



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 14-124283-LA

Project Name/Address: International Society for Krishna Consciousness and Primary School/12501 NE Bellevue-Redmond Road

Planner: Laurie Tyler

Phone Number: (425)-452-2728

**Minimum Comment Period: November 3, 2016, 5PM**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:



## SEPA Environmental Checklist

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [supplemental sheet for nonproject actions \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
*International Society for Krishna Consciousness/ Primary School*
2. Name of applicant: [\[help\]](#)  
*ISKCON of WA*
3. Address and phone number of applicant and contact person: [\[help\]](#)  
*1420 228<sup>th</sup> Ave SE, Sammamish, WA 98075*  
*Contact: Harry Terhanian, (425) 499-6408*
4. Date checklist prepared: [\[help\]](#)  
*October 10, 2016*
5. Agency requesting checklist: [\[help\]](#)  
*City of Bellevue*
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) **ACUP**  
*Construction to begin upon approval of building permit & ~~CUP~~*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
*None anticipated*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)  
*None known*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
*None known*
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)  
~~*Conditional Use Approval (in progress)*~~ **Administrative Conditional Use Permit**  
*Buildind Permit (in progress)*
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)  
*1.15 acre site with existing 23,246 sq. ft. office building.*  
*Proposed project will convert 10,946 sq. ft. of building into a Krishna Temple and 6,485 sq. ft. into a Primary School. An existing 5,815 sq. ft. medical office will remain.*
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or

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boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Address: 12501 Bel-Red Road, Bellevue, WA 98005

Legal Description: Kietz home acres add parcel 2 Bellevue short plat no 77-51 rec no 7707130879

Property Tax No: 385490-0022

## B. Environmental Elements [\[help\]](#)

### 1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one):  Flat,  rolling,  hilly,  steep slopes,  mountainous, other: *Site is an existing office development. No significant changes to grades are proposed.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
*No changes to slopes proposed for site.*  
**There is a small, non-significant slope to the west between the subject property and adjacent property to the west, due to the grade change between the two properties.**
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)  
*No significant soil removal proposed.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)  
*None known.*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)  
*Excavation is limited to installation of foundations at trash corral and new exterior stair. No proposed significant changes to grading are proposed.* **Minor grading will occur for installation of outdoor play areas for the primary school.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)  
*Erosion control during Construction is expected to be minimal. The drawings include temporary erosion control measures. No new erosion is anticipated related to the proposed uses.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
*81.7% impervious surface existing. No net change proposed.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
*Temporary control during construction, as proposed on drawings.*

### 2. Air [\[help\]](#)

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- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)  
*No significant new emissions are anticipated. There will be some exhaust emissions from construction equipment (temporary) and car traffic (long-term), but these are similar to the emissions from the existing use.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
*None known*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
*None anticipated.*

Construction dust mitigation measures per Clear & Grade Code: BCC 23.76

3. Water [\[help\]](#)

a. Surface Water :

- 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 appropriate, state what stream or river it flows into. [\[help\]](#)  
*None known*
- 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. [\[help\]](#)  
*None anticipated*
- 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. [\[help\]](#)  
*None anticipated*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
*None anticipated*
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)  
*Not within flood plain*
- 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. [\[help\]](#)  
*None proposed or anticipated*

Project subject to Utility Code BCC 24.06 and any required Utility permits.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

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withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

*None proposed*

- 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. [\[help\]](#)

*None proposed*

c. Water runoff (including stormwater):

- 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. [\[help\]](#)

*Exisiting storm water system to be maintained and upgraded to accommodated storm water flow. No additional significant runoff anticipated.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

*None anticipated. Storm water upgrades proposed to meet requirements for new work proposed.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

*No changes anticipated or proposed*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*Storm water system upgrades per submitted storm water report.*

#### 4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*Minimal changes are proposed for Landscaping. Removed landscape to be replaced & exisitgn repaired to meet current*

*standards.*

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)  
*None known*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)  
*Existing landscaping will be maintained/ repaired.*
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)  
*None known*

## 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other: *Click here to enter text.*  
mammals: deer, bear, elk, beaver, other: *Click here to enter text.*  
fish: bass, salmon, trout, herring, shellfish, other: *None observed*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
*None known*
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
*None known*
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
*None proposed. Site is an existing office development. Change of use does not create any anticipated impact to local wildlife, which is minimal due to commercial character of area.*
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)  
*None known*

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)  
*The Building energy use will remain similar to existing conditions: electricity & gas for lighting, heating, and cooking at small temple/ School kitchen.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)  
*No affect anticipated.*

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- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)  
*No proposed changes to energy control.*

## 7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)  
*None anticipated*

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)  
*None anticipated, existing office building is a long exositng condition on site.*
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)  
*None known*
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)  
*None anticipated*
- 4) Describe special emergency services that might be required. [\[help\]](#)  
*None known*
- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)  
*None anticipated as necessary, beyond typical erision control during construction.*

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)  
*Bel-Red is a busy road, with associated traffic noise.*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indi-cate what hours noise would come from the site. [\[help\]](#)  
*Short term construction noise will occur in daytime hours.  
Long term traffic noise from Temple attendance & noise from Children's recess anticipated, but are in keeping with commercial character of the area.*
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)  
*Abticipated noise is minimal and keeping in nature of commercial surroundings.*

Construction noise will be limited to the City's Noise Ordinance BCC 9.18

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## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)  
*Current use is Office. Nearby sites are also office/commercial. The proposed land use includes a new shared parking agreement with a neighbor for evenings & weekends.*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)  
*No farm lands or forest nearby or in recent past.*
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)  
*No.*
- c. Describe any structures on the site. [\[help\]](#)  
*Existing office building to remain. Alterations are primarily internal.*
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
*No*
- e. What is the current zoning classification of the site? [\[help\]](#)  
~~Office/ Residential Transit~~ **Bel-Red - Office, Residential Transition (BR-ORT)**
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
~~Office/ Residential Transit~~ **Bel-Red - Office, Residential Transition (BR-ORT)**
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
*Not Applicable*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) **Not applicable.**  
*None known*
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
*No residences proposed. Current medical office staff to remain, teachers for 100 students, and a few priests.*
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
*No people or businesses to be displaced*
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
*Not applicable*

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- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
*Proposed uses are allowed in this area by Conditional Use review, which is in progress. Temple hours are offset from typical office/ commercial hours of adjacent uses.*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
*Not applicable - surrounding area is built up and commercial.*

