DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th 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.	15-107579-LM
Project Name/Address:	Downtown Park – Complete the Circle, Inspiration Playground & 1997 Downtown Park Master Plan Update/ 131 103rd Ave NE; 10001 NE 4th St.; 10201 NE 4th St.; 204 100th Ave NE; 210 100th Ave NE
Planner:	Laurie Tyler
Phone Number:	(425)-452-2728
Minimum Comment Period:	**May 7, 2015, 5PM**

Materials included in this Notice:

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

Downtown Park

0 205 410

Scale 1: 2,459 Feet

Map Generated on: 03/23/2015

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

ENVIRONMENTAL CHECKLIST – PROJECT LEVEL SEPA

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Received
MAR 20 2015
Permit Processing

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For non project proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Non project Actions available from Permit Processing.

For non project actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 '/z" x 11 vicinity map which accurately locates the proposed site.

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: City of Bellevue

Proponent: City of Bellevue, Parks & Community Services Department

Contact Person: Ken Kroeger, Project Manager
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 450 110th Avenue NE, Bellevue, WA 98009-9012 Phone: 425-452-4624

Proposal Title: Bellevue Downtown Park — Complete the Circle (*Circle*) / Inspiration Playground (*Insp Play*)

Proposal Location: 10201 NE Fourth Street, Bellevue, WA (Figure 1) 131 103rd Ave NE; 10001 NE 4th St.; 10201 NE 4th St.; 204 100th Ave NE; 210 100th Ave NE
(Street address and nearest cross street or intersection) Provide a legal description if available.

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

1. **General description:**

CIRCLE: From the initial DTP master planning process and 1984 design approval, through two initial phases of construction, and a Master Plan Update - the DTP has become one of the most recognizable and used places of the Bellevue Park System. Large events are successfully held at the DTP, as well as, the open nature of the Park allows for recreational amenities.

While the DTP has become a highly popular park, the circular promenade and entry remain unfinished. The unfinished portion of the circle currently functions as a vehicular entrance and parking area. Additionally, a portion of the area identified for expanded parking along the west edge of the park is occupied by the Ballet Arts building, which has been rented to a local dance troupe. In a demonstration of support, the citizens of Bellevue pass the 2008 Parks & Natural Areas Levy, the including the additional phase of the DTP Master Plan Update.

Using the 1997 Master Plan Update as the foundation for the design, the current scope of work includes:
Southeast Entrance and Circle:

- Connect the Circle – Physically connect the circular canal, promenade, allée of trees, and landscaping;
- Formal connection to "Old Bellevue" at the termination of 102nd Street NE – including a new entry with water feature, stairs, and plaza that provides a counterbalance to the existing belvedere to the north;
- Terraced grassy slope and seating walls and event space with a "stage area" and utilities to for events;

Consolidation of Parking

- Expand the existing surface parking lot (100th Ave NE) as a terraced lot to serve the needs of the Downtown Park - the Park occupies a unique location downtown, bounded by commercial, retail, and residential areas. The land uses surround the Park impact whatever parking supply might be provided in the Park. The Park, in turn, impacts parking facilities in surrounding areas. Special events, the season and time of day all pose specific

problems for providing Park access by automobile. The recommendations contained here are aimed at providing adequate parking for the everyday uses of the Park, while maximizing the amount of land that can be used for Park purposes, as originally intended in the purchase of this land. The Park should not be used to solve the parking problems associated with surrounding land uses;

- Provide access from 100th Ave NE for larger trucks for events and maintenance;
- Increasing the structural capacity of a bridge at the canal for vehicle access to the center of the circle;

Landscape and Infrastructure Enhancements

- Provide planting along the edges which will guide people to the DTP entrances;
- Demolition of existing structures, including the Ballet Arts building;

INSP PLAY:

The Inspiration Playground project is a project where the City of Bellevue is working with the Bellevue Rotary Club to expand the playground in Downtown Park to include an innovative play space where kids of all ages and abilities can play and explore at their own pace. Dedicated to fun, imagination and learning, it will be a universally accessible play experience.

The existing playground, located in the southwest corner of the 22-acre park, is approximately 6,300 square feet (0.14 acre). There is an adjacent parking lot and restroom. Inspiration Playground will expand the existing physical play areas to approximately 0.42 acre.

The expanded playground will include new interactive features that engage the senses, create inclusiveness and accommodate children of all abilities and their caregivers. The new playground's design will work to:

- Retain the popularity of the existing playground while expanding its footprint to encourage a broader and more inclusive range of users;
- Provide activities that are fun and challenging, that support the physical, educational and social development of the individual, and that consider sight, sound, scent and touch;
- Respect the future plans for the Downtown Park through the use of existing site features and topography, consistent with the Council-adopted Downtown Park Master Plan.

The site is located at the southwest corner of Downtown Park at the intersection of 100th Avenue NE and NE 1st Street. An existing parking lot and restroom serves the existing playground and will remain. The existing play area will be removed, and the Ballet School House (Parcel H) will be removed when full build-out of the project occurs. The use of the area will remain a playground, but will simply be expanded. The playground consists of a diversity of play areas including:

- Imagination Station Play Area for younger children
- Wavy Walk with Interactive Sculpture Garden,
- Wisdom Tree Central Gathering Area
- Free Spirit Natural Play Area – with interactive water feature
- King of the Hillside Slide
- Rockin' Music Plaza with interactive walkway
- Whimsy Play Area for older children and adults
- Panorama View Picnic Plaza

2. **Acreage of site:**
   DTP - 21.41 acres (932,661 square feet)
   CIRCLE: 17.8 acres (775,757 square feet)
   INSP PLAY: 1.7 acres (75,688 square feet)

3. **Number of dwelling units/buildings to be demolished:** CIRCLE: One – existing Ballet Arts building

4. **Number of dwelling units/buildings to be constructed:** None

5. **Square footage of buildings to be demolished:** CIRCLE: approximately 1500 sq. ft ballet building

6. **Square footage of buildings to be constructed:** No buildings will be constructed.

7. **Quantity of earth movement (in cubic yards):**
   CIRCLE: Approximately 3,200 cubic yards (cy) will be excavated (1,600 cy exported), and approximately 17,700 cy of soil will be imported
   INSP PLAY: Approximately 3,000 cubic yards (cy) will be excavated (2,000 cy of exported) and approximately 650 cy of soil will be imported

8. **Proposed land use:** Park

9. **Design features, including building height, number of stories and proposed exterior materials:**
   CIRCLE: The project will include an open-air south entry stair plaza and water feature, additional promenade to "complete the circle," an outdoor stage and terraced seating, relocated and consolidated parking, new lighting, and new landscaping (Figure 2).
   INSP PLAY: The project will include playground equipment, interactive play features, new lighting, and new landscaping.

10. **Other**: None

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

CIRCLE: The project is being coordinated for a start of construction in July 2015 and completion by July 2016.
INSP PLAY: The Project is due to begin November 2015 and end by May 2016

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

Not at this time.

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

Drainage Report, KPFF Consulting Engineers, December, 2014
Construction Stormwater Pollution Prevention Plan Worksheet, KPFF Consulting Eng.

CIRCLE:

- Transportation baseline analysis, Transpo Group, April 15, 2014
- Draft Geotechnical Investigation, Geo Engineers, January 15, 2014
- Draft Downtown Park Parking Study, Gibson Traffic Consultants, Inc, October 2013

Turbidity Monitoring Plan - DCI Engineers, March 20, 2015
Stormwater Control Design Report, DCI Engineers, March 20, 105
Construction Stormwater Pollution Prevention Plan, DCI Engineers, March 20, 2015

INSP PLAY:

- Draft Geotechnical Investigation, Geo Engineers, April 3, 2014
- Draft Sound Level Testing, Freenotes Outdoor Musical Instruments, August 18, 2009
- Draft Downtown Park Parking Study, Gibson Traffic Consultants, Inc, October 2013

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.

CIRCLE:

- Master Plan Update Nonproject SEPA

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.

CIRCLE:

- Construction Stormwater General Permit (NPDES), Washington Department of Ecology (Ecology)
- Commercial Building Permit, City of Bellevue
- Clearing and Grading Permit, City of Bellevue
- Commercial Building Permit – Demolition, City of Bellevue
- Electrical Permit, City of Bellevue
- Building Permit, City of Bellevue
- Plumbing Permit, City of Bellevue
- Utilities Extension Agreement, City of Bellevue

14-147761-GD - Complete the Circle - 12/18/14
15-104501-BM - Complete the Circle - 2/12/15
15-104001-UE - 2/3/15

INSP PLAY:

- Land Use Exception Permit, with submittals on 12/19/13 and 3/17/14. Letter of approval on April 11, 2014 - 14-124280-LJ-
- Land Use Exemption to a Previous Park Master Plan Approval-Downtown Park Master Plan-#97-007102-AC.
- Construction Stormwater General Permit (NPDES), Washington Department of Ecology (Ecology)
- Critical Areas Review, City of Bellevue
- ~~Clearing and Grading Permit, City of Bellevue~~
- Electrical Permit, City of Bellevue
- Building Permit, City of Bellevue
- Plumbing Permit, City of Bellevue
- King County Department of Health Permit, King County, WA
- Utilities Extension Agreement, City of Bellevue

N/A per LUC 20.25H.005 - the Critical Areas Overlay District does not apply to the Downtown.

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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
- ❑ **Other**

A. ENVIRONMENTAL ELEMENTS

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)?**
CIRCLE: There is an 18% grade in the northwest corner of the site.

INSP PLAY: There is a 15% grade in the southwest corner of the site.

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.**
Based on subsurface investigations performed by GeoEngineers, the site contains loose to medium dense fill consisting of silty sand with variable gravel. The fill thickness varies from about two to nine feet. Medium dense to very dense glacial till underlies the fill (GeoEngineers, 2014).

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
There is no history or indications of unstable soils in the immediate vicinity.

e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
CIRCLE:
Approximately 3,200 cubic yards (cy) of material will be excavated. Of this, 1,600 cy will be exported off site, with the remainder being re-used for site improvements. Approximately 17,700 cy of new fill material will be imported onto the site for the SE corner entry plaza, stage and terrace seating, and circle/promenade completion.

INSP PLAY:
Approximately 3,000 cubic yards (cy) of material will be excavated. Of this, 2,000 cy will be exported off site, with the remainder being re-used for site improvements. Approximately 650 cy of new fill material will be imported onto the site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The fill and native materials on the site contain sufficient fines content such that they are moisture sensitive and will be easily disturbed during the wet season (GeoEngineers, 2014). The disturbance of soils during construction has the potential to increase erosional effects. In order to meet the current Ecology Construction Storm Water General Permit requirements, a properly developed, constructed, and maintained erosion control plan consistent with City standards along with construction best management practices (BMPs) would be required to control erosion during construction of the proposed projects.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
CIRCLE:
The site currently has approximately 179,565 square feet (23%) of impervious area. Approximately 6,360 square feet of new impervious surface will be added with the project for a total of 185,925 square feet (24%) of impervious surface on site.

INSP PLAY:
The site currently has approximately 46,400 square feet of impervious area. Approximately 21,300 square feet of impervious surface will be removed with the Inspiration Playground project for a total of 25,100 square feet of impervious surface on site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The project(s) require a Temporary Erosion and Sedimentation Control (TESC) plan, as required by Ecology. Other BMPs and construction water quality treatment measures would be installed to minimize erosion and to treat stormwater runoff during construction. BMPs specific to the site and projects would be specified by the City in the construction contract documents, and the construction contractor(s) would be required to implement them. Grading work will be conducted during the dry season or approved by the City's clear and grade inspector.

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.
During construction fugitive dust, emissions, and odor from equipment and trucks typical of a large construction project can be anticipated. After the project(s) are complete the park will be a more active venue than in the past and may result in an increased number of events and activities which could contribute to increased automobile odors in the area.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No off-site sources of emissions or odor will affect this proposal.

c. **Proposed measures to reduce or control emissions or other impacts to the air, if any:**
During construction best management practices to control fugitive dust, emission and odors will control a majority of impacts to air. Once in operation, attendees to events and activities will be encouraged to travel by modes other than single occupant motor vehicles and some events may warrant special shuttle service be provided by event hosts to decrease the amount of automotive odors.

Construction impacts mitigated by Dust Suppression measures through BCC 23.76 (Clear & Grade Code)

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 appropriate, state what stream or river it flows into.**
Meydenbauer Bay is approximately two blocks (800 feet) from the southwest corner of the site. There are no natural surface water bodies on the site, however there are several artificial water features: Belvedere Fountain, the Grotto, the Canal, and Waterfall Fountain.

(2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, lease describe and attach available plans.**
These projects will not require any work over, in, or adjacent to any natural surface waters.

(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.**
No fill and dredge material would be place in or removed from surface water or wetlands as part of these projects.

(4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**
No, there are no natural surface waters on the site.

(5) **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**
The projects do not lie within a 100-year 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.**
Sediment could leave the site during construction if erosion control measures are inadequate or improperly installed or maintained.

Typical pollutants associated with parking areas will be found in stormwater runoff from existing and proposed the parking lots, and from that portion of the adjacent street system that sheetflows to the parking lot stormwater collection system. These stormwater discharges will be treated for removal of total suspended solids (TSS) based on COB standards and code

b. Ground

(1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description.**
Temporary dewatering may be required to control perched ground water conditions during construction - if conducted during the wet season. Otherwise, no groundwater will be withdrawn, and no water will be intentionally discharged to groundwater.

(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.**
No anticipated waste material will be discharged into the ground per these projects.

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.**

Projects subject to Utility Code 24.06 and any required utility permits and/or required studies i.e. drainage report, etc.

Paved areas in the park, including parking areas, are the source of stormwater runoff. Stormwater is collected in a piped system that runs south through the center of the park and into the City system that flows east under NE 1st Street. New impervious areas will incorporate water quality treatment vaults and a 1/2-acre water quality treatment area prior to release to the piped system.

(2) **Could waste materials enter ground or surface waters? If so, generally describe.**
Sediment could leave the site during construction if erosion control measures are inadequate or improperly installed or maintained.

Typical pollutants associated with parking areas will be found in stormwater runoff from existing and proposed the parking lots, and from that portion of the adjacent street system that sheetflows to the parking lot stormwater collection system. These stormwater discharges will be treated for removal of total suspended solids (TSS) based on COB standards and code.

d. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**
Groundwater encountered during construction can be adequately managed by diverting to gravel lined collection ditches and/or use of sump pumps.

4. Plants

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

- ✓ **deciduous tree:**
  alder, maple, aspen, other A variety of ornamental and native species
- ✓ **evergreen tree:**
  fir, cedar, pine, other A variety of ornamental and native species
- ✓ **shrubs A variety of ornamental and native species**
- ✓ **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?**
CIRCLE:
Of the existing 556 trees, approximately 80 trees will be removed, along with some shrubs and grass areas.

INSP PLAY:
Of the no trees removed, however, some shrubs and grass areas will be removed or altered.

c. **List threatened or endangered species known to be on or near the site.**
There are no threatened or endangered species known to be on or near the site.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
Vegetated areas temporarily disturbed during construction will be restored and re-vegetated.

CIRCLE:
Approximately 81 new trees will be planted with implementation of the Circle project, along with numerous shrubs and grasses to match the existing landscaping.

INSP PLAY:
Approximately 35 new trees will be planted with implementation of the Inspiration Playground project, along with numerous shrubs and grasses to match the existing landscaping.

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:**
  Species accustomed to urban areas such as ducks, American crow, northern flicker, Bewick's wren, black-capped chickadee, spotted towhee, song sparrow, house sparrow, and pigeons
- ✓ **Mammals: deer, bear, elk, beaver, other:**
  Species accustomed to urban areas such as western gray squirrel, Norway rat, raccoons, opossums
- ❑ **Fish: bass, salmon, trout, herring, shellfish, other:**

b. **List any threatened or endangered species known to be on or near the site.**
There are no threatened or endangered species known to be on or near the site.

c. **Is the site part of a migration route? If so, explain.**
The Puget Sound area is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends south from Alaska to Mexico and South America. No portion of the proposed project would interfere with or alter the Pacific Flyway.

d. **Proposed measures to preserve or enhance wildlife, if any:**
The proposed projects are not anticipated to have any substantial long-term effects on "species of special interest," or other wildlife species known to be present on the project site. Only minor brief disturbances are expected during the construction period.

With proposed erosion/sedimentation control measures during construction, and stormwater quality treatment measures in the developed condition of the project, the Downtown Park projects are not expected to have any direct impact on the aquatic habitat utilized by Puget Sound Chinook salmon, bull trout or other aquatic species.

Site development will adhere to appropriate jurisdictional guidelines, including work windows and timing designed to minimize disruption during the breeding and rearing season of state- and federally-identified wildlife species.

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.**
The project(s) will use electrical energy for lighting, security cameras, operation of the water features, and for occasional public events.

All system elements will be installed by competent contractors to maintain warrantees. The systems will be regularly-maintained by City of Bellevue Parks Department staff.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
The project(s) would not interfere with the use of solar energy by any adjacent properties.

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:**
CIRCLE:
The project does not contain energy conservation features. Although the project will increase the number of light standards within the park, incrementally increasing the amount of energy usage, this increase is not expected to have an impact on the local or regional energy supply. A time clock will be used to control all site lighting, so programming can be set to limit "ON" only to the programmed hours of operation. Additionally, all lighting fixtures are anticipated to have LED lamp sources, which reduce energy consumption.

INSP PLAY:
The project is planning on utilizing a variable frequency drive for the recirculation system. Also the system is configured so that specific water features are operated on-demand only, to reduce water waste and energy use. A time clock will be used to control all site lighting, so programming can be set to limit "ON" only to the programmed hours of operation. Additionally, all lighting fixtures are anticipated to have LED lamp sources, which reduce energy consumption.

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.**
There are no known environmental health hazards that could occur as a result of the project.

(1) **Describe special emergency services that might be required.**
No special emergency services would be required for either project.

(2) **Proposed measures to reduce or control environmental health hazards, if any.**
None required for either project.

b. Noise

(1) **What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?**
Traffic noise is the predominant generator of noise in the area but will not affect the proposed projects. The plan calls for formal development of park land to park use. Little or no change in noise created within the park is anticipated.

Noise impacts from Inspiration Playground equipment provided through sound testing analysis (attached).

Future events on proposed stage area regulated by BCC 9.18.045A Sound Amplification Permits.

(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 noise will occur, but it will be short term and temporary, complying with City of Bellevue Municipal Code Title 9.18.

The frequency of Park events may increase with the installation of new site features, but events would be similar to those currently scheduled at the Park. The Downtown Park is located in a developed urban environment, typical road and City noise will prevail.

Construction noise impacts mitigated by Noise Ordinance BCC 9.18, which regulates hours of construction.

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

Construction activities would be restricted to hours and levels designated by the City. If construction activities exceed permitted noise levels, the City would instruct the contractor to implement measures to reduce noise impacts to comply with the regulations, which may include additional muffling of equipment.

After construction, the site would continue to serve as a park and no changes in noise levels are expected over existing conditions. Therefore, no mitigation measures are required.

