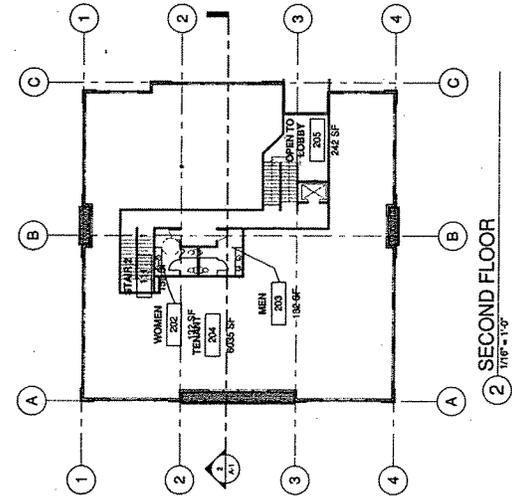
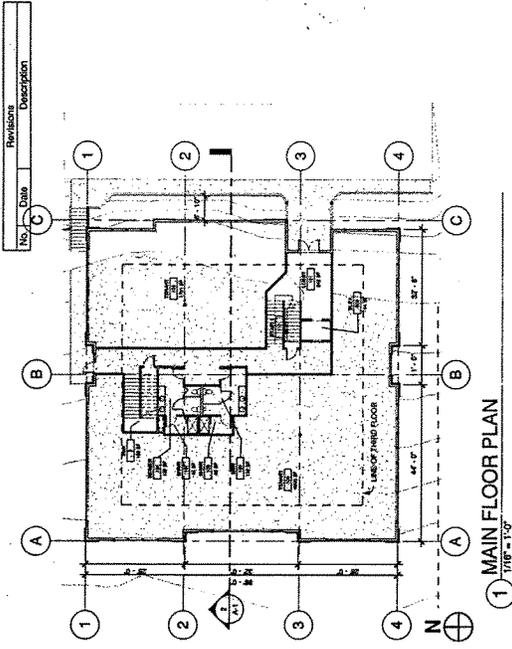
The applicant shall submit a sign permit application for free-standing and building-mounted signs. All proposed signs must be architecturally compatible with the building.

Authority: LUC 20.25B.040.G
Reviewer: Carol Saari, 425-452-2731

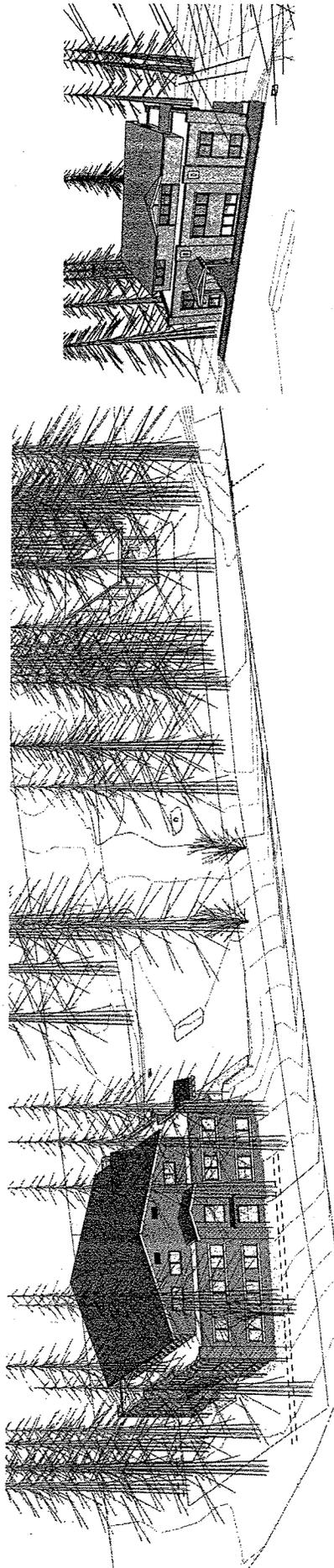
5. HEIGHT SURVEY

A height survey will be required prior to pouring the foundation and prior to calling for the framing inspection.