## 9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
*None proposed*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
*No housing existing on site*
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
*Not applicable*

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
*No change in height is proposed. No proposed change in principal exterior materials*
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
*No changes proposed that will alter or obstruct views*
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
*Not applicable*

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
*No changes proposed that will impact light or glare*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
*No new hazards are anticipated*
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
*None known*

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- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
*Not applicable*

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)  
*None known*
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
*No displacement proposed*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
*Not applicable*

## 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)  
*None known*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)  
*None known*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)  
*Proposed work preserves most existing site conditions and is confined to construction of trash enclosure and of small PLayer area, both within existing parking lot.*
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)  
*Not applicable*

## 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
*The project site is primarily served by an existing driveway access to Bel-Red Road.*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
*Yes the project site is served by public transit with a bus*

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*stop located 1 block to the west on Bel-Red Road that serves King County Metro route 226.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)  
*The existing site has 76 parking stalls. With the proposed development, on-site parking would be reduced to a total of 64 parking stalls.*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)  
*No*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)  
*No*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)  
*The project proposal would generate a total of 438 vehicle trips per weekday (78 trips for Temple and 360 trips for school). A total of 34 vehicle trips are expected to be generated during the 4:00-5:00 p.m. peak hour on a weekday. The trip generation estimates were based on City trip rates, anticipated school enrollment, and estimated temple attendance on a weekday.*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)  
*No*
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
*A shared parking agreement has been established with the adjacent building to help accommodate potential parking spillover.*

#### 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)  
*None anticipated*
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
*No impacts anticipated*

#### 16. Utilities [\[help\]](#)

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- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other  
*Electricity, gas, water, refuse service, telephone & sanitary  
sewer all existing*
- c. 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. [\[help\]](#)  
*Existing utilities to be continued; no new proposed*

**C. Signature** [\[help\]](#)

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.

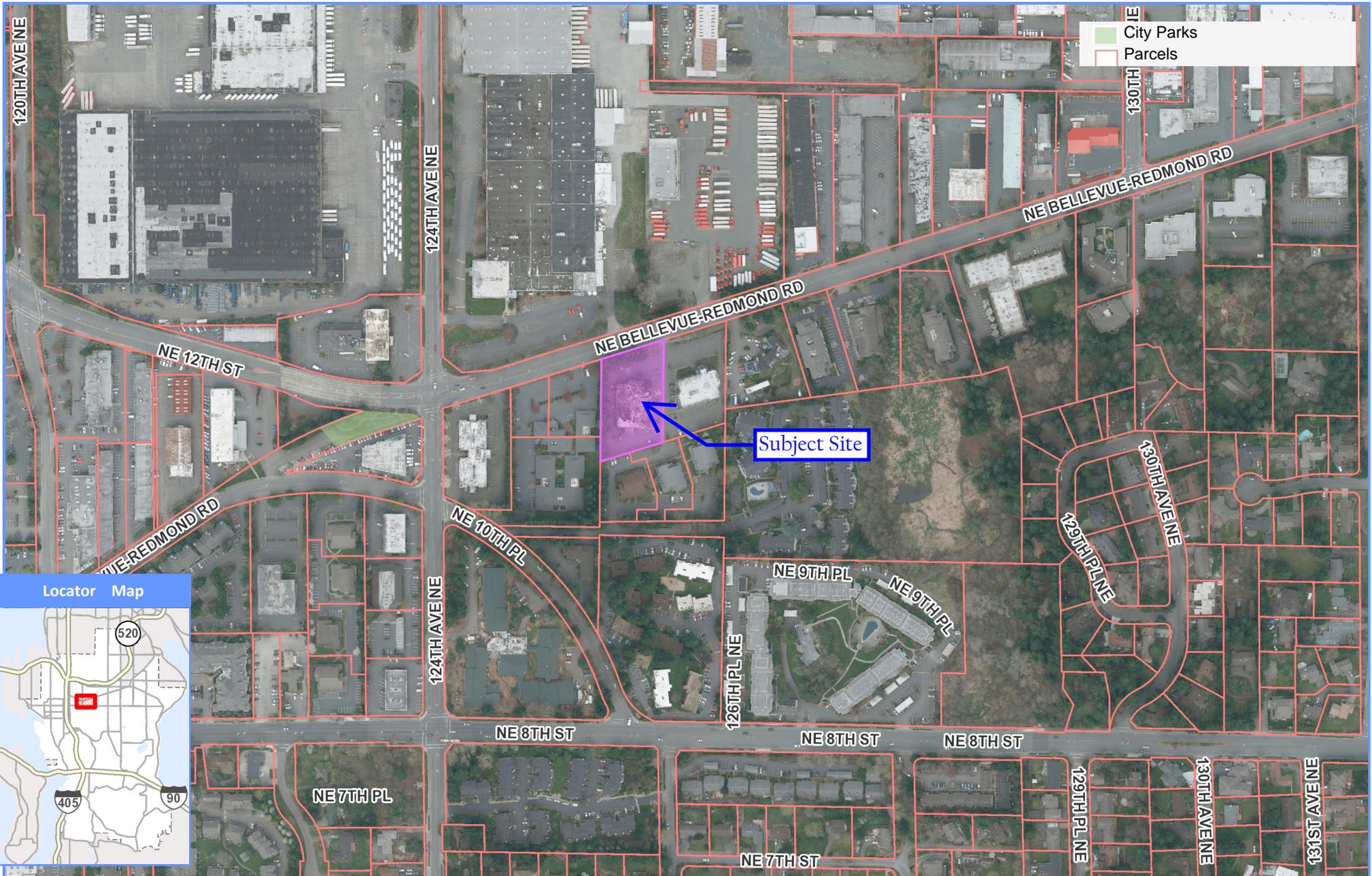
Signature:  \_\_\_\_\_

Name of signee: *Jamie Trendera*

Position and Agency/Organization: *Freiheit & Ho Architects Inc., P.S.*

Date Submitted: *October 13, 2016*

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# 12501 NE Bel-Red Road



Scale 1: 4,365      Feet



## MEMORANDUM

**DATE:** September 22, 2016

**TO:** Molly Johnson / Laurie Tyler  
City of Bellevue

**FROM:** Jeff Schramm  
TENW

**SUBJECT:** Krishna Temple and Primary School  
Traffic and Parking Analysis FINAL  
TENW Project No. 4836

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This memorandum documents the final traffic and the parking analysis for the proposed Krishna Temple and Primary School. This version is intended to supersede the previous Memos and present updated traffic and parking analyses for the proposed Krishna Temple and Primary School. This document includes a project description, trip generation, evaluation of on-site circulation, parking demand calculations, review of City code parking requirements, and a summary.