8. Land and Shoreline Use

a. **What is the current use of the site and adjacent properties?**
The current use of the site is Public Park. Adjacent properties include commercial and multi-family residential structures.

b. **Has the site been used for agriculture? If so, describe.**
The site may have been used for agriculture in the late 1800's before being platted in the early 1900's.

c. **Describe any structures on the site.**
There is a small ballet school building, located off 100th Avenue NE; several small structures (utility vaults and transformers) and are used for maintenance of the park; waterfall, pond, and associated pump station; concrete staircase; concrete belvedere with water feature; obelisk-mounted lights surrounding the promenade that are approximately 12 feet in height; and an existing block and wood sided structure with a standing seam metal roofed restroom on site with separated male and female restrooms, as well as, a single stall family restroom. Additionally, there are two restroom structures on the east end of the park, one male and one female facility.

d. **Will any structures be demolished? If so, what?**
The remaining ballet school building, foundation, and associated site elements will be removed.

e. **What is the current zoning classification of the site?**
The current site zoning is DNTN-MU - Downtown Multiple Use District.
DNTN-OB - Downtown Old Bellevue Land Use District

f. **What is the current comprehensive plan designation of the site?**
The current comprehensive plan designation of the site is DNTN — Downtown.

g. **If applicable, what is the current shoreline master program designation of the site?**
The projects are not located within a shoreline district.

h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**
The City of Bellevue's Critical Areas maps indicate there are areas on the site mapped for liquefaction and steep slopes. **N/A per LUC 20.25H.005 - the Critical Areas Overlay District does not apply to the Downtown.**

i. **Approximately how many people would reside or work in the completed project?**
No people would reside or work in the completed projects.

j. **Approximately how many people would the completed project displace?**
The projects will not displace any people.

k. **Proposed measures to avoid or reduce displacement impacts, if any:**
None required.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
The project does not propose any changes in land use, so no measures are required.

9. Housing

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
No housing units would be provided.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
No housing units would be eliminated.

c. **Proposed measures to reduce or control housing impacts, if any:**
None required.

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?**
CIRCLE:
There are existing obelisk-mounted lights surrounding the promenade that are approximately 12 feet in height and constructed of cast concrete. Additionally, there are parking lot lights which are approximately 25 feet in height. Matching lighting will be included as part of the project around the new portions of the promenade and new parking lot lighting will be included.

INSP PLAY:
The new shade shelters and gateway are made of painted steel columns and standing seam and/or tube steel roofing. The shelters are 13' at their tallest. The restroom is 18'4", and the tree sculpture is 24' at its highest.

b. **What views in the immediate vicinity would be altered or obstructed?**
No views in the area would be altered or obstructed.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**
None required.

11. Light and Glare

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

CIRCLE:

The project will involve replacing/enhancing illumination to improve safety and reduce glare and spillover. The park's safety and security lighting will be active from dusk to dawn, while other lights will be operational only during park opening hours (seasonally from dusk to 11pm).

INSP PLAY:

There are currently a few restroom and shelter mounted light fixtures that are un-shielded, as well as, the LED paver lights. Light output is specified to only provide the appropriate amount of light immediately near the structure, but the fixture itself will be visible from afar.

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

The lighting element of the projects are intended to reduce glare and improve safety for park users. They will be designed to minimize spillover to other properties.

Lighting required to include cut off shields to prevent off-site light and glare per LUC 20.20.520

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

There are no off-site light or glare sources that would affect the proposals.

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

The lighting element of the projects are intended to control light and glare impacts - The park's safety and security lighting will be active from dusk to dawn, while other lights will be operational only during park opening hours (seasonally from dusk to 11pm).

12. Recreation

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

The project site is a park, designated for informal and formal recreational opportunities. The site is currently used as an informal recreation area for walking, jogging, and on-leash dog walking along the promenade and in the open areas.

Additionally, there are several City Parks located within ½ mile from the Downtown Park, including Clyde Beach Park, Meydenbauer Beach Park, Goddard and Wildwood Parks. The Lake to Lake Trail also connects nine parks across Bellevue before terminating at the Meydenbauer Beach Park on Lake Washington. Moreover, the Boys & Girls Club is adjacent to the Park and provides recreation activities.

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

Some park users may experience disruption in areas where construction will be undertaken; however, portions of the park will remain open during construction.

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

The intent of the projects are to enhance recreational opportunities at the Downtown Park. Impacts on recreational use during construction will be reduced with signage, but will be temporary in nature.

The frequency of future Park events may increase with the construction of new site features, but events would be similar to those currently being scheduled at the Park. Special Events at the

Downtown Park are also subject to review, coordination, and approval of the City's Special Use Committee.

Parking which serves the Downtown Park has been of continuous concern since the competition for the design of the park was originally undertaken and has been the subject of much discussion in the Master Plan Update. The Park occupies a unique location downtown, bounded by commercial, retail, and a residential mixed-use neighborhoods. The land uses surrounding the Park impact whatever parking supply might be provided in the Park. The Park itself also, in turn, impacts parking facilities in surrounding areas. Special events, the season, and time of day all pose specific challenges for providing Park access by automobile. The recommendations planning of the Park are aimed at providing adequate parking for the everyday uses of the Park, while maximizing the amount of land that can be used for Park use and recreational opportunities - as originally intended in the purchase of this land. It was further recommended that the Park should not be used to solve the parking problems associated with surrounding land uses.

Parking consolidation as shown in the plans will optimize the amount of land which can actually be used for park and recreational purposes.

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 properties currently documented to the NRHP are located within or adjacent to Bellevue Downtown Park. However, there are nine historic-age buildings (defined as built in 1964 or prior) directly adjacent to the Park. Pertinent information about these structures is summarized below (Table 1).

TABLE 1. HISTORIC-AGE BUILDINGS ADJACENT TO BELLEVUE DOWNTOWN PARK.

Address	Year Built	Level of Documentation	NRHP Eligibility Determination	Current Use	Citation
139 104th Ave. NE	1955	DAHP HPI — full	Not Eligible	Commercial	Kachmarsky, 2010
303 104th Ave. NE	1946	DAHP HPI — full	Not Eligible	Commercial	Kachmarsky, 2010
317 104th Ave. NE	1951	DAHP HPI — full	Not Eligible	Commercial	Kachmarsky, 2010
321 104th Ave. NE	1961	DAHP HPI — full	Not Eligible	Commercial	Kachmarsky, 2010
257 100th Ave. NE	1905	DAHP HPI — legacy	Potentially Eligible	Non-Profit	Stewart, 1975; Tobin, 1992
229 99th Ave. NE	1910	DAHP HPI — Assessor data only	Not Determined	Non-Profit	Artifacts Consulting, 2011
261 100th Ave. NE	1941	DAHP HPI — Assessor data only	Not Determined	Residential	Artifacts Consulting, 2011

401 104th Ave. NE	**1951**	**DAHP HPI — Assessor data only**	**Not Determined**	**Commercial**	**Artifacts Consulting, 2011**
10203 NE 1st St.	**1953**	**DAHP HPI — Assessor data only**	**Not Determined**	**Commercial**	**Artifacts Consulting, 2011**

As indicated in Table 1, the historic First Baptist Church, which has been documented but with no determination of NRHP eligibility made at the time of recording with DAHP, would appear to possesses integrity and is believed potentially eligible for listing under Criteria A and B. It is one of the oldest standing structures in Bellevue, directly associated with the city's founding and was designed by prominent regional architect, James Stephen (Furesz, 2011; Stewart, 1975; Tobin, 1992). Built in 1905 it was moved to its present location at 257 100th Ave. NE across the street to the west of the park in 1919 at which time an addition was constructed. It is currently owned and utilized by the Bellevue Boys and Girls Club.

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

No cultural resource surveys have been conducted within or adjacent to the park. According to the DAHP, there are no recorded archaeological sites or cemeteries within or adjacent to the park. However, based on DAHP's Statewide Predictive Model used to assess the risk of encountering precontact archaeological resources, the project location is classified as Very High Risk/High Risk (Survey Highly Advised) (DAHP, 2013).

The project is located within the traditional territory of the Lake Washington people, a Southern Coast Salish group who are subset of the larger group known as the Duwamish people. The Duwamish had numerous villages on the shores of Lake Washington and along the Duwamish, Cedar, Black, and Green Rivers (Haeberlin and Gunther, 1930:10; Smith, 1940:15; Spier, 1936:34; Swanton, 1969:423). There are five recorded Native American place names within a one-mile radius of the project area. These include names for specific places and resources on Lake Washington (Hilbert et al., 2001:90-93). The nearest recorded village site to the project area was located approximately two miles southeast at the mouth of Mercer Slough (Hilbert et al., 2001:45, 94).

The project area was first plated by the "Heirs of Matthew S. Sharp" in 1890 (US Surveyor General, 1977). Arriving in 1882, Matthew Sharp was one of the earliest settlers in the vicinity that would become Bellevue (McDonald, 2000:45-46). After his death in 1886 and the subsequent subdividing of his homestead, a portion containing the project area was acquired by D.M. Shanks who laid it out as the Cheriton Fruit Gardens tract (McDonald, 2000:61,70). Over subsequent decades, this parcel was gradually further subdivided (Kroll, 1912; Kroll, 1926; Kroll, 1930; Kroll, 1946; Metsker, 1926; Metsker, 1936). The primary usage of the land was small-scale agricultural, with the first development beyond domestic structures occurring in 1922 when a public elementary school was opened at the southeast corner of 102nd Ave. and 4th St. (Piro, 2008:4). (As a result of the construction of Bellevue Downtown Park, 102nd St. now terminates at 1st St., however prior it continued further north, terminating at 4th St. (Sanborn, 1929).) The school was torn down in 1985 when the land was acquired by the City of Bellevue and the creation of Downtown Park commenced. A portion of the footprint of this building is preserved as a design element within the northeast quadrant of the present-day park. It is unclear if this footprint consists of the original foundation or modern materials. A second school building was constructed on 102nd Ave. N.E. between E. 1st and N.E. 4th Streets across the street from the elementary and opened as Union High School in 1930. It later was as used as a junior high school. It was torn down in 1989 as work on the park progressed (Piro, 2008). Both schools had separate gymnasium structures directly adjacent, in the case of the elementary to the northeast, and in the case of the high school to the northwest. As of 1944 seven domestic structures, the majority with associated outbuildings, were located within present-day park boundaries (Sanborn, 1929; Sanborn, 1944). King

County Assessor records and DAHP historic property inventories indicate limited additional development until the 1950s with the beginnings of commercialization of the area.

c. **Proposed measures to reduce or control impacts, if any:**
Once construction plans are more developed, a professional archaeologist will review the plans and develop a cultural resources survey strategy to assist the City with complying with state laws on cultural resources.

In the event that cultural resources are inadvertently discovered during the project, construction would be temporarily halted in the immediate vicinity of the identified resources and the City, DAHP, and Affected Tribes would be notified. Mitigation and/or avoidance measures would be negotiated with the City, DAHP, and other stakeholders.

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.**
The Park is bordered by NE 4th Street on the north, 100th Avenue NE on the west, NE 1st Street and NE 2nd Street on the south, and 104th Avenue NE/Bellevue Way NE on the east (Figure 1).

b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
There are five bus stops within two blocks of the east side of Bellevue Downtown Park that are served by both King County Metro Transit (route 249) and Sound Transit (routes 550 and 560).

c. **How many parking spaces would the completed project have? How many would the project eliminate?**
There are currently 3 parking lots on site with a total of 191 stalls (NW lot – 38 stalls; SE lot – 101 stalls; SW Lot – 52 stalls). No parking stalls will be eliminated.

CIRCLE:
There are currently two parking areas on the Circle site with a total of 139 spaces (NW lot – 38 stalls; SE lot – 101 stalls). The existing SE lot of the site would be removed to accommodate the new park features and the parking lot off of 100th Avenue NE would be reconfigured to contain 140 stalls.

INSP PLAY:
There are currently 52 spaces in the southwest lot – 3 of these are ADA. The reconfigured lot will have 50 spaces, with 8 of these spaces being ADA.

The projects would not eliminate any parking spaces.

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).**
Frontage improvements are proposed along 100th Avenue NE, NE 1st Avenue, and 102nd Avenue NE. Pedestrian Improvements at the intersection of 100th Ave NE and NE 1st Street will include the reconstruction of the west side of the intersection to include revised curb lines, new ADA ramps, crosswalks across the north and west legs, and an RRFB system for the crossing of the north leg. New improvements at the intersection of 102nd Ave NE and NE 2nd Street include removing vehicular access to the park (modify traffic lights), new raised intersection plaza/plinth, new ADA ramps and crosswalks across the south, east, and west legs, and new traffic calming ramps.

e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
The projects will not use or occur in the vicinity of water, rail or air transportation.

f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**
CIRCLE:
Forecasted traffic volumes for the proposed project were described in the memorandum from Transpo Group (Appendix A). All levels of service (LOS) are expected to operate at LOS B or better. The estimated current Downtown Park-related traffic during the daily peak use is 295 vehicle trips during the summer months (weekdays from 5pm-7pm), and less at other times of the year.

INSP PLAY:
A parking study was completed by Gibson Traffic Consultants and Traffic Data Gathering (TDG) on October, 2013 (attached). The peak volumes occur weekday evening 5:00pm-7:00pm. Projected vehicular trips per day are 45.

g. **Proposed measures to reduce or control transportation impacts, if any:**
Ongoing measures to reduce or control transportation impacts of Special Events at the Park involves review and permitting. City Staff (Transportation, Police, Fire, Parks etc.) evaluates events and permits event specific conditions such as Parking Plans and traffic controls (road closures/signage, Off-site parking agreements etc.).

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.**
Site redevelopment is expected to remove direct access from NE 2nd Street to the interior of the park for public services. The impact might be slight addition to response time, as public service vehicles will be required to enter from the new access on 100th Ave NE.

Addition number of public service officials may be required for large special events.

Public parks can become areas of high security concern, as a result of their high use. Such concerns may include areas hidden from public view, inadequate light levels at night, vandalism, and other potential crime activities.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**
New access to the interior of the park is accomplished through the bridge system that is existing over the canal, as well as, continuing the broad pathway with adequate compaction.

Ongoing measures to reduce or control transportation impacts of Special Events at the Park involves review and permitting. City Staff (Transportation, Police, Fire, Parks etc.) evaluates events and permits event specific conditions such as parking plans and traffic controls (road closures/signage, Off-site parking agreements etc.).

Other measures to reduce public services include incorporating design features maximizing site security, minimizing opportunities for vandalism, providing light levels appropriate for security, and providing views into and from the park to the perimeter.

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.**
No changes in utility services are expected with the proposed project.

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..... **, City of Bellevue - Parks**

Date Submitted.....MARCH 17, 2015.....

LT
3/25/15

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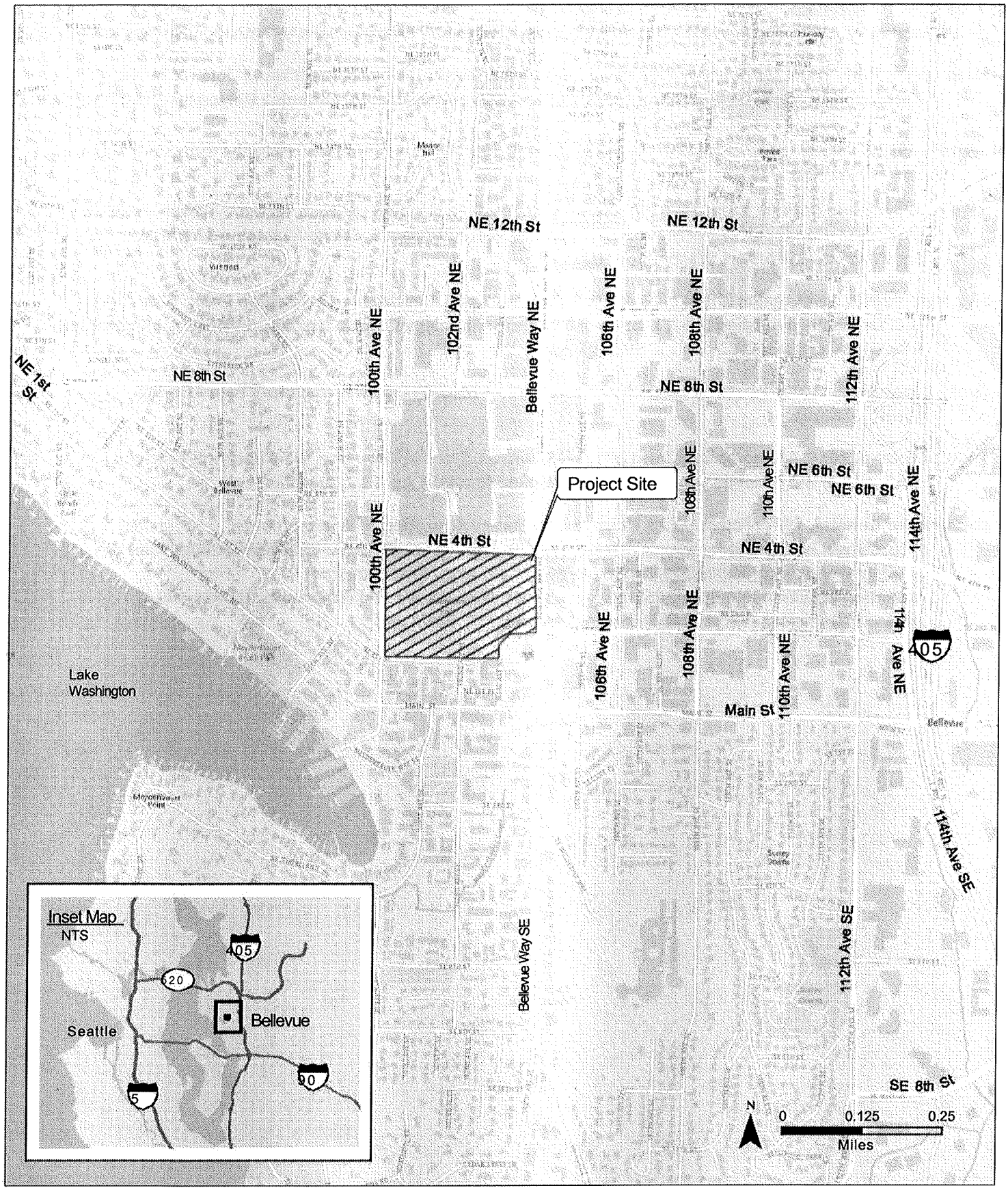

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SOURCE: GeoEngineers, 2014; WSDOT, 2007

Figure 1
Bellevue Downtown Park
Vicinity Map
Bellevue, Washington

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MAR 20 2015
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Bellevue Downtown Park Baseline Analysis Memorandum

TranspoGroup

transpoGROUP
WHAT TRANSPORTATION CAN BE.

MEMORANDUM

Date:	April 15, 2014	**TG:**	13104.00
To:	Terry Reckord, Macleod Reckord, PLLC		
From:	Michael Swenson		
Subject:	Bellevue Downtown Park Baseline Analysis		

This memorandum summarizes the baseline analysis conducted to date regarding the proposed modifications to the downtown park. Specifically this memorandum addresses the future operations and access considerations associated with the expansion of the west surface parking lot as identified in the most current schematic plan. In addition, the potential for parallel on-street parking on 100th Avenue NE between NE 4th Street and NE 1st Street as well as NE 1st Street between 100th Avenue NE and 102nd Avenue NE was reviewed.