Authority: LUC 20.25B.040
Reviewer: Carol Saari, 425-452-2731

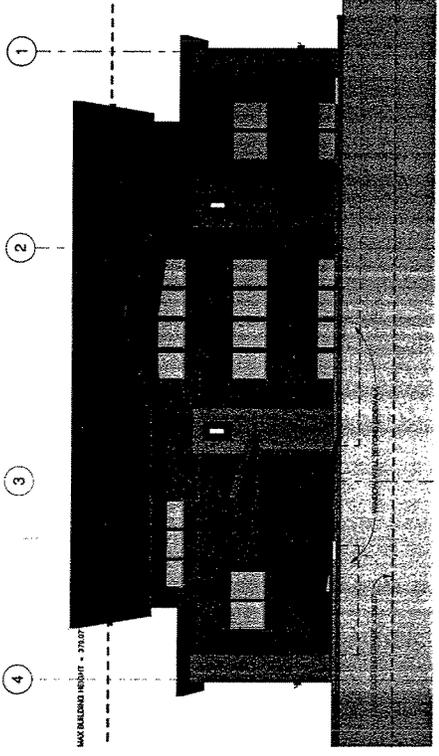


No.	Date	Description
C		

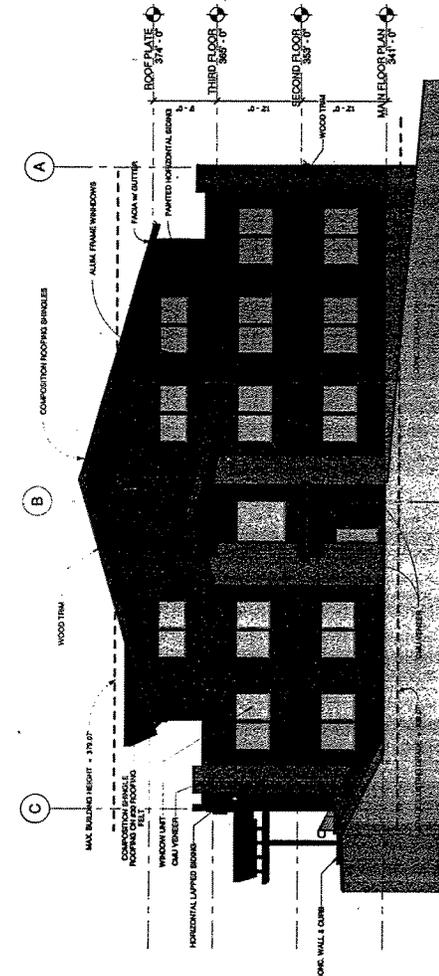


5 BIRDSEYE

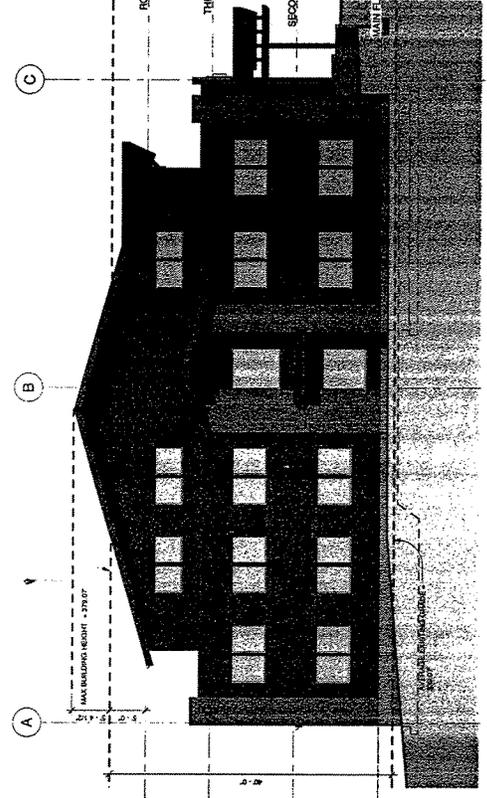
No.	Date	Revisions Description



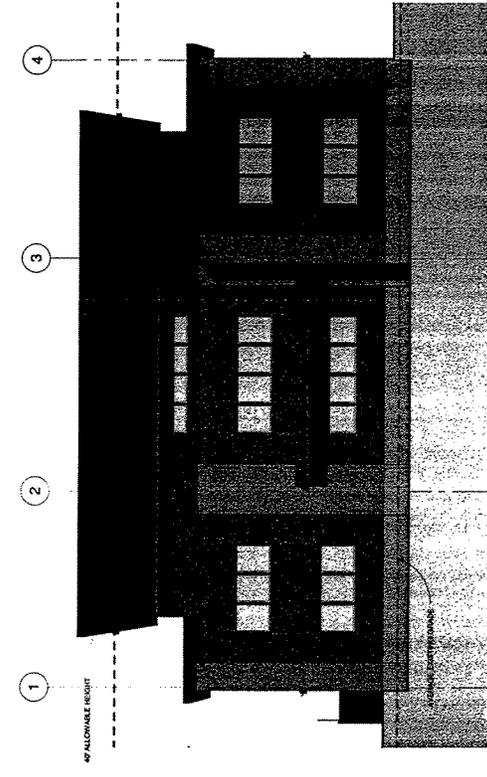
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

OFFICE BUILDING
1000 S. 1st St. - 1st Floor
Alexandria, VA
703-428-0200

Perdue Hubbard Architects
1712 North Oak Park, Brook VA
TEL: 402-622-0200

PROJ. NO. 060004.DC
DRAWN BY:
CHECKED BY:
DATE:
ELEVATION:

Zoning Map



CERTIFICATE OF CONCURRENCY

BEL RED OFFICE

This certificate documents the Transportation Department Director's decision that the development project at 15063 Bel Red Road (Design Review File No. 06-133380 LD) complies with the requirements of the Traffic Standards Code (BCC 14.10). This decision reserves 46 p.m. peak hour trips to that project, subject to Process II appeal of either the concurrency determination or the Design Review decision. A building permit application (File No. 07-123316 BB) was filed for the project on June 22, 2007, and deemed complete on June 27, 2007. This concurrency reservation will remain in effect for the life of the building permit application (BCC 23.05.090.H). Upon issuance of the building permit, concurrency is reserved for one year; the applicant may request up to two one-year extensions (BCC 23.05.100E).



Director, Transportation Department

Date

8/16/07

Certificate No. 40