### Project Description

The Krishna Temple and Primary School site is located at 12501 Bel-Red Road in Bellevue. The existing site includes a 23,246 square foot office building which will remain.

The project proposal would convert most of the existing office use into remodeled space for the Temple and Primary School. The temple would utilize 10,946 square feet and the primary school 6,485 square feet. The school's estimated enrollment capacity is 100 students. An existing medical office use would continue to utilize 5,815 square feet of the current building. The total building area would remain at 23,246 sf.

Vehicular access to the site is provided via an existing driveway on Bel-Red Road located on the north end of the site. It is anticipated the existing access will remain a full access driveway. A preliminary site plan is provided in **Attachment A**.

### Trip Generation

The weekday PM peak hour trip generation associated with the project was determined using established generation rates included in the City of Bellevue Transportation Impact Fee Program, 2013 Update. Daily trip generation was estimated based on the anticipated student enrollment, school start and end times, and anticipated temple attendance on a weekday. **Table 1** summarizes the daily and PM peak hour trip generation estimates for the Temple and School activities. The detailed trip generation calculations are included in **Attachment B**.

**Table 1.**  
**Krishna Temple and Primary School Trip Generation Summary**

Time Period	Temple Trip Generation			School Trip Generation		
	In	Out	Total	In	Out	Total
Weekday Daily	39	39	78	180	180	360
Weekday PM Peak Hour	5	1	6	12	16	28

As shown in **Table 1**, the proposed Temple is estimated to generate about 78 weekday daily trips with 6 trips occurring during the weekday PM peak hour. The proposed school is estimated to generate about 360 daily trips with 28 generated during the weekday PM peak hour.

## On-Site Circulation

The current site utilizes a main entrance that exits north to Bel-Red Road. This entrance is also shared with the adjacent property to the east. There is also a southern entrance that shares access to an adjacent property to the south, and allows access to NE 10<sup>th</sup> Place south of the site. This entrance allows access to NE 10<sup>th</sup> Place to the south of the site. There is a main drive aisle that connects the north and south access points of the site and separates the existing building to the building to the east.

The existing building has 74 standard parking stalls and 2 ADA stalls for a total of 76 stalls. Parking stalls on the north and the west sides of the building are angled to allow one-way, counterclockwise movement around the building. The main drive aisle to the east of the building supports two-way movement for parking stalls on the east and south sides of the building.

With the proposed development and site plan, the on-site parking would be modified to include a reduced total of 64 parking stalls (61 standard and 3 ADA). With the addition of the playground area, about 12 parking stalls would be lost.

Parent drop-off and pick-up for the School is anticipated to occur for about 75 percent of the students. The other 25 percent of the students (younger students) are anticipated to be dropped-off and picked-up by parents that park in the available stalls around the building, and walk into the building to drop-off and pick-up their student. An average vehicle occupancy (AVO) of 1.2 was assumed to account for parent drop-offs with multiple students, which results in 83 inbound and 83 outbound vehicle trips in the morning and afternoon/evening periods.

The pick-up/drop-off area for parents is anticipated to be located in the parking stalls adjacent to the south side of the building nearest the south entry doors and ADA stalls.

## Parking Demand Analysis

To estimate parking demand for the proposed Temple and School, parking demand was calculated separately for the school (students/staff/visitors), church, and the existing medical office. Each land use has a different hourly variation throughout a normal weekday which has an effect on determining when the total peak parking demand for the building occurs. These hourly variations provide opportunities for shared parking use between the temple, school, and medical office. Furthermore, parking demand for parent pick-up and drop-offs were calculated separately, as the parking demand of student pick-up and drop-off occurs twice a day and is different than parking for school staff during the school day, and temple visitors in the evening.

The *ITE Parking Generation Manual, 4<sup>th</sup> Edition* was used to obtain a peak demand rate for the medical office and office based on the size of each use. Parking demand for the Temple was based on a single caretaker on site from 8:00 a.m. to 5:00 p.m. as well as evening activities (both large and small) which would only occur occasionally. The following assumptions were made to develop the peak demand estimate and hourly variation in parking demand throughout a typical weekday for each of the building uses:

### School – Enrollment

1. The size of the school is based on total number of students (100 capacity).
2. School starts around 8:30 a.m., and ends around 3:30 p.m.
3. The peak demand rate is based on an activities-based approach that accounts for staff separately from parent pick-up and drop-offs.
4. The hourly variation is based on school hours and after-school activities.

### School – Parent Drop-Offs/Pick-ups

1. The size is based on the number of students (100 capacity).
2. Average vehicle occupancy (AVO) is assumed to be 1.2 people per vehicle, which accounts for some vehicles with multiple students.
3. The peak demand rate is based on the assumption that 1 vehicle per student will be arriving/departing; assuming that one parent will pick up one student as a conservative estimate.
4. 75 percent of the students are expected will be dropped-off and picked-up by parents without parking. The remaining 25 percent are assumed to have parents park when dropping and picking up students, primarily for younger age students.
5. The hourly variation assumes that majority of drop-offs will occur near the school start time, and pick-ups will occur around 3:30 P.M. when school ends.

### Temple

- The size of temple is based on 10,946 square feet.
- Peak demand based on single caretaker during the day from 8:00 a.m. to 5:00 p.m.
- Weekday evening activities at the temple are assumed to occur between 6:30 and 10:00 p.m. The largest anticipated typical weekday evening events will have up to 75 people with an average vehicle occupancy (AVO) of 2.0.

### Medical Office

1. The size of the existing medical office to remain is 5,815 square feet.
2. The peak demand from ITE Parking Generation Manual is 3.20 vehicles per 1,000 sf
3. The hourly variation of office parking is based on hourly data in the ITE Parking Generation Manual.