As shown in the Schematic plan, the parking lot located on 100th Avenue NE will be expanded to accommodate the spaces lost with the removal of the parking on the southeast quadrant of the intersection. The current surface lot on the west side of the park includes approximately 40 stalls. As part of the park improvements, this lot will be expanded to include a total of 140 stalls. In addition to the expansion of the surface lot the driveways will be relocated. Currently an inbound access is located on the north edge of the lot, while a exit only is provided on the south edge of the lot. To improve overall circulation within the expanded lot, the inbound movement is located near the southern boundary of the lot, while the exiting movements will be accommodated at the northern edge. The southern access point will also provide a direct pedestrian connection from 100th Avenue NE to the circle within the park.

Site Access Analysis

The analysis conducted of the proposed access configuration included a review of the operational aspects of the access points; including level of service and safety/circulation relative to existing driveways or mid-block crossings.

Traffic Volumes

Future traffic volumes were forecast for the western surface lot considering the proposed expansion. To estimate the activity at this lot in the future, traffic volumes observed at the southeast lot during the weekday mid-day and PM peak hour periods were shifted to the driveways of the expanded parking lot. The net increase in stalls at the western lot is equivalent to the parking that is lost in the southeast quadrant of the park. While some of this activity in this area may be used by customers of the Main Street business, no reduction was taken to account for a decrease in use. If overall activity in the lot were to decrease due to proximity to the Main Street businesses, the volumes forecasts used for this analysis would be conservative.

Weekday PM peak hour traffic volumes developed for the west lot access points reflect the existing traffic volumes observed at the driveways, traffic shifts from the parking lot to be removed, and increases in background traffic associated with approved developments in the area. Forecasts for background traffic were based on a recent concurrency model run provided by the City for a development project in Bellevue. This model run was completed in January 2014. The forecast volumes for the 2019 conditions are noted below in Figure 1. Traffic forecasts prepared for the mid-day time period reflect only the existing counts. No growth rate was applied, as information regarding mid-day pipeline traffic is not available at this point in time.

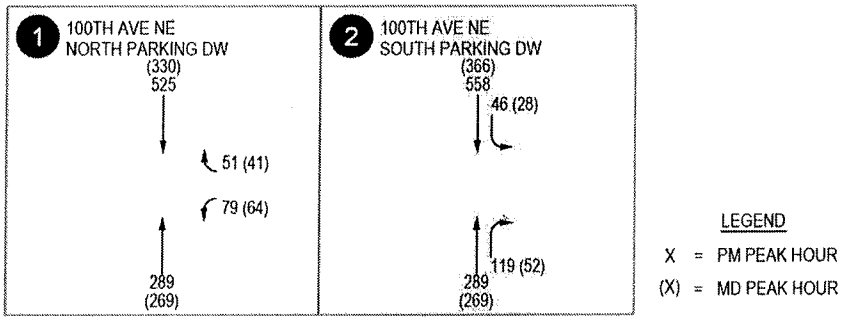

Figure 1 – Future (2019) Volumes at 100th Avenue NE Parking Lot

Level of Service Analysis

A level of service analysis was conducted for the north and south driveway access points based on the 2019 traffic forecasts. The LOS analysis was conducted based on 2010 Highway Capacity Methodology, consistent with City standards. Table 1 highlights the results of the analysis focusing on the critical movements at the north and south driveways.

Table 1. Existing and Future with Lot Shifted LOS Table

	2014 Existing			2019 Future With-Shift		
Intersection	**LOS[1]**	**Delay[2]**	**V/C[3] or WM[4]**	**LOS**	**Delay**	**V/C or WM**
Weekday MD Peak Hour						
100th Avenue NE/ North Driveway	A	8.1	SBL	B	12.7	WB
100th Avenue NE/ South Driveway	B	10.7	WB	A	8.2	SBL
Weekday PM Peak Hour						
100th Avenue NE/ North Driveway	A	8.2	SBL	B	14.6	WB
100th Avenue NE/ South Driveway	B	11.7	WB	A	8.5	SBL

1. Level of service, based on 2010 Highway Capacity Manual methodology.
2. Average delay in seconds per vehicle.
3. Volume-to-capacity ratio reported for signalized intersections.
4. Worst movement reported for unsignalized intersections.

As shown in Table 1, all movements, to/from the north and south parking lot access points are projected to operate at LOS B or better in the future during both the weekday mid-day and PM peak hour conditions.

Safety/Circulation

There is currently a mid-block crossing and associated median improvements located just north of the southern parking lot access. With the expansion and reconfiguration of the lot, the southern access point is proposed to be located just north of the existing mid-block crossing. Modifications will be necessary to the median to accommodate the inbound left-turns. Ideally, the minimum length of the median north of the current crosswalk pole is approximately 5 feet. Further coordination with the City's transportation department will be needed as the schematic plan and specific driveway connection is further refined.

Parking Analysis

As part of the development of the schematic plan and overall parking supply for the park, consideration was given to the potential for parallel parking to be provided along 100th Avenue NE

between NE 4th Street and NE 1st Street as well as along NE 1st Street between 100th Avenue NE and 102nd Avenue NE.

Attachments A and B provide a potential layout for parallel parking and highlight the number of stalls that would be provided. The overall layout of the parking considers setbacks from driveways, intersections, and crosswalks.

100th Avenue NE. Currently, parking is permitted during the non-peak periods along the park frontage. Under the existing conditions, approximately 14 stalls are provided (Attachment A), when parking is permitted. With the reconfiguration of the access points, the resulting supply would be 13 (Attachment B). This parking could be managed as it is today, through peak hour restrictions, or the City could consider 24-hour parking and restripe 100th Avenue NE accordingly. The decrease in useable curb space is due primarily to the reconfiguration of the access points and consideration of driveway and crosswalk setbacks.

NE 1st Street. Along NE 1st Street between 100th Avenue NE and 102nd Avenue NE, parallel parking is provided along the south side of the roadway. Eastbound and westbound left-turn lanes are currently provided at the 100th Avenue NE and 102nd Avenue NE intersections with a center median connecting the two turn lanes. To accommodate the parallel parking on the north side of NE 1st Street, the center median would be eliminated and the westbound travel lane would shift south, west of the 102nd Avenue NE intersection. Attachment B provides a conceptual channelization plan showing the lane shifts and resulting number of parallel parking stalls that would be created. As shown in Attachment C, a total of 8 stalls would be provided.

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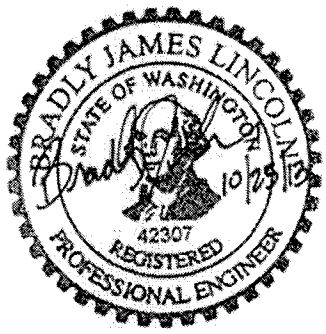
Bellevue Downtown Park Parking Study

Prepared for: City of Bellevue – Parks & Community Services

October 2013



GTC #13-070

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ATTACHMENTS

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1. PROJECT IDENTIFICATION

The Bellevue Downtown Park (DTP) is a 20.7-acre park located in downtown Bellevue, Washington. The DTP is bound by NE 4th Street to the north, NE 1st Street to the south and 100th Avenue NE to the west. Along the east there is a line of commercial buildings between the park and Bellevue Way. The park currently has large open areas for gatherings (planned and unplanned), a walking path and a playground in the southwest corner. There are three parking lots, the southwest lot (55 total spaces), the northwest lot (40 total spaces) and the southeast lot (104 total spaces).

While the DTP has become a highly successful and popular park in the Bellevue park system, the circular promenade and entry remain unfinished. The unfinished portion of the circle functions as a vehicular entrance and parking area. Additionally, a portion of the area identified for expanded parking along the west edge of the park is occupied by the Ballet Arts building, which has been rented to a local dance troupe. The proposed DTP projects will include the completion of the promenade circle and a revised playground in the southwest corner of the park.

In 2008, Bellevue citizens passed the Parks & Natural Areas Levy that approved funding to complete additional phases of the adopted DTP master plan - including completion of the circular promenade and water feature, expanded northwest parking lot, terraced seating and event space, and as permit-able, parallel parking along 100th Avenue NE. The levy project will also include the removal of the southeast parking lot, and expand the northwest parking lot as required.

The completed circle will modify approximately 2.16 acres of the existing 20.7 acres. The levy project is not proposed to include any new facilities or programs, and the use is proposed to be similar to the existing area of the park.

Concurrently, the Bellevue Rotary and the City of Bellevue are collaborating to expand the existing playground at the southwest corner of the park with a focus on inclusive, accessible play opportunities. Known as the Inspiration Playground, the concept for the playground retains the existing playground while expanding its footprint. The Inspiration Playground is anticipated to expand the existing use by approximately 75%.

Gibson Traffic Consultants, Inc. (GTC) has been retained to provide analysis and recommendations for the City of Bellevue in regards to the usage of DTP. GTC has been tasked with providing the following deliverables:

1. Summary of existing park usage
2. Summary of parking utilization by surrounding business/residents
3. Summary of existing parking supply
4. Required future parking for design/use of park, including expanded playground and completion of circle.
5. Recommendations on how to handle any parking deficiencies for future parking usage.
6. Recommendations on limiting use of park parking by surrounding uses.

Each of the above deliverables is discussed in detail in a dedicated section. Additionally, details about data collection, methodology, and general site observations as well are presented.

2. DATA COLLECTION AND METHODOLOGY

Data for parking and park usage was collected on one day of the week (excluding Mondays and Fridays) during the months of June, July, and August by the independent count firm Traffic Data Gathering. The days on which data was collected are summarized in Table 1.

Table 1: Data Collection Summary

Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
June 18	June 26	June 27	June 21	June 29	June 23
July 23	July 17	July 25	July 19	July 20	July 14
August 20	August 21	August 22	August 16	August 10	August 18

The dates and methodology for the parking and park usage data collection was determined by the City of Bellevue. The dates were chosen to get a sampling of days throughout the study period. Data was generally collected for the following time periods:

- Morning, 7:00 AM to 9:00 AM
- Mid-day, 11:30 AM to 1:30 PM
- Evening, 5:00 PM to 7:00 PM

The only exception to the dates and times of recording was the substitution of Friday evenings for Tuesday evenings due to the showing of movies in the park. The high number of trips associated with the event would have skewed data and not provided an accurate representation of typical usage. The parking lot and park usage was recorded on half-hour increments during the data collection. Parking usage was monitored at the three parking lots shown in Figure 1. Vehicles that parked in these locations were tallied according to whether or not the occupants parked and used the park or parked and left the site without using the park. People near the playground area near the southwest parking lot and people in the park were also recorded during these times. The playground area was defined as the southwest triangle of the park, including the play toys and the surrounding grass area, as shown in Figure 2. Additionally, any notable events occurring in the parking lots or in the park during the observation times and any inclement weather was documented.

Figure 1: Location of Parking Lots

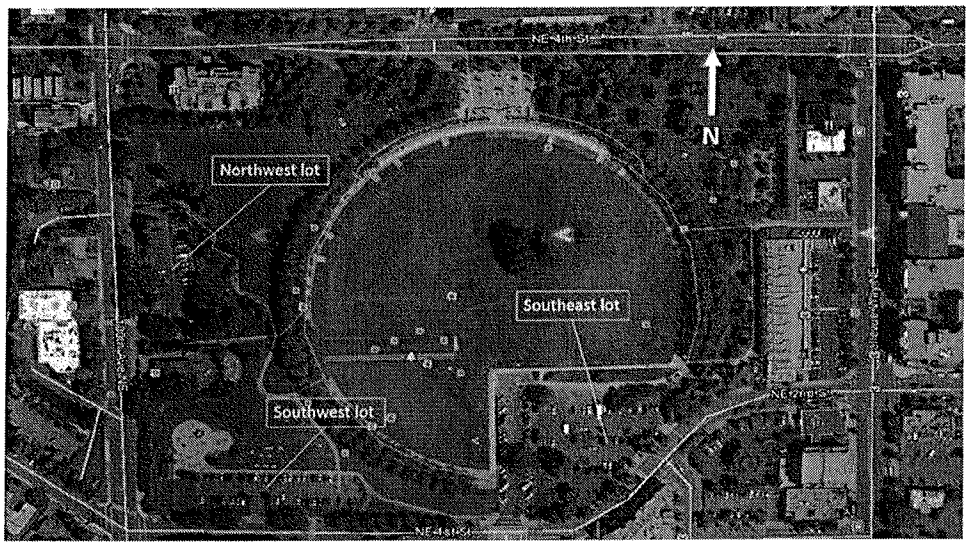
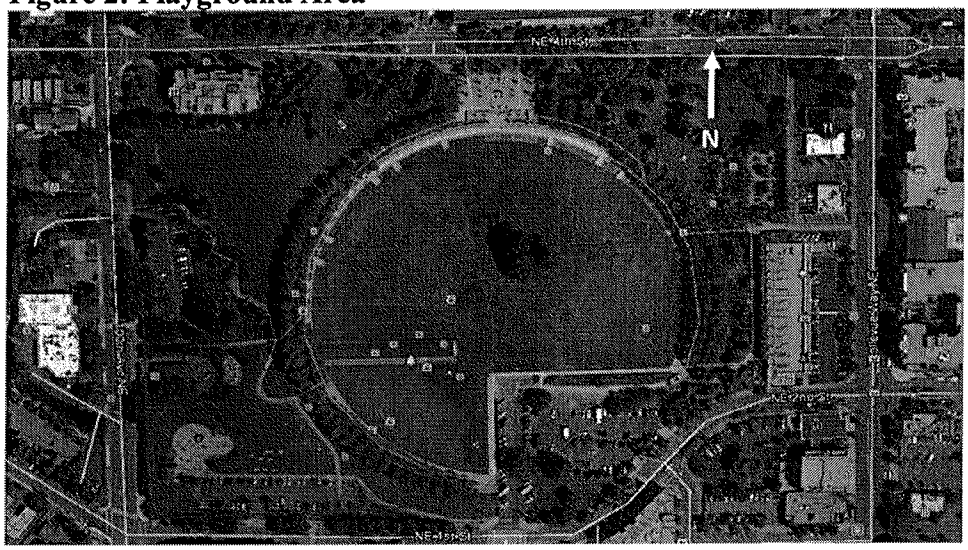
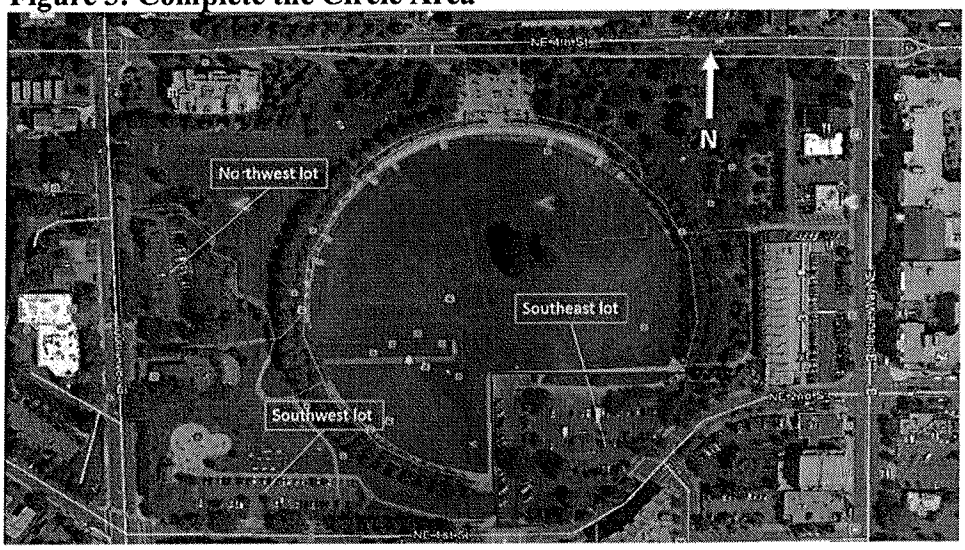


Figure 2: Playground Area



The area of the park where the circle will be completed and the area of the expanded parking lot are shown in Figure 3.

Figure 3: Complete the Circle Area



It is important to note that large groups (church events, weddings, etc.) were noted using the park during the times of observation and were included in the usage counts. Additionally, the data was collected during the summer to represent the peak usage of the park.

3. SUMMARY OF EXISTING PARK USAGE

The peak park usage was determined by counting the number of people in the park and the number of people in the playground once every half-hour during the morning, mid-day, and evening periods. The time of peak park usage, both for the general park and playground, for each day data was collected is summarized in Table 2.

Table 2: Peak Park Usage Summary

Month	Day[1]	General Park		Playground	
		Time	Number of People	Time	Number of People
June	Tuesday	12:30 PM	138	12:30 PM	79
	Wednesday	6:30 PM	142	11:30 AM	30
	Thursday	6:30 PM	97	5:30 PM	37
	Friday	7:00 PM	156	**5:30 PM**	**92**
	Saturday	**7:00 PM**	**255**	7:00 PM	84
	Sunday	5:00 PM	147	5:30 PM	61
July	Tuesday	1:30 PM	135	12:00 PM	55
	Wednesday	7:00 PM	171	6:30 PM	55
	Thursday	7:00 PM	181	7:00 PM	67
	Friday	7:00 PM	186	7:00 PM	67
	Saturday	**5:30 PM**	**261**	**7:00 PM**	**71**
	Sunday	6:00 PM	260	6:30 PM	59
August	Tuesday	11:30 AM	149	11:30 AM	47
	Wednesday	7:00 PM	222	11:30 AM	59
	Thursday	7:00 PM	167	12:00 PM	63
	Friday	7:00 PM	210	**6:00 PM**	**89**
	Saturday	**5:30 PM**	**344**	7:00 PM	71
	Sunday	11:30 AM	276	5:30 PM	81

For general park usage, the highest peak counts were consistently observed during Saturday evenings. Saturday evenings were approximately 160%-200% of average weekday (Tuesday through Thursday) counts. Playground usage had more variation in the observed peak times, but the peak usage occurred during the evening hours, similar to general park usage. The playground peak usage occurred during the Friday or Saturday evening hours.

4. SUMMARY OF PARKING LOT USAGE

The parking lot usage has been collected to determine who uses the parking lots, park users or non-park users. The data was collected by counting the number of open spaces in the parking lots and visually tracking people to/from their vehicle to determine if they are using the park or not. The current parking supply for each parking lot is summarized in Table 3.

Table 3: Current Parking Supply

Total Spaces (by type)			General Spaces (by lot)			Disabled Spaces (by lot)			Electric Spaces[2]
General	Disabled	Electric	SW Lot	NW Lot	SE Lot	SW Lot	NW Lot	SE Lot	SE Lot
191	6	2	52	38	101	3	2	1	2

[1] Tuesday counts were only done for morning and mid-day hours. Friday counts were done only in the evening.
[2] There are only spaces designated for electric vehicles in the southwest lot.

The average parking lot usage during the week (Tuesday through Friday) is summarized in Table 4 and the average parking lot usage for the weekend (Saturday and Sunday) is summarized in Table 5.

Table 4: Average Weekday Parking Lot Usage

Time	Lot						Overall	
	Southwest		Northwest		Southeast			
	Park	Non-park	Park	Non-park	Park	Non-park	Park	Non-park
Morning	9	1	4	0	12	4	25	5
Mid-day	29	12	17	1	44	41	90	54
Evening	30	13	23	1	48	44	101	58

Table 5: Average Weekend Parking Lot Usage

Time	Lot						Overall	
	Southwest		Northwest		Southeast			
	Park	Non-park	Park	Non-park	Park	Non-park	Park	Non-park
Morning	8	1	3	1	15	2	26	4
Mid-day	27	12	19	1	51	19	97	32
Evening	27	11	20	2	55	17	102	30

It is important to note that the values presented in Table 4 and Table 5 have been rounded to the whole parking space based on calculations encompassing the parking data over the 3-month collection period. The percentages discussed in the following paragraphs have been calculated based on the parking data from the 3-month collection period and differ slightly from what is presented in Table 4 and Table 5.

The parking utilization by park and non-park users shows that the number of people parking without utilizing the park were higher during mid-day and evening hours, compared to morning hours. Additionally, the percentage of non-park users utilizing the parking during the weekday was higher than the weekend. Overall, the average percentage of non-park users is approximately 25% of the total parking, which equates to approximately losing 26 stalls at daily average utilization.

The southeast lot saw the greatest percentage of non-park users parking in the lot (32% on average), followed by the southwest lot (24% on average). The northwest lot only saw minimal parking by non-park users (6% on average). The southeast and southwest lots having the highest percentages is likely due to their proximity to small businesses and residential units located to the south where street parking and other small lot parking isn't as plentiful as to the north of the park. Eliminating the usage of parking stalls by non-park users could free up as many as 66 parking stalls during peak hours with the lots operating at 100% capacity. The average hourly-percentage of non-park users utilizing the parking lots was calculated as high as 50.2% (Wednesdays at 12:00 PM).

5. SUMMARY OF PARKING SUPPLY AND DEMAND

The existing parking supply and demand has also been summarized for the data collection periods. This summary has been completed to understand the current supply and demand and estimate the number of spaces that will be required with the park expansion.

5.1 Existing Supply and Demand

The existing parking demand was calculated at each parking lot during each of the three timeframes, morning, mid-day and evening. Additionally, the average and maximum demand has been calculated. The parking demand was separated for general and disabled parking. The demand for electric vehicle spaces has not been included due to the small number of electric spaces. The results are summarized in Tables 6 through 9. It is important to note that there are some instances of rounding in Tables 6 through 9 for similar reasons as described in Section 4.

Table 6: Current Average Weekday General Parking Demand

Time	Lot						Overall		Utilization
	SW Lot		NW Lot		SE Lot				
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand	
Morning	*52*	10	*38*	4	*101*	16	*191*	30	16%
Mid-day	*52*	41	*38*	18	*101*	85	*191*	144	75%
Evening	*52*	43	*38*	24	*101*	92	*191*	159	83%
Average	*52*	31	*38*	15	*101*	64	*191*	110	58%
Max.	*52*	52	*38*	34	*101*	100	*191*	180	94%

Table 7: Current Average Weekday Disabled Parking Demand

Time	Lot						Overall	
	SW Lot		NW Lot		SE Lot			
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
Morning	*3*	0	*2*	0	*1*	0	*6*	0
Mid-day	*3*	0	*2*	0	*1*	0	*6*	1
Evening	*3*	0	*2*	0	*1*	0	*6*	1
Average	*3*	0	*2*	0	*1*	0	*6*	1
Max.	*3*	2	*2*	1	*1*	1	*6*	3

Table 8: Current Average Weekend General Parking Demand

Time	Lot						Overall		Utilization
	SW Lot		NW Lot		SE Lot				
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand	
Morning	*52*	9	*38*	4	*101*	17	*191*	30	16%
Mid-day	*52*	39	*38*	20	*101*	70	*191*	129	68%
Evening	*52*	38	*38*	22	*101*	73	*191*	133	70%
Average	*52*	29	*38*	15	*101*	54	*191*	97	51%
Max.	*52*	46	*38*	30	*101*	80	*191*	151	79%

Table 9: Current Weekend Disabled Parking Demand

Time	Lot						Overall	
	SW Lot		NW Lot		SE Lot			
	Supply	Demand	Supply	Demand	Supply	Demand	Supply	Demand
Morning	*3*	0	*2*	0	*1*	0	*6*	0
Mid-day	*3*	0	*2*	1	*1*	0	*6*	1
Evening	*3*	1	*2*	0	*1*	0	*6*	1
Average	*3*	0	*2*	0	*1*	0	*6*	1
Max.	*3*	2	*2*	2	*1*	1	*6*	2

The parking lot supply and demand analysis shows the current general parking supply is 191 spaces and the average utilization is approximately 58% during an average weekday (110 spaces of 191 utilized) and 51% during average weekends (97 of 191 utilized). **Currently, on average, parking demand at DTP does not exceed supply for all times of the day**.

Times when occupancy for parking spaces approached 100% was during special events (Tuesday movie nights) or when large groups had activities planned in the park. These events are sporadic and would not justify additional parking spaces to meet the current parking demand.

The data shows the utilization of the southwest and southeast lots are relatively similar, with the northwest lot having the lowest utilization for the use of general parking spaces. It is important to note that even though none of the rates in Tables 6 through 9 exceed 100% (because they are averages of the three months studied), there were isolated times when the southwest and/or southeast lots exceeded 100% utilization as a result of users double-parked or parked in undesignated spaces. These instances were noted by the on-site observers collecting data at the time and are only documented in the field notes. No conclusions about the use of disabled parking spaces were made because of the small sample size available.

5.2 Future Supply and Demand

With the playground area expanding by roughly 75% in size and the completion of the walking circle modifying 2.16 acres of the park, it is likely the park will attract additional trips. The additional space is anticipated to be used in the same manner as the existing space and therefore the calculations are based on these existing uses. Current parking rates for park users only were used to calculate additional parking spaces needed for future use of the park. Research regarding parking lot supply and demand shows that demand rates between 85% and 95% typically result in effective parking lot utilization. The future supply required with the park expansion has therefore been calculated for a range of supply/demand rates.

Based on calculations performed by GTC, the DTP has a Saturday parking generation rate of 5.50 vehicles per acre for park users only and 5.45 vehicles per acre for park users only during weekdays for its current 18.5 acres of open space. The 5.50 vehicles per acre calculated for the park was similar to the Saturday peak parking demand for a 25-acre site (5.10 vehicles/acre) listed in *Parking Generation, 4th Edition (2010)* published by Institute of Transportation Engineers (ITE) for the land use "City Park" (Land Use Code 411). ITE does not publish a parking demand rate for the weekday. The levy project will result in 2.16 modified acres of park space and a 75% increase in playground space in the southwest corner. The 2.16 modified acres would require 11.88 (rounded to 12) new parking spaces on Saturdays for park users only and 11.77 (rounded to 12) new parking spaces for weekdays for park users only. It is important to note that a reduction was not provided for park space that will be removed for the additional parking in the northwest lot. This results in a conservatively high estimate of the additional demand from the park expansion.

In order to create a parking demand for the expanded playground area, it was assumed that all parking by park users only in the southwest lot is generated by the playground. This is based, primarily, on the proximity of the parking lot to the playground area. According to the count data collected, the southwest parking lot had a similar number of inbound and outbound vehicles as the southeast parking lot, while only having 28% of the total parking stalls in the park; which supports the theory that the southwest lot would have the highest turnover rate and can be assumed to serve a majority of the playground trips currently being generated.

The additional parking associated with the 75% increase in playground space has been calculated by increasing the existing parking demand by 75%. This results in demand for an additional 22.5 parking stalls (rounded to 23) for park users only. There are no ITE trip or parking generation rates specifically for playgrounds to compare these calculations.

There is an opportunity to reduce the number of parking spaces being used by non-park users based on the data shown in Tables 4 and 5. Eliminating the use of non-park users using the parking lots would not only increase the number of available stalls for current park users, it could potentially reduce the number of new parking spaces needed to be created after the addition of the open space and expansion of the playground. Additionally, the addition of the open space will eliminate the southeast parking lot, which has 101 general parking spaces, 1 disabled parking space and 2 electric parking spaces. This will result in 90 general parking spaces remaining from the northwest and southwest lots. The demand, based on the existing lots, removal of the southeast lot, and the anticipated future demand is summarized in Table 10.

Table 10: Future Demand Based on Park Users

Parking Type	Current		Future	
	Supply	Demand	Supply	Demand
All users	191	159	90[3]	194
Park users only	191	102	90[4]	137

The number of parking spaces required to provide parking rates of 85%, 95% and 100% utilization for park users only is summarized in Table 11.

Table 11: Future Demand Based on Park Users Only

User Type	Utilization Rate	Supply		Parking Spaces Required (average)
		Existing	Future	
Park users only	100%	90	137	47
Park users only	95%	90	144	54
Park users only	85%	90	161	71

The number of parking spaces required to provide parking rates of 85%, 95% and 100% for all users is summarized in Table 12.

Table 12: Future Demand Based on All Users

User Type	Utilization Rate	Supply		Parking Spaces Required (average)
		Existing	Future	
All users	100%	90	194	104
All users	95%	90	204	114
All users	85%	90	228	138

The expansion of the northwest parking lot will need to include between 54 parking spaces and 138 parking spaces to accommodate park and or non-park users at a parking utilization of between 85% and 95%, depending on whether non-park users are included. The northwest parking lot expansion will need to include 54 to 71 parking spaces to accommodate park users only at a rate of between 85% and 95%. The northwest parking lot expansion will need to include 114 to 138 parking spaces to accommodate park users and non-park users at a rate of between 85% and 95%.

One observation to note is the southeast parking lot has the highest average percentage of non-park users utilizing the spaces available. Adding parking spaces to the northwest lot, which has the lowest percentage of non-park users utilizing available spaces, may reduce the overall number of non-park users parking at the DTP. There is no way to measure parking utilization by non-park users for the future parking configuration with the change in lots, so the numbers presented in Table 12 are likely conservative in nature because they use current utilization percentages.

[3] Accounts for complete removal of 101 general spaces in the southeast parking lot.

In comparison, the previously approved EIS for the DTP building permit (BPNC-89-4166) had approved (a total of) 100 parking stalls for full park build-out. The requirement for the total 100 parking spaces was developed through the discussion and environmental analysis of the projected parking demands, between Parks, COB Land Use, and COB Environmental Planning divisions.

6. MITIGATION FOR NON-PARK PARKING

In order to meet future demand generated by the completion of the walking circle and the expanded playground area, a combination of eliminating non-park usage in parking lots and increasing the current number of park spaces available must occur. GTC has provided some possible parking mitigation measures along with pros and cons for each that could be enacted in order to help meet future demand.

Table 13: Possible Parking Mitigation Measures

Parking Mitigation Measure	Pros	Cons
Increased signage	Increases awareness, easy to implement, low costs.	Easy for users to ignore, no way to ticket or notify violators.
Police/parking enforcement patrols (cars, foot, Segway, etc.)	Direct and immediate enforcement for violators, increases sense of safety at park, may reduce other illegal activity at park.	Possibly higher costs, takes away enforcement in other areas.
Increase street parking available along NE 1st Street and NE 2nd Street	Provide parking closer to businesses	High costs due to construction of new street parking stalls
Staffed ticket booth at entrance to all parking lots.	Deters non-park users from parking in lots, increased number of people walking to park.	Negative comments from park users who now have to pay to park, possibly decrease usage of park.
Video surveillance	Increases awareness	High costs, cannot immediately enforce violators.
Yearly/monthly/daily park parking pass for Bellevue residents	Easily enforceable, can be used at multiple locations	Park lots are not currently pay-to-park, users may use park pass to park in parking lots near paid parking, non-resident use.
Treat all park parking lots like paid public parking lots	Generates revenue	Parks are not currently pay-to-park, staff must collect money
Parking time limits	Eliminates long term parking	Limits time people who drive can spend at the park, causes surrounding parking lots to fill with park users.
Install Parking Lot gates	Eliminates overnight parking. Deters non-park users from parking in lots. Controls use of parking lots	Requires staff to close lot(s).

7. CONCLUSION

The findings for each of the deliverables is discussed below:

- Peak Park Usage
  - Bellevue Downtown Park has peak usage during the evening hours between 5:00 and 7:00 PM during weekdays and weekends.
  - For general park usage, Saturdays continuously had the highest peak users while the number of peak users for the playground area was slightly higher on weekends than during the week.
- Utilization of parking by park and non-park users
  - Approximately 25% of those parking in the parking lots are not users of the park.
  - This percentage can reach as high as 50% on average at mid-day during the week over the three parking lots.
  - The southeast and southwest parking lots had the highest percentage of non-park users parking in available spaces, 59% and 58% respectively.
- Parking Supply and Demand
  - The current 199 parking spaces for the park meets current demands with an average occupancy of 55%, except when special events are occurring in the park.
- Required future parking for park and non-park users
  - There will need to be 114 parking spaces to accommodate all users at a 95% utilization rate
  - There will need to be 138 parking spaces to accommodate all users at an 85% utilization rate
- Recommendation for increasing spaces for park users
  - GTC has provided possible mitigation measures varying in effectiveness and cost to address the issues of future demand and current non-park users using the parking lots.

Attachments

Bellevue Downtown Park

Date of Count: Sun 06/23/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	45	3	1	0	0		38	2	1	0	72	2	1	2	0	9
7:30 AM	45	3	2	0	0		37	2	0	1	71	2	1	5	0	10
8:00 AM	43	3	1	0	2		35	2	4	0	75	2	1	1	1	16
8:30 AM	44	3	1	0	4		32	2	2	1	72	2	1	1	2	26
9:00 AM	43	3			0		31	2			69	2	1			30
11:30 AM	24	2	12	4	5		25	1	10	0	56	0	1	9	2	52
12:00 PM	19	2	7	2	20	Picnic space used for gathering. Wedding in Park.	29	1	9	1	44	0	1	5	2	70
12:30 PM	27	2	5	1	10		28	0	3	1	51	0	1	6	6	41
1:00 PM	26	2	9	1	14		34	1	5	0	57	0	1	7	3	50
1:30 PM	26	2			21		34	1			55	1	1			35
5:00 PM	47	0	6	0	55		27	0	5	0	30	1	1	10	2	147
5:30 PM	16	3	3	2	61	Picnic space used for gathering.Tents in Lower Park second Gathering	31	2	5	0	38	1	0	10	3	98
6:00 PM	24	3	4	2	43		30	2	5	1	39	1	1	7	3	80
6:30 PM	28	3	1	5	24		33	2	0	0	47	2	1	4	4	69
7:00 PM	25	3			9		37	2			52	2	1			50

Bellevue Downtown Park

Date of Count: Tue 06/18/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	47	3	6	0	2		37	2	0	1	94	2	1	4	0	16
7:30 AM	41	3	3	0	2		36	2	2	0	96	2	1	9	2	26
8:00 AM	39	3	6	0	0		35	2	2	0	82	2	1	6	3	37
8:30 AM	32	2	8	0	0		33	2	6	0	88	2	1	11	4	36
9:00 AM	34	2			3		30	2			83	2	1			29
11:00 AM	1	3	5	2	49		23	2	4	0	37	1	1	2	4	75
11:30 AM	4	3	22	2	45		26	2	5	1	33	1	1	15	13	66
12:00 PM	4	3	9	2	57		18	1	15	0	9	0	0	13	7	103
12:30 PM	0	3	11	3	79		10	2	9	0	0	0	0	4	2	138
1:00 PM	2	2			64		14	2			3	0	1			125

Bellevue Downtown Park

Date of Count: Wed 06/26/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	43	3	1	0	2		36	2	1	0	89	2	1	4	0	10
7:30 AM	44	3	3	0	0		37	2	2	1	89	2	1	4	0	18
8:00 AM	42	3	2	2	1		37	2	0	0	89	2	1	6	2	25
8:30 AM	37	3	6	0	0		38	2	2	0	86	2	1	8	2	16
9:00 AM	37	3			0		37	2			86	2	1			17
11:30 AM	8	3	9	3	30		28	1	4	1	26	1	1	15	11	61
12:00 PM	19	3	2	7	28		21	2	6	2	22	0	0	8	13	78
12:30 PM	17	3	8	5	13		24	0	4	0	11	1	1	13	6	36
1:00 PM	16	3	7	4	13		24	2	5	0	14	1	1	9	5	48
1:30 PM	13	3			23		21	2			25	0	1			53
5:00 PM	29	3	7	4	17		30	2	2	0	39	1	1	9	2	33
5:30 PM	19	3	4	2	27		31	2	4	0	31	1	1	20	9	58
6:00 PM	14	3	12	5	25		29	2	5	0	21	1	1	16	12	80
6:30 PM	6	3	11	10	28		28	2	6	0	4	1	1	9	1	142
7:00 PM	43	3			16		30	2			10	2	1			118

Bellevue Downtown Park

Date of Count: Thu 06/27/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	43	3	3	0	0		35	2	3	0	87	2	1	1	0	11
7:30 AM	41	3	2	0	1		35	2	4	0	92	2	1	1	0	17
8:00 AM	41	3	5	1	0	Maintenance	35	1	1	0	92	2	1	7	1	19
8:30 AM	38	3	3	1	0		33	1	0	0	87	2	1	8	7	18
9:00 AM	39	3			0		31	1			81	2	1			19
11:30 AM	29	3	2	3	3		30	2	5	0	43	1	1	6	9	13
12:00 PM	26	3	12	3	4	Tow truck occupied 3	32	2	3	0	38	2	1	5	20	18
12:30 PM	20	3	6	9	5	spaces between	29	1	3	0	10	2	1	9	5	30
1:00 PM	21	3	2	2	4	11:30 and noon	33	2	4	0	8	2	1	6	7	57
1:30 PM	22	3			11		28	2			10	2	1			52
5:00 PM	30	3	9	4	10		28	2	4	0	36	2	1	9	3	35
5:30 PM	20	3	10	3	37		26	2	12	1	27	2	1	8	11	69
6:00 PM	21	3	13	5	14		16	2	5	1	10	2	1	8	10	77
6:30 PM	18	3	10	2	25		13	2	6	0	14	1	0	6	11	97
7:00 PM	18	3			9		19	1			2	1	1			75

Bellevue Downtown Park

Date of Count: Fri 06/21/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
5:00 PM	2	3	10	1	81		25	1	4	0	23	1	1	19	10	75
5:30 PM	1	3	12	4	92		26	1	3	1	9	1	0	10	15	110
6:00 PM	8	3	6	5	63		29	2	7	0	8	1	1	19	11	74
6:30 PM	5	3	13	9	70		26	2	13	0	0	1	0	13	16	93
7:00 PM	0	1			78		20	2			0	0	0			156

Bellevue Downtown Park

Date of Count: Sat 06/29/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	49	3	2	1	0		35	2	2	1	91	2	1	6	0	24
7:30 AM	47	3	1	0	3		33	2	2	0	87	2	1	7	0	32
8:00 AM	47	3	7	2	0		35	2	1	0	83	2	1	7	0	40
8:30 AM	40	3	8	1	4		34	2	3	1	83	2	1	8	1	52
9:00 AM	30	3			19		30	2			69	2	1			68
11:30 AM	20	3	7	3	47	3 stretch limos blocking parking spaces from 11:30 until 1:00 PM	21	2	5	1	25	1	1	10	4	154
12:00 PM	23	3	3	3	24		18	0	4	0	20	1	1	11	1	149
12:30 PM	28	3	5	3	33		25	2	4	0	12	1	1	4	0	115
1:00 PM	20	3	7	4	38		20	2	7	1	11	0	1	3	0	141
1:30 PM	13	2			31		16	0			19	0	1			144
5:00 PM	15	3	7	2	43		6	0	8	2	0	1	1	4	0	233
5:30 PM	13	3	6	5	41		5	2	7	2	4	2	1	3	0	235
6:00 PM	9	3	13	4	29		11	2	6	1	12	2	1	4	0	220
6:30 PM	2	3	7	5	67		12	1	6	2	13	2	1	6	0	217
7:00 PM	1	3			84		16	2			13	2	1			255