The parking demand for all uses are calculated separately, and then combined to determine the cumulative parking demand for the building each hour throughout a typical weekday. This approach assumes shared parking and helps determine whether the existing parking is adequate for the proposed uses. **Table 2** summarizes the above assumptions for each land use type and combines each to determine the total peak parking demand by hour on a typical weekday. The table also shows the net parking spaces available after subtracting demand against the anticipated 64 on-site parking stalls. The detailed parking calculations are also provided in **Attachment C**.

**Table 2.**  
**Krishna Temple and Primary School – Weekday Parking Demand Estimate**

Use	Primary School Staff & Visitors		Primary School Parent Pick/Drop		Temple Staff		Temple Event		Med. Office (LUC 720)	
	Staff+Volunt. <sup>4</sup>	14	Students	100	SF	10,946	Visitors	75	SF	5,815
Size										
AVO	1.0		1.2		1.0		2.0		1.0	
Peak Demand Rate <sup>1</sup>	1.00		Park+drop	25%	n/a		n/a		ITE	3.20
Peak Demand	14		21		1		38		19	
Start Time	Hourly Variation <sup>2</sup>	Hourly Parking Demand	Hourly Variation <sup>2</sup>	Hourly Parking Demand	Hourly Variation <sup>3</sup>	Hourly Parking Demand	Hourly Variation <sup>3</sup>	Hourly Parking Demand	Hourly Variation <sup>3</sup>	Hourly Parking Demand
6:00 AM	25%	4	0%	0	0%	0	0%	0	0%	0
7:00 AM	75%	11	10%	2	0%	0	0%	0	18%	3
8:00 AM	85%	12	100%	21	100%	1	0%	0	64%	12
9:00 AM	85%	12	10%	2	100%	1	0%	0	85%	16
10:00 AM	100%	14	0%	0	100%	1	0%	0	100%	19
11:00 AM	100%	14	0%	0	100%	1	0%	0	100%	19
12:00 PM	85%	12	0%	0	100%	1	0%	0	88%	17
1:00 PM	85%	12	0%	0	100%	1	0%	0	81%	15
2:00 PM	85%	12	30%	6	100%	1	0%	0	90%	17
3:00 PM	85%	12	80%	17	100%	1	0%	0	93%	18
4:00 PM	70%	10	14%	3	100%	1	0%	0	86%	16
5:00 PM	45%	6	6%	2	100%	1	12%	5	52%	10
6:00 PM	20%	3	2%	0	0%	0	58%	22	63%	12
7:00 PM	0%	0	0%	0	0%	0	100%	38	0%	0
8:00 PM	0%	0	0%	0	0%	0	100%	38	0%	0
9:00 PM	0%	0	0%	0	0%	0	100%	38	0%	0
10:00 PM	0%	0	0%	0	0%	0	50%	19	0%	0
11:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0
12:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0

**Notes:**

1. Rate for office and medical office from ITE's *Parking Generation manual*, 4th Edition, 2010.  
Rate for Staff assume all drive alone. Parking rate for students assume 25% parents park and walk students in/out of school; 75% drop-off/pick-up.
2. Hourly variation estimated to include employees and visitors throughout day, and parent pick-up and drop-off before and after school.
3. The hourly variation in peak parking utilization based on studies for similar uses documented in ITE *Parking Generation manual*, 4th Edition, 2010.
4. Staff schedules assume 10 teacher and 2 administrators from 8:00am-4:00pm; 2 parent volunteers on-site between 10:30-11:30am each day.

Based on the parking demand calculated in **Table 2**, on a typical weekday the parking supply is anticipated to meet demand during the day, and assuming a typical event at the Temple on a weeknight.

In anticipation of accommodating a larger weeknight event and parking demand during the weekend, a shared parking agreement with Bel Red Properties, LLC has been acquired to accommodate additional demand during those time periods. The agreement grants 30 leased parking spaces in addition to the parking supply on site. It is anticipated that these additional spaces will adequately meet the parking demand during larger weeknight and weekend activities. Details of the agreement can be found in **Appendix D**.

## City Parking Code

The City of Bellevue’s City Code 20.20.590 specifies minimum and maximum parking requirements for specified land uses. For office land use, the minimum requirement is 4 stalls per 1,000 net square feet. City Code does not include a minimum parking requirement for school and temple uses. However, this report documents the estimated demand for these uses, which is intended to satisfy parking requirement of the unspecified land uses in the City Code.

## Parking Demand Analysis – Weekend

To estimate parking demand for the proposed building uses on a typical weekend day (Saturday or Sunday), parking demand was calculated separately for the temple and medical office. This analysis assumes no Krishna school activities on weekends, and that temple use is similar on Saturdays and Sundays. The parking analysis assumes shared parking on the 64 on-site parking stalls for both the temple and medical office.

Information for weekend activities was provided for the temple, and the current tenant of the medical office for a typical Saturday. It is expected weekend activities (both large and small) would only occur occasionally at the temple, while a morning class is held at the medical office. The following assumptions were made to develop the peak demand estimate and hourly variation in parking demand on a typical weekend day:

### Temple

- Sat. and Sun. activities are assumed to occur between 5:00 a.m. and 10:00 p.m.
- 3 services times are anticipated on Saturdays and Sundays from 5:00–8:00 a.m., Noon–3:00 p.m., and 6:00–10:00 p.m.
- At any one time there are anticipated to be between 100 and 150 people at the Temple on a typical weekend day with a peak of 150 people during any one of the 3 service times.
- An average vehicle occupancy (AVO) of 2.5 is assumed for Temple activities.

### Medical Office

- The size of the existing medical office to remain is 5,815 square feet.
- The parking demand and hourly variation of medical office parking is based on a morning class with up to 6 people from 7:00 a.m. to 12:00 p.m.
- Average vehicle occupancy (AVO) is assumed to be 1.0.

The parking demand for the Temple and Medical Office uses are calculated separately, and then combined to determine the cumulative parking demand for the building each hour throughout the day on a typical weekend day. This approach assumes shared parking and helps determine whether the existing parking is adequate for the proposed uses. **Table 3** summarizes the above assumptions for each land use type and combines each to determine the total peak parking demand by hour on a typical weekend day. The table also shows the net parking spaces available after subtracting demand against the anticipated 64 on-site parking stalls.