Bellevue Downtown Park

Date of Count: Sun 07/14/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	39	3	3	0	0		38	2	2	0	92	2	1	1	0	14
7:30 AM	35	3	2	0	1	Greyhound walk-a-thon 8:00AM-1:00PM	36	2	2	1	91	2	1	0	0	24
8:00 AM	40	3	2	0	0		33	2	9	0	92	2	1	6	1	35
8:30 AM	40	3	5	1	7		25	2	6	0	88	2	1	6	1	45
9:00 AM	39	3			3		24	2			83	2	1			45
11:30 AM	5	2	4	4	44		1	1	7	0	33	1	0	9	2	221
12:00 PM	5	3	3	2	51	Church gathering until 12:00	15	1	3	0	29	1	0	8	2	151
12:30 PM	12	3	5	3	46		15	0	6	1	33	2	1	12	5	90
1:00 PM	6	3	5	2	25		22	0	7	0	29	2	1	6	3	96
1:30 PM	7	3			43		16	1			31	2	1			126
5:00 PM	21	1	3	0	35		20	2	8	1	35	2	1	7	3	175
5:30 PM	24	0	5	1	32		16	2	4	1	26	2	1	14	0	200
6:00 PM	18	1	6	4	33		18	2	7	1	25	2	1	9	1	260
6:30 PM	9	2	6	4	59		10	2	5	0	22	2	1	6	0	238
7:00 PM	14	3			57		4	2			35	2	1			228

Bellevue Downtown Park

Date of Count: Tue 07/23/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	48	3	2	0	0		34	2	5	0	88	2	1	6	0	34
7:30 AM	46	3	1	0	0		32	2	2	0	82	2	1	7	1	33
8:00 AM	45	3	2	3	0		32	2	6	0	80	2	1	5	1	32
8:30 AM	43	3	8	1	4		30	2	6	0	80	2	1	6	5	44
9:00 AM	34	3			5		30	2			78	2	1			41
11:30 AM	5	3	8	0	40		19	2	8	0	24	1	1	12	10	71
12:00 PM	2	3	7	0	55		16	1	6	2	17	2	1	13	10	81
12:30 PM	7	3	10	1	39		8	1	5	1	3	1	0	6	7	86
1:00 PM	7	2	2	3	29		10	1	4	0	0	0	0	4	3	115
1:30 PM	14	3			20		10	2			7	0	0			135

Bellevue Downtown Park

Date of Count: Wed 07/17/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	48	3	1	0	0		36	2	4	0	85	2	1	3	1	25
7:30 AM	47	3	4	0	0		33	2	3	0	87	2	1	9	2	20
8:00 AM	45	3	2	0	2		32	2	2	0	81	2	1	3	2	26
8:30 AM	45	3	7	2	0		34	2	3	0	82	2	1	10	3	26
9:00 AM	34	3			2		33	2			70	2	1			36
11:30 AM	20	3	4	4	35		30	2	2	0	32	1	1	5	8	44
12:00 PM	22	3	4	3	26		30	1	5	2	27	1	1	9	25	52
12:30 PM	15	3	7	1	20		21	2	2	0	7	0	1	9	19	96
1:00 PM	17	3	11	3	22		23	2	4	0	0	0	0	8	11	66
1:30 PM	12	3			26		28	2			0	0	1			55
5:00 PM	20	3	3	2	41		21	2	4	0	16	1	1	4	10	60
5:30 PM	18	3	5	1	39		11	2	2	0	11	1	1	10	14	72
6:00 PM	10	3	6	3	39		7	2	5	1	0	0	1	4	10	103
6:30 PM	1	3	5	0	55		4	2	6	0	0	0	0	4	4	94
7:00 PM	0	3			49		0	1			0	1	0			171

Bellevue Downtown Park

Date of Count: Thu 07/25/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	46	3	4	0	0		34	2	4	0	86	1	1	4	1	26
7:30 AM	43	3	3	0	0		31	2	3	0	77	1	1	6	1	33
8:00 AM	43	3	6	3	0		33	2	7	0	71	1	1	5	3	18
8:30 AM	37	3	3	0	3		27	2	1	0	80	1	1	7	16	35
9:00 AM	38	3			0		28	2			88	0	1			42
11:30 AM	22	3	8	1	29		25	2	6	0	27	0	1	12	10	71
12:00 PM	8	3	9	2	24		24	2	6	0	17	1	1	13	15	83
12:30 PM	6	3	8	3	33		11	2	5	0	0	1	1	6	8	123
1:00 PM	18	3	5	2	22		17	1	4	0	4	1	1	7	10	119
1:30 PM	13	3			12		21	2			12	1	1			82
5:00 PM	14	3	4	1	39		21	2	7	1	19	2	1	7	3	101
5:30 PM	8	3	5	3	53		18	2	9	2	5	2	1	5	14	121
6:00 PM	0	2	3	1	40		4	1	6	0	1	1	0	5	7	140
6:30 PM	0	1	2	1	55		0	1	3	0	0	1	0	3	8	152
7:00 PM	0	1			67		0	1			0	1	1			181

Bellevue Downtown Park

Date of Count: Fri 07/19/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
5:00 PM	22	3	7	2	32	1 non-disabled parked	11	1	4	1	19	1	0	9	10	75
5:30 PM	11	3	4	3	58	in disabled stall and left	9	2	3	0	13	1	1	12	8	111
6:00 PM	8	3	8	4	27	the park.1 vehicle	15	1	11	2	2	1	0	8	3	127
6:30 PM	0	3	9	3	63	illegally parked in SW	2	1	2	1	0	1	0	8	6	179
7:00 PM	0	3			67	lot at 7:00pm	1	1			1	1	0			186

Bellevue Downtown Park

Date of Count: Sat 07/20/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	45	3	1	0	0		37	2	0	0	93	2	1	4	0	9
7:30 AM	45	3	1	0	0		36	2	5	0	90	2	1	2	0	17
8:00 AM	46	3	7	1	0		34	2	1	0	92	2	1	7	1	16
8:30 AM	38	3	5	1	0		32	2	4	0	85	2	1	6	7	33
9:00 AM	34	3			0		27	2			82	2	1			40
11:30 AM	8	2	3	0	39		14	2	8	0	38	2	0	12	3	89
12:00 PM	8	2	9	6	45	Young Life Outdoor	9	2	3	0	37	2	1	7	4	113
12:30 PM	8	2	4	1	52	Rec. and birthday party	12	2	5	1	26	2	1	7	6	127
1:00 PM	13	2	12	4	51		9	2	6	0	25	2	1	10	6	111
1:30 PM	2	2			53		15	2			26	1	0			103
5:00 PM	8	3	7	2	33		4	1	5	1	18	2	0	12	2	227
5:30 PM	1	3	5	0	31		1	1	3	0	19	2	1	10	0	261
6:00 PM	1	1	10	6	42	Church Potluck.	6	1	5	0	11	2	1	13	4	229
6:30 PM	1	2	6	4	23		2	1	6	1	13	1	1	11	1	236
7:00 PM	4	2			71		14	2			16	1	1			227

Bellevue Downtown Park

Date of Count: Sun 08/18/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	50	3	1	1	0		37	2	0	0	92	2	1	3	0	8
7:30 AM	49	3	2	0	0		37	2	4	0	91	2	1	5	3	15
8:00 AM	48	3	2	0	0		34	2	6	1	87	2	1	9	3	19
8:30 AM	48	3	6	1	0		30	2	2	0	80	2	1	11	0	41
9:00 AM	41	3			0		30	2			74	2	1			72
11:30 AM	5	3	4	1	63	Church event, Party/Croquet	1	0	4	0	14	1	1	10	0	276
12:00 PM	8	3	3	4	59	In Park:volleyball	23	1	11	0	13	1	1	8	5	194
12:30 PM	16	3	6	4	31	tournament,huge group of	17	1	4	0	13	1	1	15	5	196
1:00 PM	5	3	9	2	25	elderly people playing	17	1	2	0	14	1	0	11	4	165
1:30 PM	11	3			33	Petanque.	17	2			10	1	1			143
5:00 PM	7	3	5	0	76		11	2	4	0	29	2	1	11	3	204
5:30 PM	9	3	6	0	81		12	2	6	0	21	2	0	9	1	181
6:00 PM	10	2	5	1	43		11	2	2	1	27	2	0	11	5	204
6:30 PM	14	3	5	1	54		22	2	5	0	25	2	0	10	4	162
7:00 PM	10	3			67		23	2			30	2	0			212

Bellevue Downtown Park

Date of Count: Tue 08/20/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	48	3	2	1	0		36	2	3	0	89	1	1	6	3	34
7:30 AM	45	3	5	1	0		35	2	3	0	83	1	1	4	1	44
8:00 AM	44	3	4	1	3		36	2	1	0	81	1	1	4	3	35
8:30 AM	41	3	8	1	4		36	2	5	0	83	1	1	7	6	33
9:00 AM	38	2			8		35	2			75	2	1			38
11:30 AM	18	2	5	4	47		25	1	3	0	17	0	0	11	2	149
12:00 PM	13	3	9	7	39	Lots of drive through traffic in	22	2	8	0	18	1	0	5	3	137
12:30 PM	4	3	10	7	22	SE lot.	16	2	12	0	11	1	1	14	9	118
1:00 PM	5	3	13	4	24		12	2	10	0	4	1	0	6	2	115
1:30 PM	0	3			35		9	1			9	2	1			108

Bellevue Downtown Park

Date of Count: Fri 08/16/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
5:00 PM	2	3	4	1	40		18	1	11	0	17	1	1	11	9	156
5:30 PM	5	3	6	1	77	SE lot: long line of cars just	2	1	5	0	9	1	1	11	15	121
6:00 PM	3	1	4	3	89	sitting because no one can	8	2	5	0	2	0	1	13	10	141
6:30 PM	1	0	5	2	86	move, at 7:00pm	7	1	8	1	9	0	1	9	16	168
7:00 PM	0	0			57		10	2			0	0	1			210

Bellevue Downtown Park

Date of Count: Sat 08/10/2013

	Northwest Lot						Southwest Lot				Southeast Lot					
	Parking		Parked Cars				Parking		Parked Cars		Parking			Parked Cars		
TIME	General	Disabled	People Went into Park	People Left Park	People in Play Area	Comments	General	Disabled	People Went into Park	People Left Park	General	Electric	Disabled	People Went into Park	People Left Park	People in Park
Available Parking Stalls:	52	3					38	2			101	2	1			
7:00 AM	49	3	1	0	0		38	2	1	0	91	2	1	3	0	16
7:30 AM	48	3	3	1	0	SE lot: 2 cars dropped off a	37	2	0	0	89	2	1	5	0	22
8:00 AM	45	3	3	0	0	passenger who each got in a	37	2	3	0	89	2	1	10	3	44
8:30 AM	44	3	5	2	2	parked car and left the lot, at	35	2	6	0	81	2	1	10	4	34
9:00 AM	38	3			0	7:00am	30	2			77	2	0			41
11:30 AM	10	3	7	2	31		23	2	6	0	42	2	1	11	5	69
12:00 PM	8	2	2	1	30		20	2	5	1	38	2	1	11	2	98
12:30 PM	11	2	4	1	13		15	0	5	0	42	2	1	15	6	104
1:00 PM	11	3	3	2	15		20	2	2	0	36	2	1	15	6	139
1:30 PM	9	3			29		20	2			35	2	1			120
5:00 PM	8	3	5	5	41		18	2	3	0	44	1	1	7	5	341
5:30 PM	15	3	1	2	51	SE Lot: People arriving for a	18	2	2	0	48	0	1	6	5	344
6:00 PM	25	3	9	2	49	wedding in the park.	24	2	5	0	52	1	1	11	9	89
6:30 PM	29	3	8	4	31	Wedding over at 6:00pm	22	2	2	0	58	1	1	6	5	74
7:00 PM	13	3			71		28	2			48	2	1			75

Freenotes Harmony Park Outdoor Musical Instruments

Received
MAR 20 2015
Permit Processing

Results of sound level testing of Freenotes Outdoor Musical Instruments on 8-18-2009

The Instrument used to record data was a precision sound analyser – class 1.
Type Norsonic Nor116.

Each musical instrument was placed sequentially in a large open space (approximately 100 acres). All instruments were played vigorously by two players at a time using appropriate beaters. Recordings being taken over five (5) minute intervals at distances of Zero (0) meters (at source), Ten (10) meters and Fifty (50) meters.*

Background noise levels remained fairly constant throughout the entire recording time with an A-weighted Leq over five (5) minutes of 39.6 decibels.

Provided below a summary table of the average sound levels recorded taken from three (3) recording intervals (as above*). All measurements below are A-weighted Leq given in decibels.

Instrument	At Source	32.9 ft	164 ft
Contrabass Chimes	90.4	60.6	52.9
Imbarimba/Piper	90.5	67.3	57
Manta Ray	93.6	79.7	53.1
Pegasus/Merry	92	64.1	54.5
Flying Amadinda	86.7	63.2	51.2
Swirl/Griffin	90	64.1	54.5
Tuned Drums	91.1	77.3	64.7

Provided below a summary table of the peak sound levels recorded taken from three (3) recording intervals (as above*). All measurements below are A-weighted Max (Fast) given in decibels.

Instrument	At Source	32.9 ft	164 ft
Contrabass Chimes	110.4	75.9	65.4
Imbarimba/Piper	100.7	77.3	67.2
Manta Ray	104.1	92.5	66
Pegasus/ Merry	103.	81.1	71.1
Flying Amadinda	100.1	72.5	60.4
Swirl/Griffin	99.7	73.8	72.1
Tuned Drums	102.7	88.5	74.9

The following supplemental documents are on file with the Development Services Department as part of the SEPA project file:

1. **Construction Stormwater Pollution Prevention Plan (CSWPPP) Worksheet for Construction Projects - Complete the Circle**

2. **Drainage Report - Complete the Circle**

3. **Turbidity Monitoring Plan - Inspiration Playground**

4. **Stormwater Control Design Report - Inspiration Playground**

5. **Construction Stormwater Pollution Prevention Plan (CSWPPP) - Inspiration Playground**

6. **Geotechnical Engineering Report for Complete the Circle**

7. **Geotechnical Engineering Report for Inspiration Playground**

City of Bellevue

BELLEVUE DOWNTOWN PARK
Complete The Circle

90% Construction Documents 1.2015

MACLE
OD·RE
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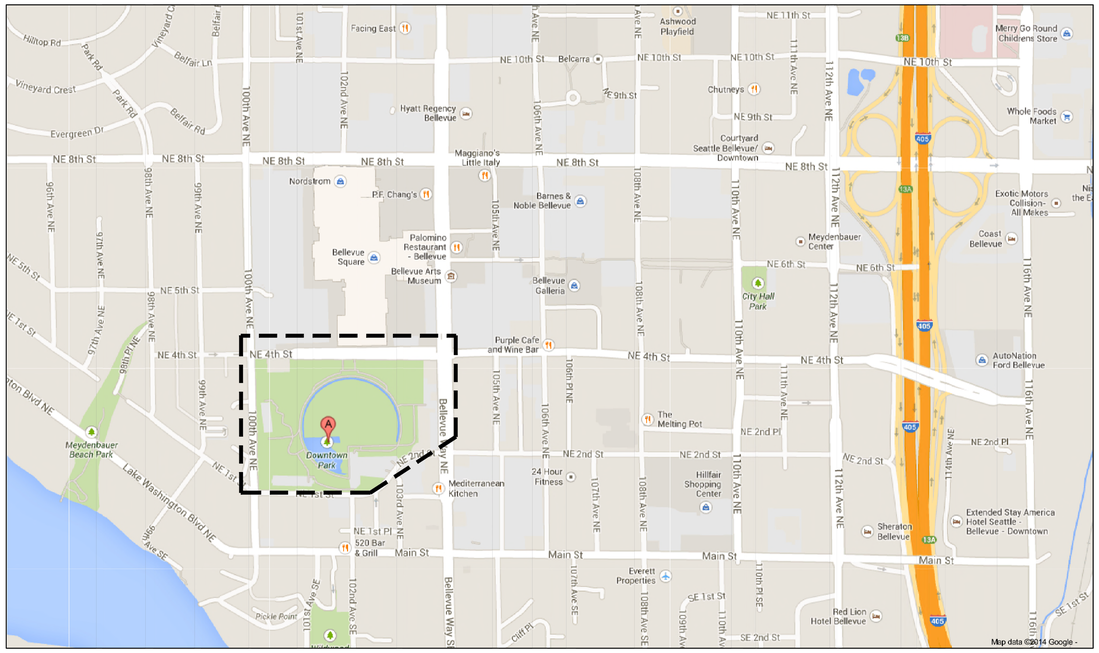
City of Bellevue
BELLEVUE DOWNTOWN PARK
Complete the Circle

90% DOCUMENTS
JANUARY 2015

VICINITY MAP



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Bob Beckley, beckleyr@umich.edu