**Table 3.  
 Krishna Temple & MOB – Weekend Parking Demand Estimate**

Use	<u>Temple Event</u>		<u>Med. Office (LUC 720)</u>		Parking Summary	
	Visitors	150	SF	5,815		
Size			class <sup>3</sup>	6.00		
Peak Demand Rate <sup>1</sup>		0.40				
Peak Demand		60		6		
Start Time	Hourly Variation <sup>2</sup>	Hourly Parking Demand	Hourly Variation <sup>3</sup>	Hourly Parking Demand	Total Parking Demand	Deficiency or Excess
5:00 AM	25%	15	0%	0	15	49
6:00 AM	50%	30	0%	0	30	34
7:00 AM	75%	45	50%	3	48	16
8:00 AM	50%	30	100%	6	36	28
9:00 AM	25%	15	100%	6	21	43
10:00 AM	25%	15	100%	6	21	43
11:00 AM	50%	30	100%	6	36	28
12:00 PM	75%	45	100%	6	51	13
1:00 PM	100%	60	50%	3	63	1
2:00 PM	100%	60	0%	0	60	4
3:00 PM	75%	45	0%	0	45	19
4:00 PM	25%	15	0%	0	15	49
5:00 PM	50%	30	0%	0	30	34
6:00 PM	75%	45	0%	0	45	19
7:00 PM	100%	60	0%	0	60	4
8:00 PM	100%	60	0%	0	60	4
9:00 PM	75%	45	0%	0	45	19
10:00 PM	50%	30	0%	0	30	34
11:00 PM	0%	0	0%	0	0	64
12:00 AM	0%	0	0%	0	0	64

**Notes:**  
 1. Temple Event Average Vehicle Occupancy = 2.5  
 2. The hourly variation in peak parking utilization based on activity information for a typical Saturday.  
 3. The hourly variation in peak parking utilization based a Saturday morning class from 7 a.m. to 12 p.m.

Based on the parking demand calculated in **Table 3** above for a typical weekend day (Saturday or Sunday), the parking supply is anticipated to meet demand throughout the day.

A shared parking agreement with adjacent Bel Red Properties, LLC has also been established to accommodate additional demand during those time periods. The agreement grants 30 leased parking spaces in addition to the parking supply on site. It is anticipated that these additional spaces will adequately meet the parking demand during weekend activities.

## Summary and Conclusions

The proposed Temple is estimated to result in an addition of 78 weekday daily trips with 6 trips generated during the weekday PM peak hour. The proposed School is estimated to generate approximately 360 daily trips with 28 generated during the weekday PM peak hour.

Based on the on-site circulation analysis and parking demand and supply calculations, the site layout and parking would be adequate for the proposed school, office, and small temple event with up to 75 people.

If parking demand for an occasional large event at the temple on a weekday evening or weekend exceeds the 64-stall supply, excess demand will be shared by the adjacent parking lots through a shared parking agreement. The existing parking with these proposed mitigations is expected to satisfy Bellevue Parking Code requirements.

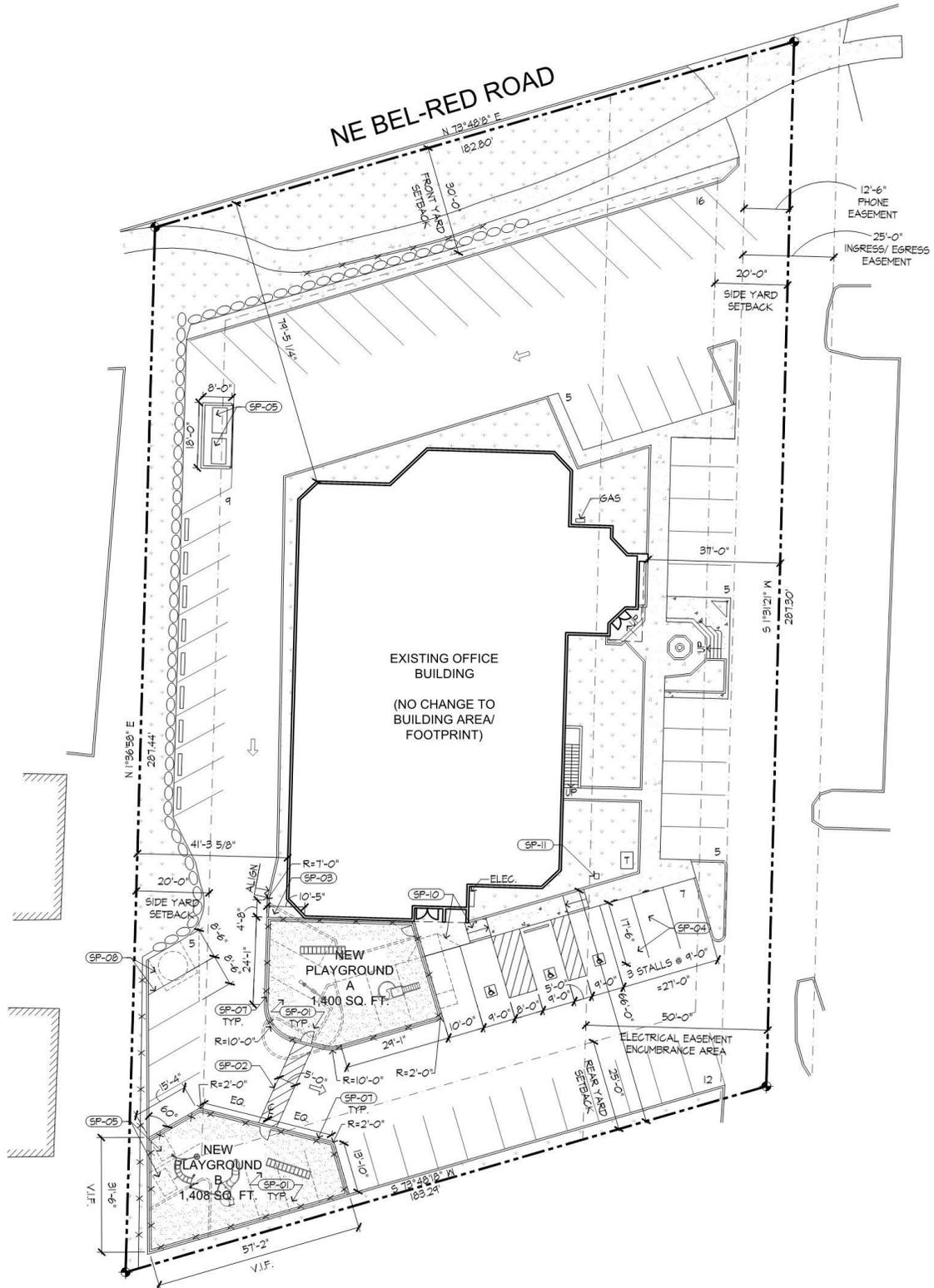
If you have any questions regarding the information presented in this analysis, please call me at 425-250-0581 or email at [schramm@tenw.com](mailto:schramm@tenw.com).