SHEET INDEX

SHEET	DESCRIPTION
COVER SHEET	
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K1.1	SURVEY NOTES
K1.2	SHEET KEY
D1.0	DEMOLITION AND TREE PROTECTION
D1.1	IRRIGATION DEMOLITION PLAN
D1.2	CLEARING AND GRADING STANDARD NOTES
D1.3	TESC PLAN
D1.4	TESC DETAILS
D1.5	UTILITY DEMOLITION PLAN - EAST
D1.6	UTILITY DEMOLITION - WEST
L1.0	LAYOUT PLAN/HORIZONTAL CONTROL
L1.1	LAYOUT PLAN EAST
L1.2	LAYOUT PLAN WEST
L1.3	AREA ENLARGEMENTS
L1.4	AREA ENLARGEMENTS
L1.5	GRADING PLAN EAST
L1.6	GRADING PLAN WEST
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L1.8	SITE DETAILS
L1.9	SITE DETAILS
L1.10	SITE DETAILS
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C1.0	DRAINAGE AND UTILITY NOTES
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L2.4	PLANTING AREA ENLARGEMENTS
L2.5	PLANTING SCHEDULE
L2.6	PLANTING DETAILS
L2.7	IRRIGATION PLAN - WEST
L2.8	IRRIGATION PLAN - EAST
L2.9	IRRIGATION DETAILS
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~~E2.4~~	~~LIGHTING AND ELECTRICAL AREA ENLARGEMENTS~~
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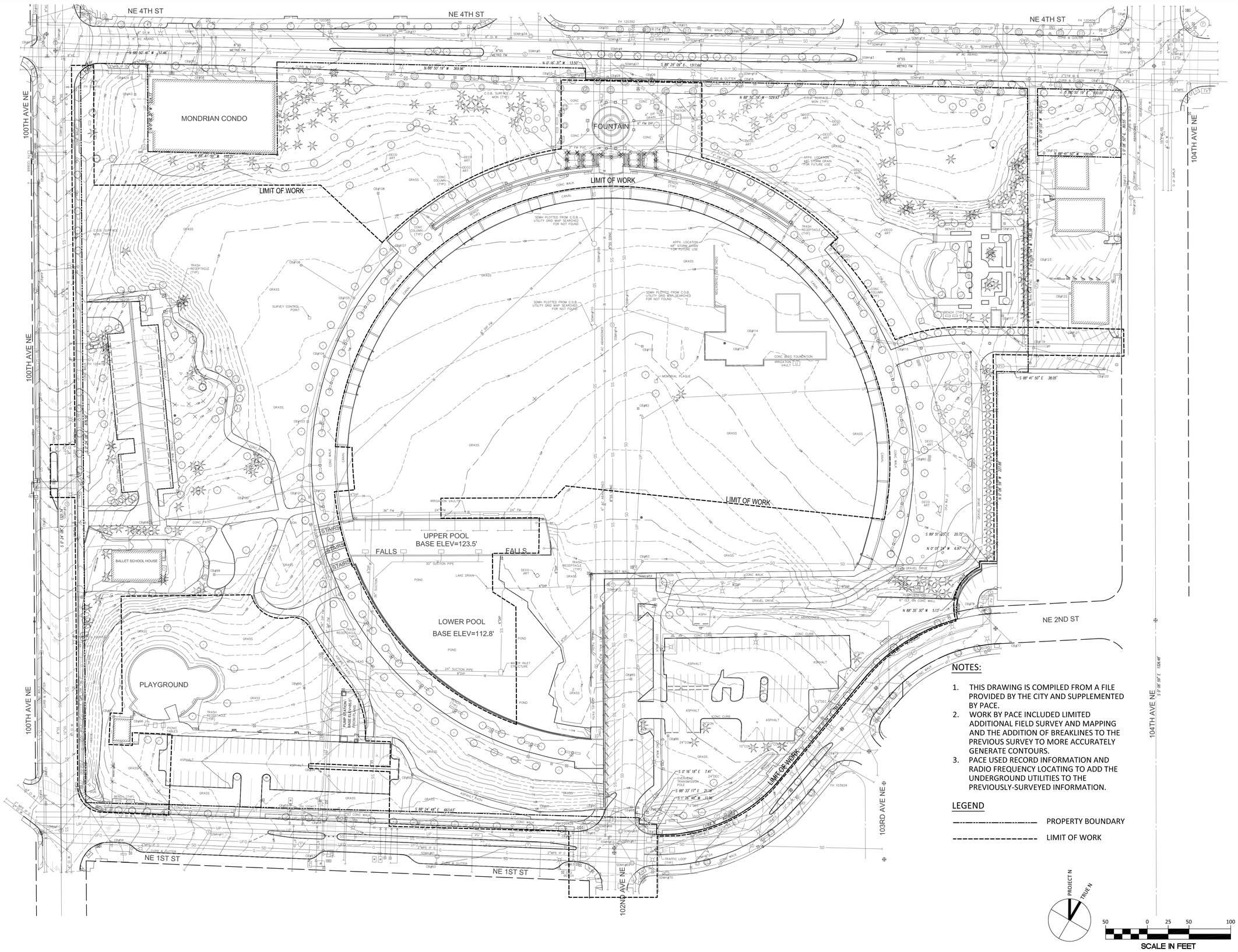
T1.0	TRAFFIC SIGNAL PLAN
T1.1	TRAFFIC SIGNAL DETAILS
T1.2	TRAFFIC SIGNAL DETAILS
PV1.0	MEDIAN PLAN



NOTES:

1. THIS DRAWING IS COMPILED FROM A FILE PROVIDED BY THE CITY AND SUPPLEMENTED BY PACE.
2. WORK BY PACE INCLUDED LIMITED ADDITIONAL FIELD SURVEY AND MAPPING AND THE ADDITION OF BREAKLINES TO THE PREVIOUS SURVEY TO MORE ACCURATELY GENERATE CONTOURS.
3. PACE USED RECORD INFORMATION AND RADIO FREQUENCY LOCATING TO ADD THE UNDERGROUND UTILITIES TO THE PREVIOUSLY-SURVEYED INFORMATION.

LEGEND

PROPERTY BOUNDARY

LIMIT OF WORK

PROJECT N

TRUE N

50 0 25 50 100

SCALE IN FEET

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FAX 323-9242

PACE
An Engineering Services Company
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Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
paceengrs.com

WILLIAM R. HAWKINS
STATE OF WASHINGTON
33130
REGISTERED
PROFESSIONAL LAND SURVEYOR

90% DOCUMENTS

BELLEVUE
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DESIGN	TR
DRAWN	AE/CC/MS
CHECK	CR
REVISION	
REVISION	
REVISION	

CITY OF BELLEVUE WASHINGTON

SURVEY

DATE	JANUARY 2015
SHEET	K1.0

OFFICE:BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\143BD-SRV.dwg User: bbyanov Plot time: Jan-27-15 @ 7:13pm

PROPERTY DESCRIPTION:
(Refer to First American Title Insurance Company, Order No. 4209-1959226, dated September 25, 2012, Schedule A - LEGAL DESCRIPTION)

PARCEL A:

Tract 1, Sharp's Subdivision of Cheriton Fruit Gardens, according to the plat thereof recorded in Volume 7 of Plats, page 45, in King County, Washington; EXCEPT the east 555 feet; AND EXCEPT the south 210.50 feet.

PARCEL B:

Lot 16, Hamley's Replat of Tract 2, Sharp's Subdivision of Cheriton Fruit Gardens, according to the plat thereof recorded in Volume 34 of Plats, page 36, in King County, Washington.

PARCEL C:

Lot 14; EXCEPT the east 48 feet, and Lot 15, Hamley's Replat of Tract 2, Sharp's Subdivision of Cheriton Fruit Garden, according to the plat thereof recorded in Volume 34 of Plats, page 36, in King County, Washington.

PARCEL D:

The east 48 feet of Lot 14, Hamley's Replat of Tract 2 of Sharp's Subdivision of Cheriton Fruit Gardens, according to the plat thereof recorded in Volume 34 of Plats, page 36, in King County, Washington.

PARCEL E:

Lot 1, Hamley's Replat of Tract 2, Sharps' Subdivision of Cheriton Fruit Gardens, according to the plat thereof recorded in Volume 34 of Plats, page 36, in King County, Washington.

PARCEL F:

Lot 2, Hamley's Replat of Tract 2, Sharps' Subdivision of Cheriton Fruit Gardens, according to the plat thereof recorded in Volume 34 of Plats, page 36, in King County, Washington.

PARCEL G:

Lots 1, 2, 3, 4, 19, 20, 21 and 22 in Proctor's First Addition to Bellevue, according to the plat thereof recorded in Volume 21 of Plats, page 100, in King County, Washington; EXCEPT the south 10 feet of said Lot 4, conveyed to King County for public road and highway (Northeast First Street) by deed recorded June 18, 1941, under Recording Number 3172400; AND EXCEPT that portion thereof lying southerly of the northerly margin of NE 1st/2nd Street as shown on the City of Bellevue Right-of-Way Plans of November 1996; TOGETHER WITH those portions vacated pursuant to Ordinance No. 4983 of the City of Bellevue, abutting thereon and attaching thereto by operation of law.

PARCEL H:

The south 66 feet of the west 165 feet of Block 8, Sharp's Subdivision of Cheritien Fruit Garden Tracts, according to the plat thereof recorded in Volume 7 of Plats, page 45, in King County, Washington.

PARCEL I:

The northerly 66 feet as measured along the westerly line of the following described property:

Beginning at the southwest corner of the northwest quarter of Section 32, Township 25 North, Range 5 East, W.M., in King County, Washington; thence north 0°24'35" west 672.91 feet along the centerline of 100th Avenue Northeast and the west line of said subdivision; Thence south 88°22'43" east 30.02 feet to the easterly right-of-way margin of said 100th Avenue Northeast and the true point of beginning;thence continuing south 88°22'43" east 162.58 feet; thence north 9°10'36" east 18.00 feet; thence north 0°18'34" west 114.76 feet; thence north 88°33'57" west 165.76 feet to the said easterly margin of 100th Avenue Northeast;; thence south 0°24'35" east 132.08 feet, along said easterly margin, to the true point of beginning;

(BEING KNOWN AS the north 66 feet of the south 132 feet of the west 165 feet of Lot 8, Sharp's Subdivision of Cheritien Fruit Garden Tracts, according to the plat thereof recorded in Volume 7 of Plats, page 45, in King County, Washington.

PARCEL J:

Tract A, City of Bellevue Boundary Line Adjustment Number 97-2573, recorded under Recording Number 9803309013; being a portion of Cheriton Fruit Gardens, Sharp's Subdivision, according to the plat thereof recorded in Volume 7, page 45, and a portion of Hamley's Replat of Tract 2, Sharp's Subdivision of Cheriton Fruit Gardens, according to the plat thereof recorded in Volume 34 of Plats, page 36, in King County, Washington; TOGETHER WITH those portions of 102nd Avenue Northeast, vacated pursuant to Ordinance Number 4983 of the City of Bellevue, abutting thereon and attaching thereto by operation of law.

RECORD MATTERS:
(Refer to First American Title Insurance Company, Order No. 4209-1959226, dated September 25, 2012)

1. Liability for additional general taxes (rollback taxes) and interest which may be imposed pursuant to RCW 84.36.810 upon cessation of the use for which the exemption was granted. According to RCW 84.36.812, the County shall not accept an instrument of conveyance (for recording) unless the additional tax has been paid.

2. Deed of Trust and the terms and conditions thereof. Grantor/Trustor: City of Bellevue, a municipal corporation Grantee/Beneficiary: Bellevue Properties, a Limited Partnership by deed recorded under King County Recording Number 8005020332

   Trustee: Stewart Title Guaranty Company, a corporation Amount: $131,433.00

   Recorded: October 11, 1990 Recording Information: 9010110579 Affects: Parcel B

3. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.

4. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 8906289005. Affects: Parcel F

5. Conditions, notes, easements, provisions and/or encroachments contained or delineated on the face of the Survey recorded under Recording No. 9803309013. Affects: Parcel J

6. Any and all offers of dedication, conditions, restrictions, easements, fence line/boundary discrepancies, notes and/or provisions shown or disclosed by Plat of Proctor's 1st Addition to Bellevue recorded in Volume 21 of Plats, Page(s) 100. Affects: Parcel G

7. Any and all offers of dedication, conditions, restrictions, easements, fence line/boundary discrepancies, notes and/or provisions shown or disclosed by Plat of Hamley's Replat of Tract 2, Sharp's Subdivision of Cheriton Fruit Gardens recorded in Volume 34 of Plats, Page(s) 36. Affects: Parcels B, C, D, E, F and J

8. Right to make necessary slopes for cuts or fills upon said premises, as granted by Deed. Recorded: May 20, 1941 Recording Information: 3168359 Granted To: King County Affects: Parcel J

9. Right to make necessary slopes for cuts or fills upon said premises, as granted by Deed. Recorded: June 18, 1941 Recording Information: 3172400 Granted To: King County Affects: Parcel G

10. Side sewer easement, including terms and provisions contained therein: Location: Along the line as constructed Width: 4 feet Recorded: January 22, 1954 Recording No.: 4413542 Said easement contains a provision for bearing equal cost of maintenance, repair or reconstruction by the common users. Affects: Parcels H and I

11. Side sewer easement, including terms and provisions contained therein: Location: Along the line as constructed Width: 4 feet Recorded: January 22, 1954 Recording No.: 4413545 Said easement contains a provision for bearing equal cost of maintenance, repair or reconstruction by the common users. Affects: Parcels H and I

12. Bulkhead and Fence Agreement and the terms and conditions thereof: Between: Bellevue School District No. 405, formerly School District No. 49 of King County, Washington And: Colin O. Radford and Fenton Radford, doing business as Radford and Radford Recorded: March 09, 1954 Recording Information: 4424774 Affects: Parcel J

13. Bulkhead and Fence Agreement and the terms and conditions thereof: Between: King County School District No. 405 And: Colin Radford Recorded: January 19, 1955 Recording Information: 4530878 Affects: Parcel J

14. Easement, including terms and provisions contained therein: Recorded: January 11, 1962 Recording Information: 5373920 In Favor of: Puget Sound Power & Light Company and Pacific Northwest Bell Telephone Company For: Electric distribution and telephone lines with necessary appurtenances Affects: Parcel J

15. Easement, including terms and provisions contained therein: Recorded: August 26, 1964 Recording Information: 5778889 In Favor of: Pacific Northwest Bell Telephone Company For: Telephone, telegraph, signal and other communications lines and facilities Affects: Parcel J

16. Easement, including terms and provisions contained therein: Recorded: November 05, 1964 Recording Information: 5808008 In Favor of: Puget Sound Power & Light Company For: Electric systems Affects: Parcel J

17. Easement, including terms and provisions contained therein: Recorded: November 05, 1964 Recording Information: 5808009 In Favor of: Puget Sound Power & Light Company For: Electric systems Affects: Parcel J

18. Easement, including terms and provisions contained therein: Recorded: September 22, 1965 Recording Information: 6058981 In Favor of: The City of Bellevue, a municipal corporation For: Sidewalk Affects: Parcel A

19. Easement, including terms and provisions contained therein: Recorded: August 05, 1966 Recording Information: 6065317 In Favor of: Puget Power & Light Company For: Electric distribution system Affects: Parcel J We note Partial Release of Easement, recorded under Recording Number 20080228000670, as to portion lying within Tract 7 Cheriton Fruit Gardens, Sharp's Subdivision.

20. Property Line Agreement and the terms and conditions thereof: Dated: July 17, 1973 Recorded: October 19, 1973 Recording Information: 7310190467 Affects: Parcels H, I and J

21. Easement, including terms and provisions contained therein: Recorded: June 07, 1977 Recording Information: 7706071056 In Favor of: The City of Bellevue, a municipal corporation of the State of Washington For: Walkway Affects: Parcels A and J

22. Unrecorded license granted to Green Funeral Home, Inc., for access road over the north 20 feet of Lots 8, 9 and 10, Hamley's Replat of Tract 2, Sharp's Subdivision of Cheriton Fruit Gardens, as disclosed by recital contained in deed recorded under Recording No. 8312210654. Affects: Parcel J

23. Unrecorded license granted to Radford & Company, a partnership, for a six-foot cyclone fence over the east one foot of the west 450 feet, more or less of Tract 3, Cheriton Fruit Gardens, Sharp's Subdivision, as disclosed by recital contained in deed recorded under Recording No. 8312210654. Affects: Parcel J

24. Unrecorded license granted to Mr. and Mrs. Joseph F. Lightfoot for ingress and egress, over the west 300 feet of the south 200 feet, except the south 132 feet thereof, of Lot (Tract) 8, Cheriton Fruit Gardens, Sharp's Subdivision, as disclosed by recital contained in deed recorded under Recording No. 8312210654. Affects: Parcel J

25. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes: Recording Information: 8410260553 Affects: Parcel G

26. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes: Recording Information: 8410260554 Affects: Parcel G

27. Easement, including terms and provisions contained therein: Recorded: January 06, 1988 Recording Information: 8801060535 In Favor of: City of Bellevue, a municipal corporation For: Constructing, installing, reconstructing, replacing, repairing, maintaining and operating utilities and lighting Affects: Parcel D

28. Recorded: August 24, 1987 Recording Information: 8708241392 In Favor of: The City of Bellevue, a municipal corporation For: Public sidewalk and pedestrian purposes and for the purpose of constructing, installing, reconstructing, replacing, repairing, maintaining and operating utilities and all necessary connections and appurtenances thereto, together with the right of ingress thereto and egress therefrom for the purpose of enjoying the easement and also the use of such additional area immediately adjacent to the easement as shall be required for the construction of said sidewalk and utilities in the easement Affects: Parcel A

29. Easement, including terms and provisions contained therein: Recorded: March 08, 1988 Recording Information: 8803080597 In Favor of: City of Bellevue, a municipal corporation For: Public walkway and pedestrian purposes and for the purpose of constructing, installing, reconstructing, replacing, repairing, maintaining and operating utilities appropriate to a public sidewalk and all necessary connections and appurtenances thereto, together with the right of ingress thereto and egress therefrom for the purpose of enjoying the easement and a temporary easement for construction of permanent easement Affects: Parcel B

30. Terms and conditions of the City of Bellevue Ordinance No. 3998, passed April 3, 1989.

31. Right of Entry Agreement and the terms and conditions thereof: Between: Bellevue Properties And: The City of Bellevue Recording Information: 8907100779 Affects: Parcel B

32. Easement, including terms and provisions contained therein: Recorded: March 05, 1990 Recording Information: 9003050935 In Favor Of: Puget Sound Energy, Inc., a Washington corporation For: Electric transmission and/or distribution system Affects: Parcel J

33. Terms and conditions of the City of Bellevue Ordinance No. 4983, passed March 17, 1997.

34. Terms, covenants, conditions and restrictions as contained in recorded Lot Line Adjustment (Boundary Line Revisions): Recorded: March 30, 1998 Recording Information: 9803309013 Affects: Parcel J

35. Easement, including terms and provisions contained therein: Recorded: February 28, 2008 Recording Information: 20080228000669 In Favor Of: Puget Sound Energy, Inc., a Washington corporation For: Electric transmission and/or distribution system

36. Easement, including terms and provisions contained therein: Recording Information: 20080304000486 In Favor of: Puget Sound Energy, Inc. For: Access, operation, maintenance of utility systems located north of easement area, together with the right to cut, remove and dispose of brush, trees and vegitation within the easement area Affects: Parcel J

37. Sidewalk and Utility Easement retained from vacation of City Street under Recording No. 9712171552 and COB Ordinance 4986 - not in Title Report.