copy: Jamie Tenda – Freiheit & Ho Architects

- Attachments:
- A. Site Plan
  - B. Trip Generation Calculations
  - C. Parking Calculations
  - D. Shared Parking Agreement

# ATTACHMENT A

## Site Plan



## ATTACHMENT B

### Trip Generation Calculations

#### Krishna Temple and School Trip Generation Estimate

Land Use	Size	Units <sup>1</sup>	ITE LUC <sup>2</sup>	Trip Rate <sup>3,4</sup>	Vehicle Trip Generation		
					Enter	Exit	Total
<b>DAILY</b>							
Church	10,946	GFA	560	n/a	39	39	78
School	100	students	520,522	n/a	180	180	360
<b>PM PEAK HOUR</b>							
Church	10,946	GFA	560	0.55	5	1	6
School	100	students	520,522	n/a	12	16	28

<sup>1</sup> GFA = Gross Floor Area

<sup>2</sup> Land Use Code from ITE 9th Edition *Trip Generation* Manual, updated 2012.

<sup>3</sup> Daily trips for a Church and School based on user trip generation estimate provided on page 2.

<sup>4</sup> PM peak hour trips for Church are based on trip rates from City of Bellevue Impact Fee Program Rates. Daily trips are activity based. Daily and PM peak hour trips for School are based on activities-based trip generation with after-school activities. See Table 2.

## Krishna Temple & Primary School

### Hourly Trip Generation Estimate (page 2)

Start Time	Temple		School	
	includes 1 caretaker staff, and 75-person evening event		includes Staff, Parent Volunteers, Parent pick-up and drop-off	
	In	Out	In	Out
6:00 AM	0	0	4	0
7:00 AM	1	0	12	0
8:00 AM	0	0	77	76
9:00 AM	0	0	2	7
10:00 AM	0	0	2	0
11:00 AM	0	0	0	2
12:00 PM	0	0	0	0
1:00 PM	0	0	0	0
2:00 PM	0	0	6	0
3:00 PM	0	0	60	68
4:00 PM	0	0	12	16
5:00 PM	5	1	5	7
6:00 PM	17	0	0	4
7:00 PM	16	0	0	0
8:00 PM	0	0	0	0
9:00 PM	0	38	0	0
<b>Total</b>	<b>39</b>	<b>39</b>	<b>180</b>	<b>180</b>

**Notes:**  
 Temple event starts at 7:00pm, with most arrivals starting after 6:30pm and continuing to 8:00pm.  
 School ends at 3:30pm with 80% students departing. Remaining 20% in after-school program.  
 After-school Enrichment Program 3:30-4:30pm, estimated 14 students picked-up 4:30-4:45pm.  
 Remaining 6 students picked-up between 5:00-6:00pm. All after-school activities end by 6:00pm.

School					
Staff		Parent Volunteers		Parents Drop/Pickup	
(12 total)		(2 total)		(100 total, 1.2 AVO)	
In	Out	In	Out	In	Out
4	0	0	0	0	0
7	0	0	0	5	0
1	0	0	0	76	76
0	0	0	0	2	7
0	0	2	0	0	0
0	0	0	2	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	6	0
0	2	0	0	60	66
0	4	0	0	12	12
0	3	0	0	5	4
0	3	0	0	0	1
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
<b>12</b>	<b>12</b>	<b>2</b>	<b>2</b>	<b>166</b>	<b>166</b>

# ATTACHMENT C

## Parking Calculations

### Weekday Parking Demand Estimate

Supply = 64 stalls

Use	Primary School Staff & Visitors		Primary School Parent Pick/Drop		Temple Staff		Temple Event		Med. Office (LUC 720)		Parking Summary	
	Staff+Volunt. <sup>4</sup>	14	Students	100	SF	10,946	Visitors	75	SF	5,815		
Size												
AVO	1.0		1.2		1.0		2.0		1.0			
Peak Demand Rate <sup>1</sup>	1.00		25%		n/a		n/a		ITE	3.20		
Peak Demand	14		21		1		38		19			
Start Time	Hourly Variation <sup>2</sup>	Hourly Parking Demand	Hourly Variation <sup>2</sup>	Hourly Parking Demand	Hourly Variation <sup>3</sup>	Hourly Parking Demand	Hourly Variation <sup>3</sup>	Hourly Parking Demand	Hourly Variation <sup>3</sup>	Hourly Parking Demand	Total Parking Demand	Deficiency or Excess
6:00 AM	25%	4	0%	0	0%	0	0%	0	0%	0	4	60
7:00 AM	75%	11	10%	2	0%	0	0%	0	18%	3	16	48
8:00 AM	85%	12	100%	21	100%	1	0%	0	64%	12	46	18
9:00 AM	85%	12	10%	2	100%	1	0%	0	85%	16	31	33
10:00 AM	100%	14	0%	0	100%	1	0%	0	100%	19	34	30
11:00 AM	100%	14	0%	0	100%	1	0%	0	100%	19	34	30
12:00 PM	85%	12	0%	0	100%	1	0%	0	88%	17	30	34
1:00 PM	85%	12	0%	0	100%	1	0%	0	81%	15	28	36
2:00 PM	85%	12	30%	6	100%	1	0%	0	90%	17	36	28
3:00 PM	85%	12	80%	17	100%	1	0%	0	93%	18	48	16
4:00 PM	70%	10	14%	3	100%	1	0%	0	86%	16	30	34
5:00 PM	45%	6	6%	2	100%	1	12%	5	52%	10	24	40
6:00 PM	20%	3	2%	0	0%	0	58%	22	63%	12	37	27
7:00 PM	0%	0	0%	0	0%	0	100%	38	0%	0	38	26
8:00 PM	0%	0	0%	0	0%	0	100%	38	0%	0	38	26
9:00 PM	0%	0	0%	0	0%	0	100%	38	0%	0	38	26
10:00 PM	0%	0	0%	0	0%	0	50%	19	0%	0	19	45
11:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0	64
12:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0	64

**Notes:**

- Rate for office and medical office from ITE's *Parking Generation manual*, 4th Edition, 2010.  
Rate for Staff assume all drive alone. Parking rate for students assume 25% parents park and walk students in/out of school; 75% drop-off/pick-up.
- Hourly variation estimated to include employees and visitors throughout day, and parent pick-up and drop-off before and after school.
- The hourly variation in peak parking utilization based on studies for similar uses documented in ITE *Parking Generation manual*, 4th Edition, 2010.
- Staff schedules assume 10 teacher and 2 administrators from 8:00am-4:00pm; 2 parent volunteers on-site between 10:30-11:30am each day.

## Saturday Parking Demand Estimate

**Supply = 64 stalls**

Use	<u>Temple Event</u>		<u>Med. Office (LUC 720)</u>		Parking Summary	
	Visitors	150	SF	5,815		
Size			class <sup>3</sup>	6.00		
Peak Demand Rate <sup>1</sup>		0.40				
Peak Demand		60		6		
	Hourly Variation <sup>2</sup>	Hourly Parking Demand	Hourly Variation <sup>3</sup>	Hourly Parking Demand	Total Parking Demand	Deficiency or Excess
5:00 AM	25%	15	0%	0	15	49
6:00 AM	50%	30	0%	0	30	34
7:00 AM	75%	45	50%	3	48	16
8:00 AM	50%	30	100%	6	36	28
9:00 AM	25%	15	100%	6	21	43
10:00 AM	25%	15	100%	6	21	43
11:00 AM	50%	30	100%	6	36	28
12:00 PM	75%	45	100%	6	51	13
1:00 PM	100%	60	50%	3	63	1
2:00 PM	100%	60	0%	0	60	4
3:00 PM	75%	45	0%	0	45	19
4:00 PM	25%	15	0%	0	15	49
5:00 PM	50%	30	0%	0	30	34
6:00 PM	75%	45	0%	0	45	19
7:00 PM	100%	60	0%	0	60	4
8:00 PM	100%	60	0%	0	60	4
9:00 PM	75%	45	0%	0	45	19
10:00 PM	50%	30	0%	0	30	34
11:00 PM	0%	0	0%	0	0	64
12:00 AM	0%	0	0%	0	0	64

**Notes:**

1. Temple Event Average Vehicle Occupancy = 2.5
2. The hourly variation in peak parking utilization based on activity information for a typical Saturday.
3. The hourly variation in peak parking utilization based a Saturday morning class from 7 a.m. to 12 p.m.

## ATTACHMENT D

### Shared Parking Agreement

## **PARKING AGREEMENT**

This Parking Agreement ("Agreement") is hereby executed on this \_\_\_\_ day of July, 2015, by and between 12505 **BEL RED PROPERTIES, LLC**, a Washington limited liability company, as Grantor, and **INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS OF WASHINGTON**, a Washington nonprofit corporation, as Grantee. Grantor and Grantee may be referred to individually as "party" and collectively as "parties."

WHEREAS, Grantor owns an office building located at 12505 Bel Red Road, Bellevue, WA 98005 and legally described on **Exhibit A** attached hereto ("Grantor's Property");

WHEREAS, Grantee owns an office building located at 12501 Bell-Red Road, Bellevue WA 98005 ("Grantee Property");

WHEREAS, Grantee is interested in leasing parking spaces located on Grantor's Property during weekends and non-business hours and Grantor is willing to lease said parking places;

**NOW, THEREFORE**, in consideration of the terms and conditions set forth below, the parties agree as follows:

**1. Lease Provisions:** Grantor hereby leases on a nonexclusive basis thirty (30) parking spaces ("Leased Parking Spaces") located on the parking area of Grantor's Property. The Grantor shall have the right to designate the Leased Parking Spaces by sending said designation to Grantee and Grantee will use only the Leased Parking Spaces identified by Grantor. The Leased Parking Spaces shall be for the non-exclusive use of Grantee and its respective employees, customers, guests, patrons and invitees subject to the following limitations:

**1.1** The Leased Parking Spaces shall be used for surface parking only of automobiles by Grantee's employees, tenants, customers, guests, patrons and invitees, together with the right of ingress and egress thereto, and for no other purpose whatsoever.

**1.2** The foregoing lease rights may be exercised only on **weekdays from 7:00 p.m. to 10:00 p.m.** and from **6:00 am to 10:00 pm on weekends**. Grantor reserves all rights to use the Grantor's Property for any use or purpose- including, without limitation, the right to grant additional parking rights to other parties - not inconsistent with the rights granted to Grantee hereunder.

**1.3** Grantee shall have no obligation to repair, maintain, clean, alter, improve, or restore any portion of Grantor's Property or any improvements thereon. However, Grantee shall keep the Leased Parking Spaces free of any waste or trash caused by Grantee's use of the Leased Parking Spaces.

**2. Term:** The term of this Agreement shall commence upon issuance by the City of Bellevue of the occupancy permit to operate a temple and a school at the Grantee's Property. Grantee anticipates that this will be 3<sup>rd</sup> quarter of 2016. The Lease shall remain in effect indefinitely unless terminated in accordance with this Agreement. After the commencement date, either party shall have the right to terminate this Agreement upon thirty (30) days written notice to the other party. Grantee shall notify the City of Bellevue Development Services Department within ten (10) business days of receiving or issuing written notification to cancel this Agreement.

**3. Lease Payments by Grantee:** Grantee agrees to pay Grantor the sum of Seven Hundred and Fifty (\$750.00) per month ("Lease Payment") for the lease of the aforementioned Leased

Parking Spaces. Grantee agrees to make the Lease Payment to Grantor or Grantor's Agent in person (or by mail) at the Grantor's address set forth below. The Lease Payment shall be made by Grantee on the first day of each month. If the first month is a partial month, then the first Lease payment shall be made on the commencement date and shall be prorated for the partial month.

**4. Items Left in Vehicle:** Grantor shall not be responsible for damage or loss to possessions or items left in Grantees vehicle.

**5. Damage to Vehicle:** Grantor shall not be responsible for damage to Grantees vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.

**6. Parking Lot Attendants:** Grantor shall not provide parking lot attendants. In the event that Grantor provides such attendants, any use of such attendant by Grantee to park or drive Grantees vehicle shall be at Grantee's request, direction and sole risk of any resulting loss and Grantee shall indemnify Grantor for any loss resulting from such use.

## **7. Indemnity and Insurance.**

**7.1 Indemnity.** Grantee agrees that it shall use the Leased Parking Spaces at its sole risk, and agrees to indemnify, defend, and hold the Grantor harmless from and against any and all claims for physical injury to any person or property related directly or indirectly to: (a) Grantee's use of the Leased Parking Spaces; (b) any default by Grantee in the observance or performance of any of the terms, covenants, or conditions of this Agreement, (c) or any acts, omissions, or negligence of a Grantee, or Grantee's contractors, tenants, agents, servants, employees, visitors or Grantees. Grantee's indemnity and defense liability shall be limited to the degree of fault attributable to Grantee.

**7.2 Insurance.** Grantee agrees to add the Leased Parking Spaces as additional property to be covered under Grantee's commercial general liability insurance policy that it has on Grantee's Property. Grantor shall be endorsed as an additional insured.

**8. Sale of Property:** If the Grantor sells or transfers the Grantor's Property, then the purchaser or transferee of the Grantor's Property shall be subject to the terms of this Agreement.

## **9. Miscellaneous**

**9.1 Assignment.** Grantee may not assign or transfer in any way, by operation of law, changes in control, or otherwise, this Agreement or any of the rights hereunder without Grantor's prior written consent, which Grantor may withhold in its sole discretion.

**9.2 Default and Termination.** Any failure of Grantee to comply with the terms of this Agreement shall constitute a default and, in addition to all other rights and liabilities, shall entitle Grantor to terminate this Agreement, consistent with paragraph 2 (Term), if not cured within ten (10) days' written notice by Grantor.

**9.3 Notices.** Any notices required or permitted by this Agreement shall be delivered by e-mail or fax with acknowledgment of receipt, by first class mail, postage prepaid, or by established express delivery service (e.g., Federal Express) that regularly provides next business day delivery charge prepaid, addressed to the appropriate party at the address set forth below, or at such other address as any party may in writing from time to time

specify. Any such notice shall be deemed effective upon date of delivery or, if mailed, upon the third business day following deposit in the U.S. Mail. The addresses of the parties are as follows:

**Grantor:**

12505 Bel Red Road, Suite  
Bellevue, WA 98005

**Grantee:**

1420 228<sup>th</sup> Ave. SE  
Sammamish, WA 98075

**City of Bellevue:**

450 110th Ave. NE  
P.O. Box 90012  
Bellevue, WA 98009

**9.4 Counterparts.** This Agreement may be executed in counterparts, each of which, when combined, shall constitute one single binding agreement.

**9.5 Attorneys Fees; Law.** If either party shall bring any action for any relief against the other, declaratory or otherwise, arising out of this Agreement, each party shall, and hereby does, to the extent permitted by law, agrees that the losing party shall pay the prevailing party a reasonable sum for attorney's fees in such suit, at trial and on appeal, and such attorney's fees shall be deemed to have accrued on the commencement of such action. This Agreement shall be governed and construed in accordance with the laws of the State of Washington. Venue in any action to enforce this Agreement shall be in King County, Washington.

**9.6 Subordination and Attornment.** This Agreement and all rights of Grantee therein, and all interest or estate of Grantee in the Grantor's Property and the Lease Parking Spaces shall be subject and subordinate to the lien of any mortgage, deed of trust, or other document of like nature ("Mortgage"), which at any time may be placed upon the Grantor's Property, or any portion thereof, by Grantor, and to any replacements, renewals, amendments, modifications, extensions or refinancing thereof, and to each and every advance made under any Mortgage. Grantee agrees at any time hereafter, and from time to time on demand of Grantor, to execute and deliver to Grantor any instruments, releases or other documents that may be reasonably required for the purpose of subjecting and subordinating this Agreement to the lien of any such Mortgage.

EXECUTED AND AGREED on the date first above written.

Grantor:  
BEL RED PROPERTIES, LLC

*Craig Chuckz*

Its: Member

Grantee:  
International Society For Krishna  
Consciousness of Washington

Its: \_\_\_\_\_

STATE OF WASHINGTON )

:SS.

COUNTY OF KING )

I certify that I know or have satisfactory evidence that Craig Chuckz is the person who appeared before me, signed this instrument, on oath stated that he is authorized to execute said instrument as the Manager of **BEL RED PROPERTIES, LLC**, a Washington limited liability company and acknowledged said instrument as the Manager of said company to be the free and voluntary act of said company, for the uses and purposes mentioned in said instrument.

DATED July 20, 2015.



*Carol R. Newman*

Notary Public in and for the  
State of Washington, residing  
at Lake Stevens, WA  
My Appointment Expires 6/15/19  
Print Name: Carol R. Newman

STATE OF WASHINGTON )

:SS.

COUNTY OF KING )

I certify that I know or have satisfactory evidence that Harry Terhanian is the person who appeared before me, signed this instrument, on oath stated that he is authorized to execute said instrument as the President of **INTERNATIONAL SOCIETY FOR KRISHNA CONSCIOUSNESS OF WASHINGTON**, a Washington nonprofit and acknowledged said instrument as the President of said company to be the free and voluntary act of said company, for the uses and purposes mentioned in said instrument.

DATED \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public in and for the  
State of Washington, residing  
at \_\_\_\_\_  
My Appointment Expires \_\_\_\_\_  
Print Name: \_\_\_\_\_

**Exhibit A**  
**Legal Description to Grantor's Property**

PARCEL A: LOT 1, CITY OF BELLEVUE SHORT PLAT NUMBER 77-51, RECORDED AUGUST 13, 1977 UNDER RECORDING NO. 7708130879, IN KING COUNTY, WASHINGTON.

PARCEL B: AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 25 FEET IN WIDTH, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4;  
THENCE SOUTH  $0^{\circ}20'48''$  WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 287.29 FEET;  
THENCE PARALLEL WITH THE NORTH LINE OF LOT 4, SOUTH  $71^{\circ}56'10''$  WEST 182.75 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE ;  
THENCE NORTH  $0^{\circ}20'48''$  EAST , 287.29 FEET TO THE NORTH LINE OF LOT 4 AND THE TERMINUS OF SAID CENTERLINE;  
EXCEPT THAT PORTION LYING WITHIN THE HEREINABOVE DESCRIBED MAIN TRACT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.