Control: #H 0077
Northing: 228,247.331
Easting: 1,301,624.399
Convergence: –01°01'00.22"
Combined Scale: 0.9999751273
3"x 3" Conc Mon w/ Tack in Lead at 100th Ave NE & NE 8th St in case 1.10' deep
Visited: Oct 2009

Control: #H 0078
Northing: 228,187.232
Easting: 1,304,270.377
Convergence: –01°00'53.24"
Combined Scale: 0.9999752304
Conc Mon w/ 3/16" Copper Pin at 108th Ave NE & NE 8th St in case 1.30' deep
Visited: Oct 2009

Control: #H 0091
Northing: 225,435.685
Easting: 1,306,894.693
Convergence: –01°00'24.2"
Combined Scale: 0.9999814515
Conc Mon w/ 3/8" Brass Plug at 116th Ave & Main St in case 1.32' deep
Visited: March 2011

Control: #H 0092 & #V 262
Northing: 225,603.958
Easting: 1,301,642.951
Convergence: –01°01'21.29"
Combined Scale: 0.9999804695
Conc Mon w/ 3/8" Brass Plug w/ punch mark at 100th Ave & Main St in case 1.20' deep
BM V 262 Elev = 94.35'
Visited: March 2011

Control: #H 0094
Northing: 222,859.511
Easting: 1,304,261.049
Convergence: –01°00'52.32"
Combined Scale: 0.9999788691
"X" in Conc Slab at bottom of 12" Conc Pipe 3' deep, on North side of #802 108th Ave SE
Visited: Feb 2011

Control: #H 540R & #V 373R
Northing: 225,524.792
Easting: 1,304,265.689
Convergence: –01°00'52.78"
Combined Scale: 0.9999786325
4"x 4" Conc Mon w/ 1 3/4" Brass Cap at 108th Ave NE & Main St in case 0.60' deep
BM V 373R Elev = 132.97'
Visited: April 2007

Control: #H 0648 & #V 862
Northing: 226,907.532
Easting: 1,302,950.679
Convergence: –01°01'07.34"
Combined Scale: 0.9999780016
Mon in Case at Bellevue Way NE & NE 4th St
BM V 862 Elev = 134.37'
Visited: Sept 2012

Control: #H 0650 & #V 872
Northing: 226,925.908
Easting: 1,301,633.645
Convergence: –01°01'21.65"
Combined Scale: 0.9999769616
Mon in Case at 100th Ave NE & NE 4th St
BM V 872 Elev = 156.17'
Visited: Sept 2012

VERTICAL CONTROL:

BM #862: COB Mon-In-Case 648 at Bellevue Way NE & NE 4th St. Elev.=134.37'

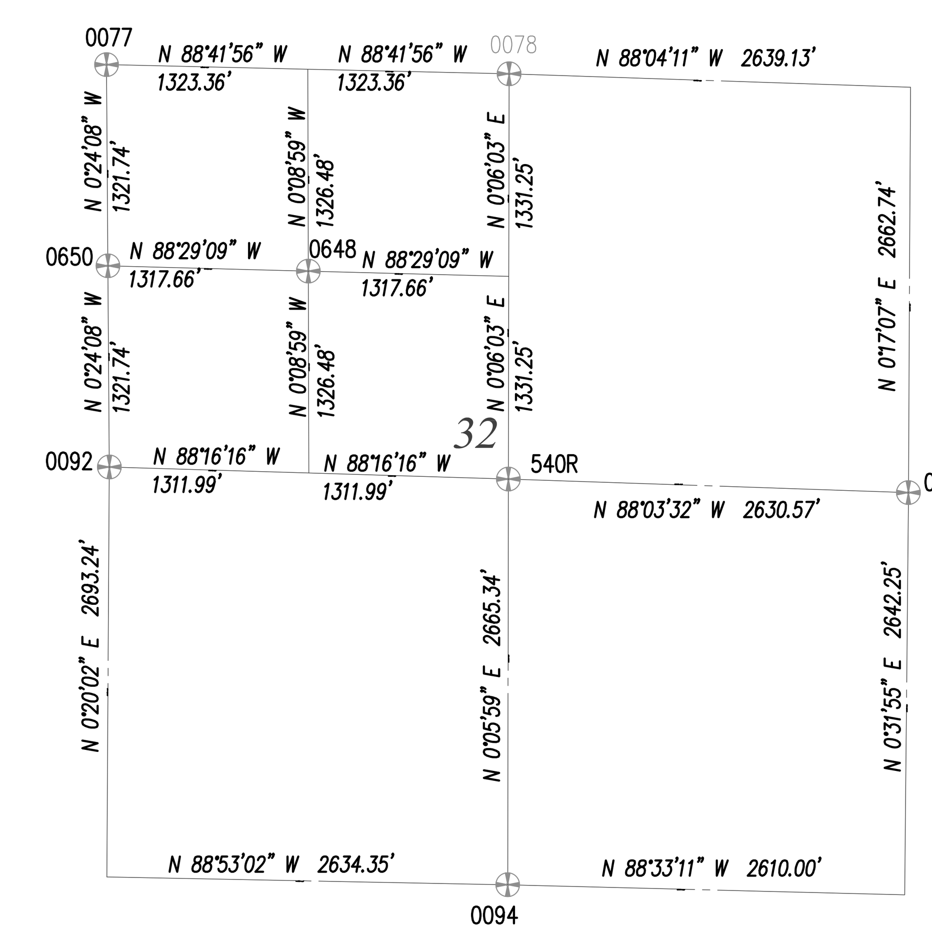
BM #866: Top of COB Mon-in-Case 3406 at NE 1st & 102nd Ave. NE Elev.=103.70'

BM #868: 2" Dia COB Brass Cap 3409 on curb at SW Corner of NE 1st & 100th Ave. NE Elev.=118.98'

BM #872: Mon-in-Case 650 at NE 4th & 100th Ave. NE Elev.=156.17'

BM #874: 2" Dia COB Brass Cap 3414 on South curb of NE 4th Street at North Entrance to Downtown Bellevue Park Elev.=138.38'

BM #880: Top of Mon-in-Case 2564 at NE 2nd & 104th Ave. NE (Bellevue Way NE) Elev.=108.76'



HORIZONTAL CONTROL:

Section 32
T.25 N., R.5 E., W.M.
Scale: 1"=1000'

GRID NORTH

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PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
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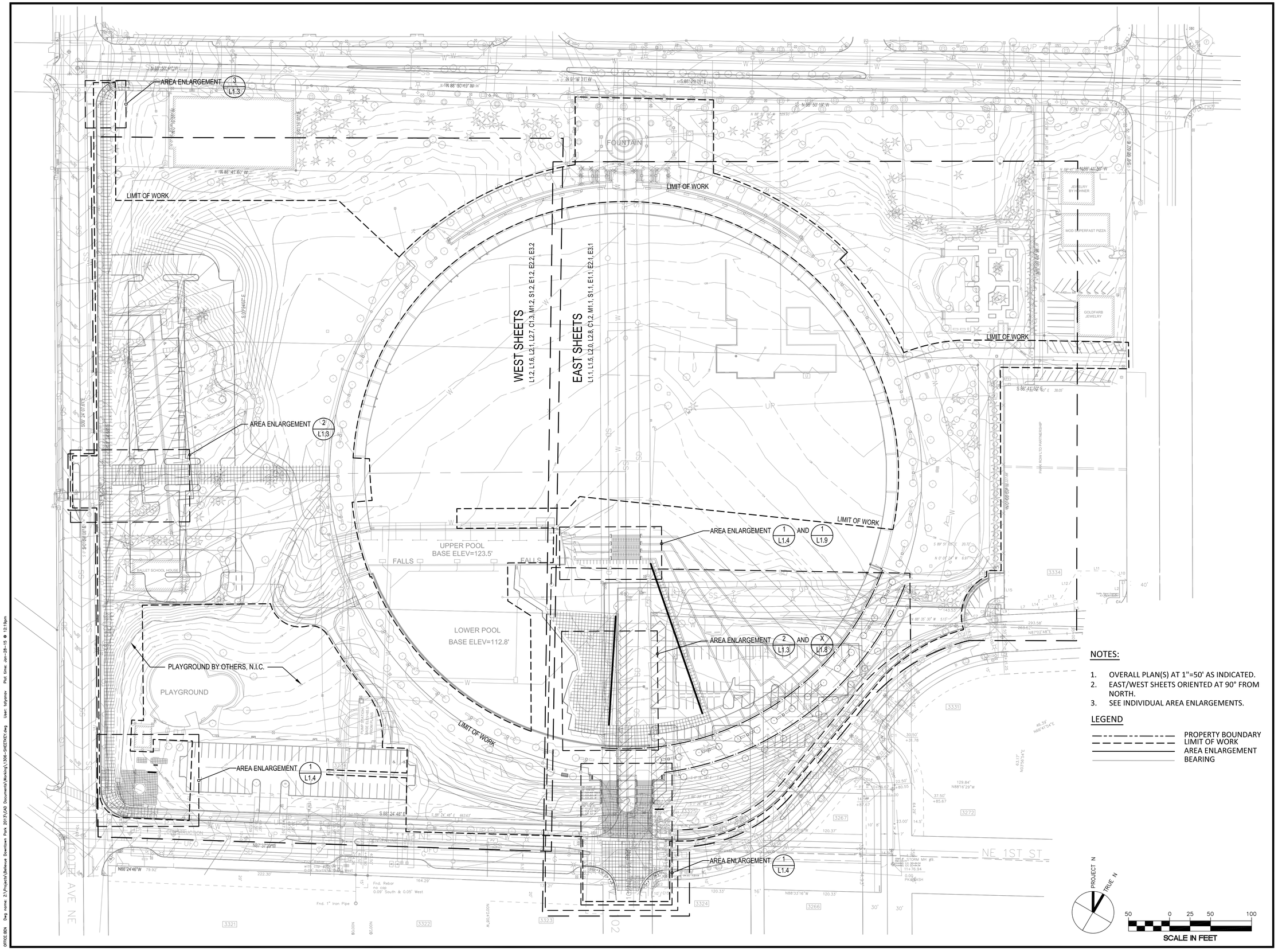
CITY OF BELLEVUE WASHINGTON

SURVEY NOTES

DATE	JANUARY 2015
SHEET	K1.1

OFFICE:BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\14380-SRV.dwg User: tatyanav Plot time: Jan-27-15 @ 7:15pm



NOTES:

1. OVERALL PLAN(S) AT 1"=50' AS INDICATED.
2. EAST/WEST SHEETS ORIENTED AT 90° FROM NORTH.
3. SEE INDIVIDUAL AREA ENLARGEMENTS.

LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORK
- AREA ENLARGEMENT
- BEARING

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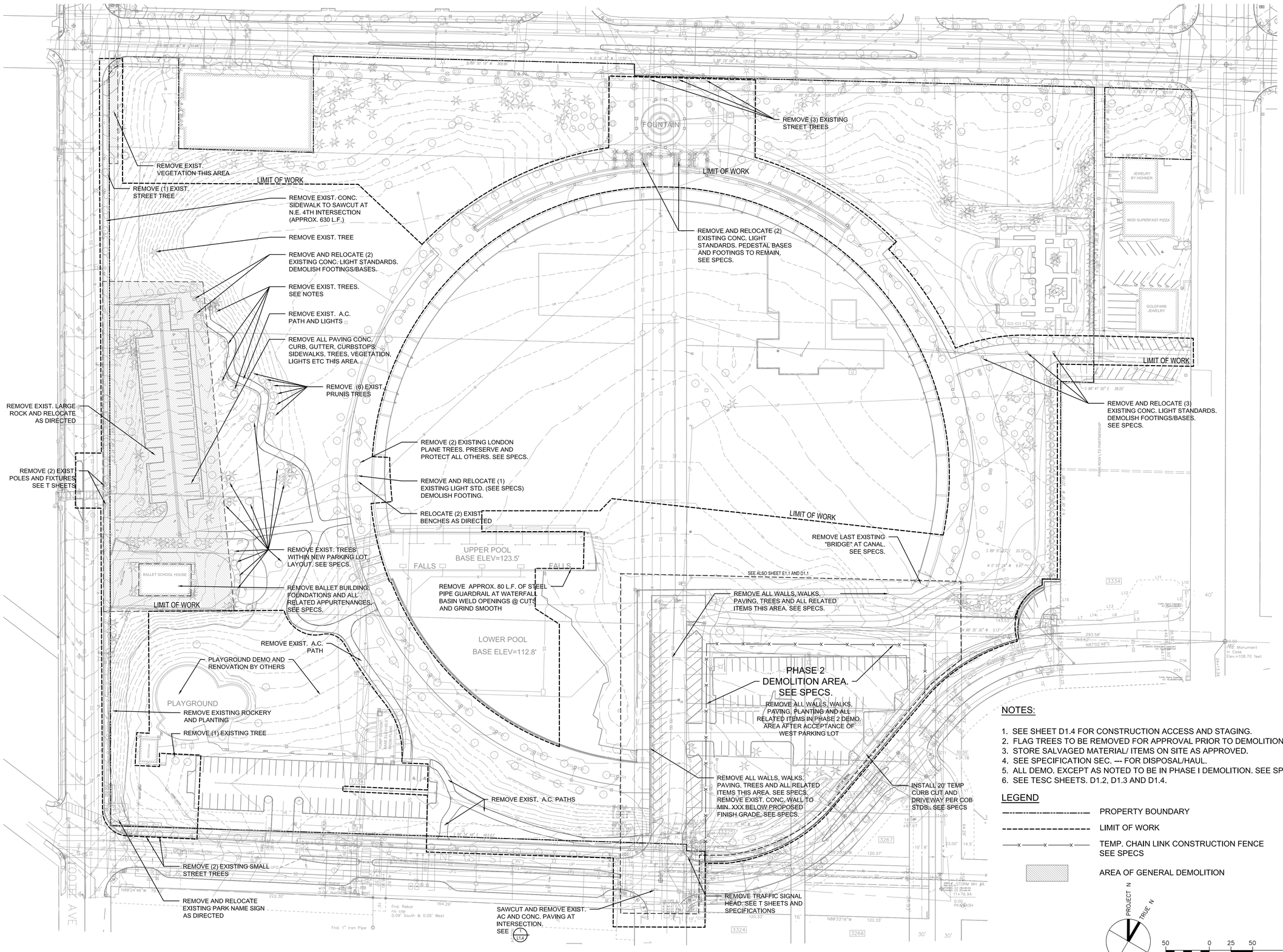
CITY OF BELLEVUE WASHINGTON

SHEET KEY

DATE	JANUARY 2015
SHEET	K1.2

OFFICE:BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1.336-SHEETKEY.dwg User: bdyrdov Plot time: Jan-28-15 @ 12:19pm



NOTES:

1. SEE SHEET D1.4 FOR CONSTRUCTION ACCESS AND STAGING.
2. FLAG TREES TO BE REMOVED FOR APPROVAL PRIOR TO DEMOLITION.
3. STORE SALVAGED MATERIAL/ ITEMS ON SITE AS APPROVED.
4. SEE SPECIFICATION SEC. --- FOR DISPOSAL/HAUL.
5. ALL DEMO. EXCEPT AS NOTED TO BE IN PHASE I DEMOLITION. SEE SPECS.
6. SEE TESC SHEETS. D1.2, D1.3 AND D1.4.

LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORK
- TEMP. CHAIN LINK CONSTRUCTION FENCE SEE SPECS
- AREA OF GENERAL DEMOLITION

PROJECT N
TRUE N

50 0 25 50 100
SCALE IN FEET

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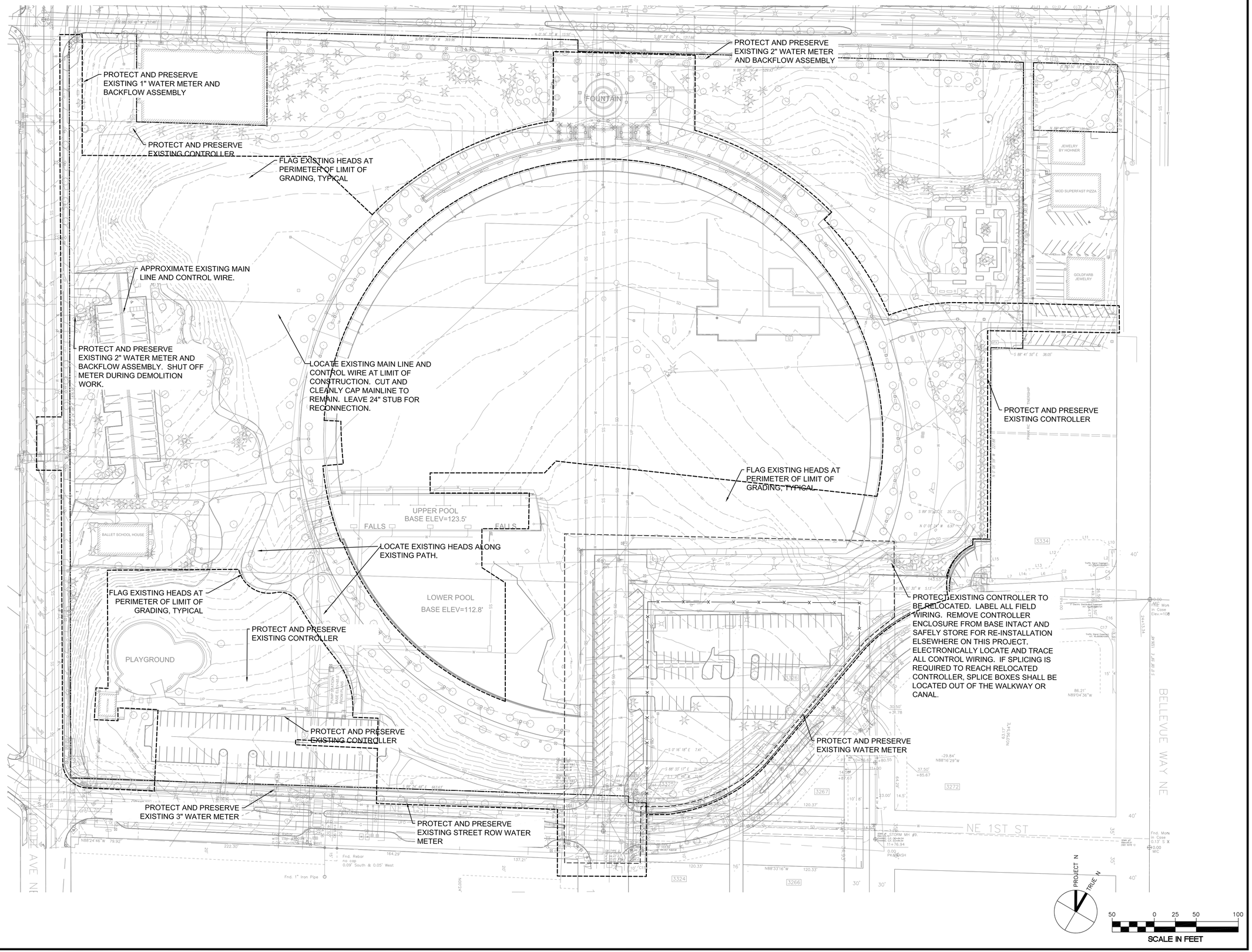
CITY OF BELLEVUE WASHINGTON

DEMOLITION AND TREE PROTECTION

DATE	JANUARY 2015
SHEET	D1.0

OFFICE: BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\14380-2030.dwg User: tallyman Plot time: Jan-27-15 @ 6:55pm



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CITY OF BELLEVUE WASHINGTON

IRRIGATION DEMOLITION PLAN

DATE	JANUARY 2015
SHEET	D1.1

OFFICE: BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\14380-DEMO.dwg User: tatlyanov Plot time: Jan-27-15 @ 6:53pm

CLEARING AND GRADING STANDARD NOTES

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING EROSION CONTROL STANDARD DETAILS (EC-1 THROUGH EC-23), DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDINGTO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT (PCD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER O CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB. ALL DETAILS FOR STRUCTURAL WALLS, ROCKERIES OVER FOUR FEET IN HEIGHT, GEOGRID REINFORCED ROCKERIES AND GEOGRID REINFORCED MODULAR BLOCK WALLS, MUST BE STAMPED BY A PROFESSIONAL ENGINEER.

2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.

3. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

4. THE AREA TO BE CLEARED AND GRADED MUST FLAGGED BY THE CONTRACTOR AND APPROVED BY THE CLEARING AND GRADING INSPECTOR PRIOR TO BEGINNING ANY WORK ON THE SITE.

5. A REINFORCED SILT FENCE MUST BE INSTALLED IN ACCORDANCE WITH COB EC-5 AND SHALL BE LOCATED AS SHOWN ON THE APPROVED PLANS OR PER THE CLEARING AND GRADING INSPECTOR, ALONG SLOPE CONTOURS AND DOWN SLOPE FROM THE SITE.

6. A HARD-SURFACE CONSTRUCTION ACCESS PAD IS REQUIRED PER CLEARING & GRADING STANDARD DETAIL EC-1 OR EC-2. THIS PAD MUST REMAIN IN PLACE UNTIL PAVING IS INSTALLED.

7. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.

8. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.

9. TO REDUCE THE POTENTIAL FOR EROSION OF EXPOSED SOILS, OR WHEN RAINY SEASON CONSTRUCTION IS PERMITTED, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS) ARE REQUIRED.
   - PRESERVE NATURAL VEGETATION FOR AS LONG AS POSSIBLE OR AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR.
   - PROTECT EXPOSED SOIL USING PLASTIC (EC-14), EROSION CONTROL BLANKETS, STRAW OR MULCH (COB GUIDE TO MULCH MATERIALS, RATES, AND USE CHART), OR AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR.
   - INSTALL CATCH BASIN INSERTS AS REQUIRED BY THE CLEARING AND GRADING INSPECTOR OR PERMIT CONDITIONS OF APPROVAL.
   - INSTALL A TEMPORARY SEDIMENT POND, A SERIES OF SEDIMENTATION TANKS, TEMPORARY FILTER VAULTS, OR OTHER SEDIMENT CONTROL FACILITIES. INSTALLATION OF EXPOSED AGGREGATE SURFACES REQUIRES A SEPARATE EFFLUENT COLLECTION POND ONSITE.

10. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 2% SLOPE, PER THE UNIFORM BUILDING CODE.

11. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.

12. TURBIDITY MONITORING MAY BE REQUIRED AS A CONDITION OF CLEARING AND GRADING PERMIT APPROVAL. IF REQUIRED, TURBIDITY MONITORING MUST BE PERFORMED IN ACCORDANCE WITH THE APPROVED TURBIDITY MONITORING PLAN AND AS DIRECTED BY THE CLEARING AND GRADING INSPECTOR. MONITORING MUST CONTINUE DURING SITE (EARTHWORK) CONSTRUCTION UNTIL THE FINAL SIGN-OFF BY THE CLEARING AND GRADING INSPECTOR.

13. ANY PROJECT THAT IS SUBJECT TO RAINY SEASON RESTRICTIONS WILL NOT BE ALLOWED TO PERFORM CLEARING AND GRADING ACTIVITIES WITHOUT WRITTEN APPROVAL FROM THE PCD DIRECTOR. THE RAINY SEASON EXTENDS FROM NOVEMBER 1ST THROUGH APRIL 30TH, AS DEFINED IN SECTION 23.76.093A OF THE CLEARING AND GRADING CODE.

TESC NOTES

1. THE IMPLEMENTATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE BMPS IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED. DAMAGE TO ANY DOWNSTREAM SYSTEMS DUE TO IMPROPERLY MAINTAINED EROSION CONTROL FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

2. THE BMPS SHOWN ON THESE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE, ENTER THE DRAINAGE SYSTEM, OR VIOLATE APPLICABLE WATER STANDARDS.

3. THE BMPS SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL UPGRADE THE BMPS TO ACCOUNT FOR SEVERE STORM EVENTS.

4. THE CONTRACTOR SHALL APPOINT A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD WHO WILL BE RESPONSIBLE FOR THE INSPECTION AND MONITORING OF ALL BMPS.

5. CONSTRUCTION ACTIVITY SHALL BE PHASED TO MINIMIZE THE AMOUNT OF EXPOSED SOILS AND DISTURBED VEGETATION. THE CONTRACTOR SHALL PLACE TEMPORARY CONSTRUCTION FENCING AS NEEDED FOR SAFETY AND TO MARK THE CLEARING AND GRADING LIMITS. AREAS TO BE PAVED SHALL BE PAVED AS SOON AS IS PRACTICABLE AFTER CLEARING AND GRADING.

6. TREE PROTECTION SHALL BE PROVIDED PER COB CLEARING AND GRADING DEVELOPMENT STANDARD T101.

7. STABILIZED CONSTRUCTION ACCESS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, INCLUDING A WHEEL WASH, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

8. WATER FROM DISTURBED AREAS SHALL BE DIRECTED TO TEMPORARY SETTLING TANKS, SEDIMENT TRAPS, TEMPORARY SEDIMENT PONDS, OR TEMPORARY DRAINAGE DITCHES, CONSTRUCTED AS NEEDED.

9. THE CONTRACTOR SHALL PROVIDE BACKUP PUMPS WITH SUFFICIENT HORSEPOWER TO DELIVER TREATED WATER TO THE DESIGNATED DISCHARGE POINTS SHOWN ON THE PLANS.

10. THE CONTRACTOR SHALL PREVENT ON-SITE EROSION BY STABILIZING ALL EXPOSED SOILS, INCLUDING STOCK PILES, USING NETS AND BLANKETS, PLASTIC SHEETING, MULCH, OR TEMPORARY SEEDING AS NEEDED.

11. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES AS NEEDED TO PREVENT WIND TRANSPORT OF DUST FROM DISTURBED SOILS ONTO ROADWAYS, DRAINAGE WAYS, AND SURFACE WATERS.

12. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL NETS AND BLANKETS, COMPOST FILTER SOCKS, PLASTIC SHEETING, OR OTHER APPROPRIATE SLOPE STABILIZATION BMP. STORMWATER SHALL BE DIVERTED AWAY FROM SLOPES BY TEMPORARY INTERCEPTOR SWALES.

13. THE CONTRACTOR SHALL PROVIDE STORM DRAIN INLET PROTECTION FOR ALL ON-SITE STORMWATER COLLECTION FACILITIES AND OFF-SITE FACILITIES 500 FEET DOWNSTREAM OF THE SITE. THE CONTRACTOR SHALL INSPECT INLET PROTECTION DAILY.

14. THE CONTRACTOR SHALL CONDUCT CONCRETE HANDLING, SAWCUTTING, MATERIAL DELIVERY, STORAGE, AND CONTAINMENT IN ACCORDANCE WITH COB STANDARDS IN ORDER TO PREVENT CONTAMINATION OF STORMWATER.

15. EXCAVATION SITE DE-WATERING THAT INCLUDES DISCHARGE FROM THE SITE SHALL BE IMPLEMENTED ONLY AFTER APPROVAL BY THE COB. WATER FROM DEWATERING OPERATIONS SHALL BE TREATED IN A SEPARATE FACILITY FROM STORMWATER BEFORE BEING DISCHARGED FROM THE SITE.

16. CONTRACTOR SHALL REMOVE ALL BMPS WITHIN 30 CALENDAR DAYS OF FINAL SITE STABILIZATION.

NW 32, T25, R5E, W.M.

BELLEVUE GRID #___

Approved By

DATE

DATE

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kpff Consulting Engineers
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CITY OF BELLEVUE WASHINGTON

TESC AND CLEARING AND GRADING STANDARD NOTES

DATE	JANUARY 28, 2015
SHEET	D1.2

Jan 27, 2015 - 8:33am JimM X:\113001-113250\113243 (Bellevue Downtown Park)\CADD\Design\03-50% CD - MR Title Block\BPRK-02-D1.4-EC.dwg
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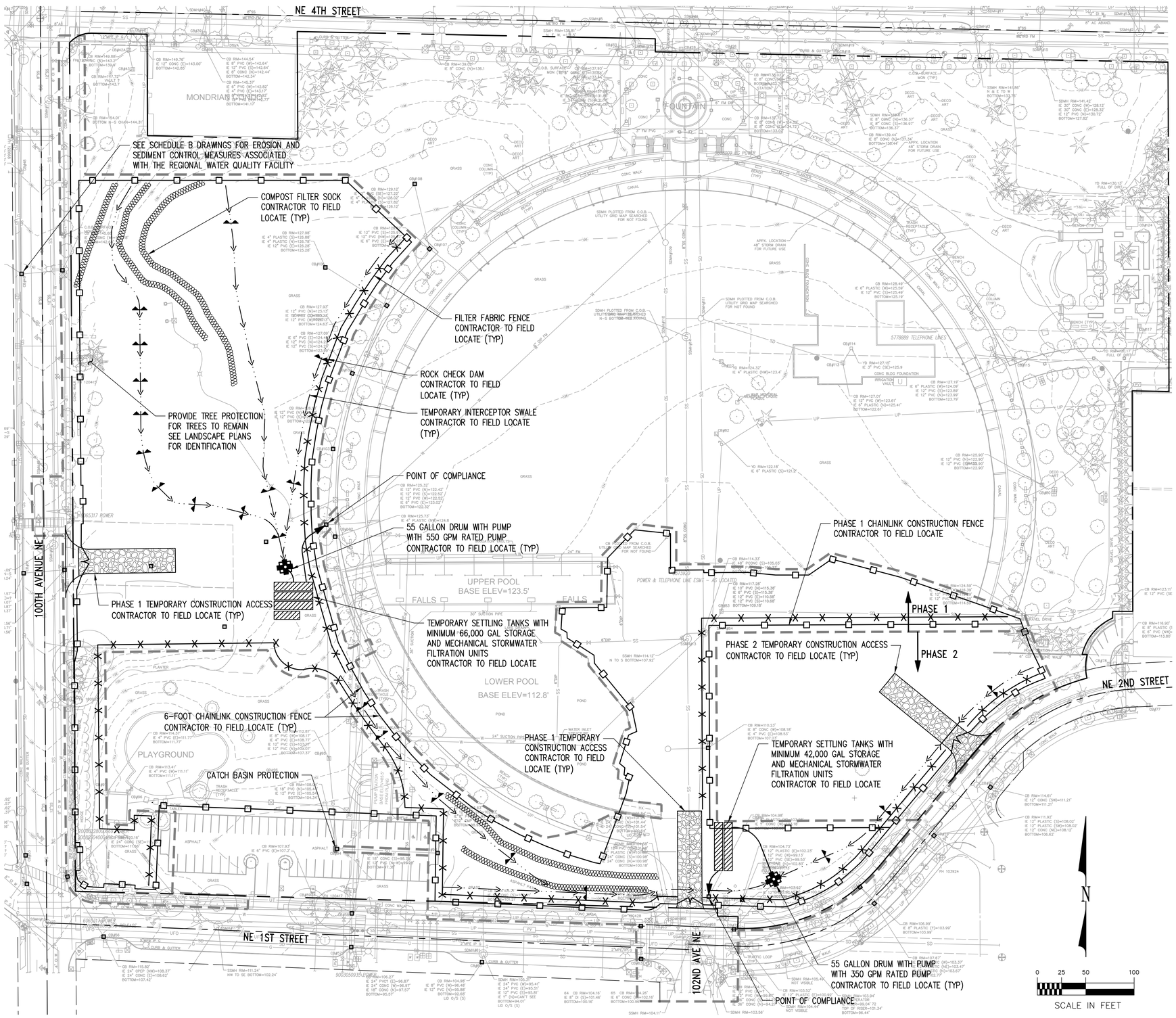

PHASING NOTES

1. PUBLIC UTILITY MAIN REPLACEMENT SHALL BE COMPLETED JULY 1 – SEPTEMBER 15, INCLUDING TESTING AND INSPECTIONS.
2. PHASE 2 MAY NOT COMMENCE UNTIL THE WEST PARKING LOT IS OPEN TO THE PUBLIC.

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PHASE BOUNDARY
- FILTER FABRIC FENCE (5 / D1.4)
- 6-FOOT CHAINLINK CONSTRUCTION FENCE
- TEMPORARY INTERCEPTOR SWALE (4 / D1.4)
- COMPOST FILTER SOCK (3 / D1.4)
- CATCH BASIN PROTECTION (2 / D1.4)
- 55 GALLON DRUM WITH PUMP (6 / D1.4)
- TEMPORARY SETTLING TANK AND MECHANICAL STORMWATER FILTRATION UNIT
- ROCK CHECK DAM (7 / D1.4)
- TEMPORARY CONSTRUCTION ACCESS (1 / D1.4)

NW 32, T25, R5E, W.M.

BELLEVUE GRID #___

Approved By

DATE

DATE

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CITY OF BELLEVUE WASHINGTON

TESC PLAN

DATE JANUARY 28, 2015

SHEET D1.3

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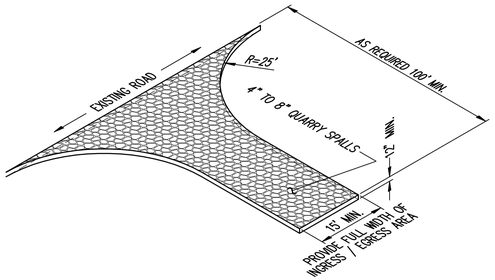
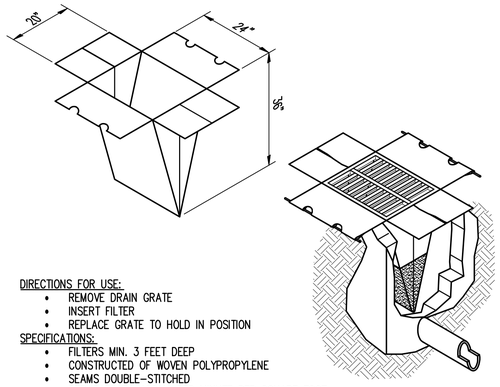


MAINTENANCE STANDARDS:

1. QUARRY SPALLS (TYPE I) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE QUARRY SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD.
3. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
4. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
5. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
6. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

TEMPORARY CONSTRUCTION ACCESS (1 / D1.3)

NTS



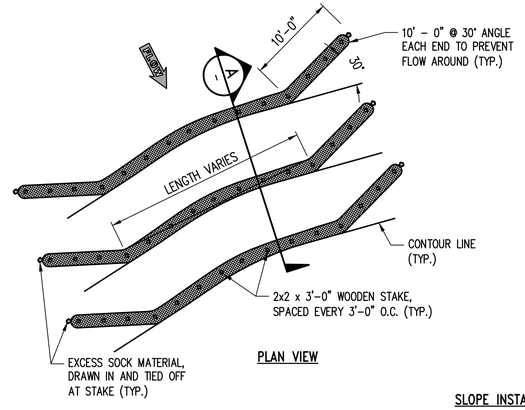
DIRECTIONS FOR USE:
- REMOVE DRAIN GRATE
- INSERT FILTER
- REPLACE GRATE TO HOLD IN POSITION

SPECIFICATIONS:
- FILTERS MIN. 3 FEET DEEP
- CONSTRUCTED OF WOVEN POLYPROPYLENE
- SEAMS DOUBLE-STITCHED
- PERMEABILITY-40GAL. PER MINUTE PER SQUARE FOOT
- REUSABLE OR THROW-AWAY

MAINTENANCE:
- REMOVE WHEN FILLED TO HALF-WAY MARK (USE FRONT-LOADER OR OTHER EQUIPMENT FOR REMOVAL)
- CLEAN AND RE-USE, OR REPLACE

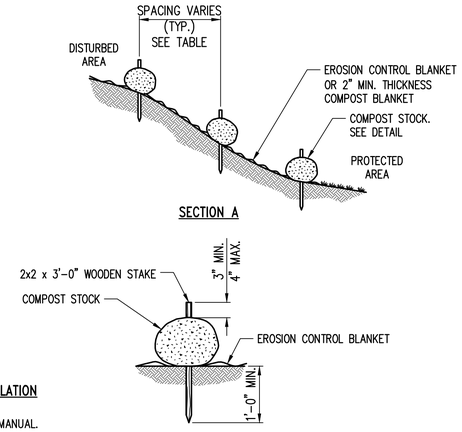
CATCH BASIN PROTECTION (2 / D1.3)

NTS



PLAN VIEW

SLOPE INSTALLATION



TYPICAL SECTION

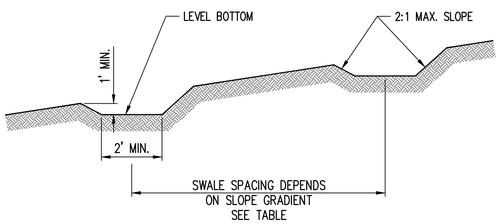
NOTES:

1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH SECTION D.3.3.6 OF THE KING COUNTY SURFACE WATER DESIGN MANUAL. COMPOST SOCK SHALL BE A MINIMUM OF 8" IN DIAMETER OR SIZED TO SUIT CONDITIONS.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. WHEN PLACING COMPOST SOCK ON SLOPES, USE EROSION CONTROL BLANKET OR COMPOST BLANKET. SEE WSDOT STANDARD PLAN I-60.10.
4. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
5. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.

COMPOST SOCK SPACING TABLE	
SLOPE	MAXIMUM SPACING
2.0:1	15'
2.5:1	20'
3.0:1	25'

COMPOST FILTER SOCK (3 / D1.3)

NTS



SWALE SPACING		
AVERAGE SLOPE	SLOPE PERCENT	FLOWPATH LENGTH
20(H) : 1(V)	3-5%	300 FEET
10-20(H) : 1(V)	5-10%	200 FEET
4-10(H) : 1(V)	10-25%	100 FEET
2-4(H) : 1(V)	25-50%	50 FEET

MAINTENANCE STANDARDS:

1. DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.
2. IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE DIKES/SWALES SHALL BE INCREASED.

TEMPORARY INTERCEPTOR SWALE (4 / D1.3)

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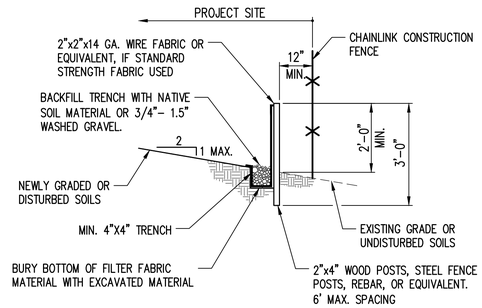


TYPICAL CROSS SECTION

NOTE:

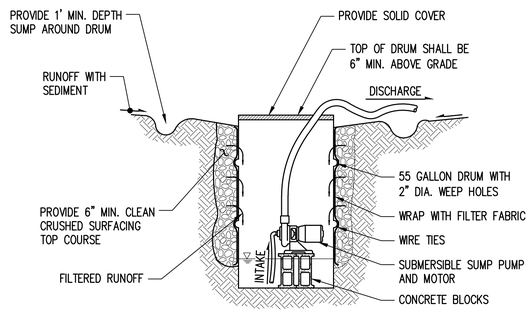
1. SILT FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
2. ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF THE RUN.
3. SILT FENCE SHALL BE REMOVED AT THE END OF THE JOB
4. WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.
5. JOINTS IN FILTER FABRIC SHALL BE SPLICED AT POSTS. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO POSTS.

MAINTENANCE STANDARDS

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED, IT SHALL BE REPLACED.

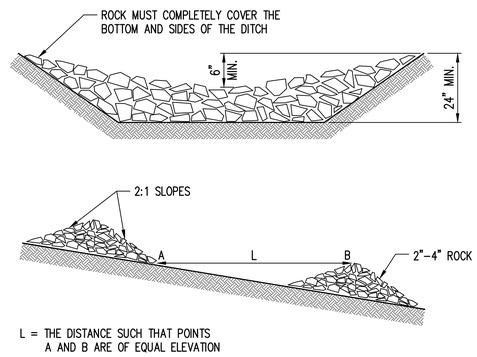
FILTER FABRIC FENCE (5 / D1.3)

NTS



55 GALLON DRUM WITH PUMP (6 / D1.3)

NTS



ROCK CHECK DAM (7 / D1.3)

NTS

NW 32, T25, R5E, W.M.

BELLEVUE GRID #___

Approved By

DATE

DATE

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kpff Consulting Engineers
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DRAWN	JMM
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REVISION	
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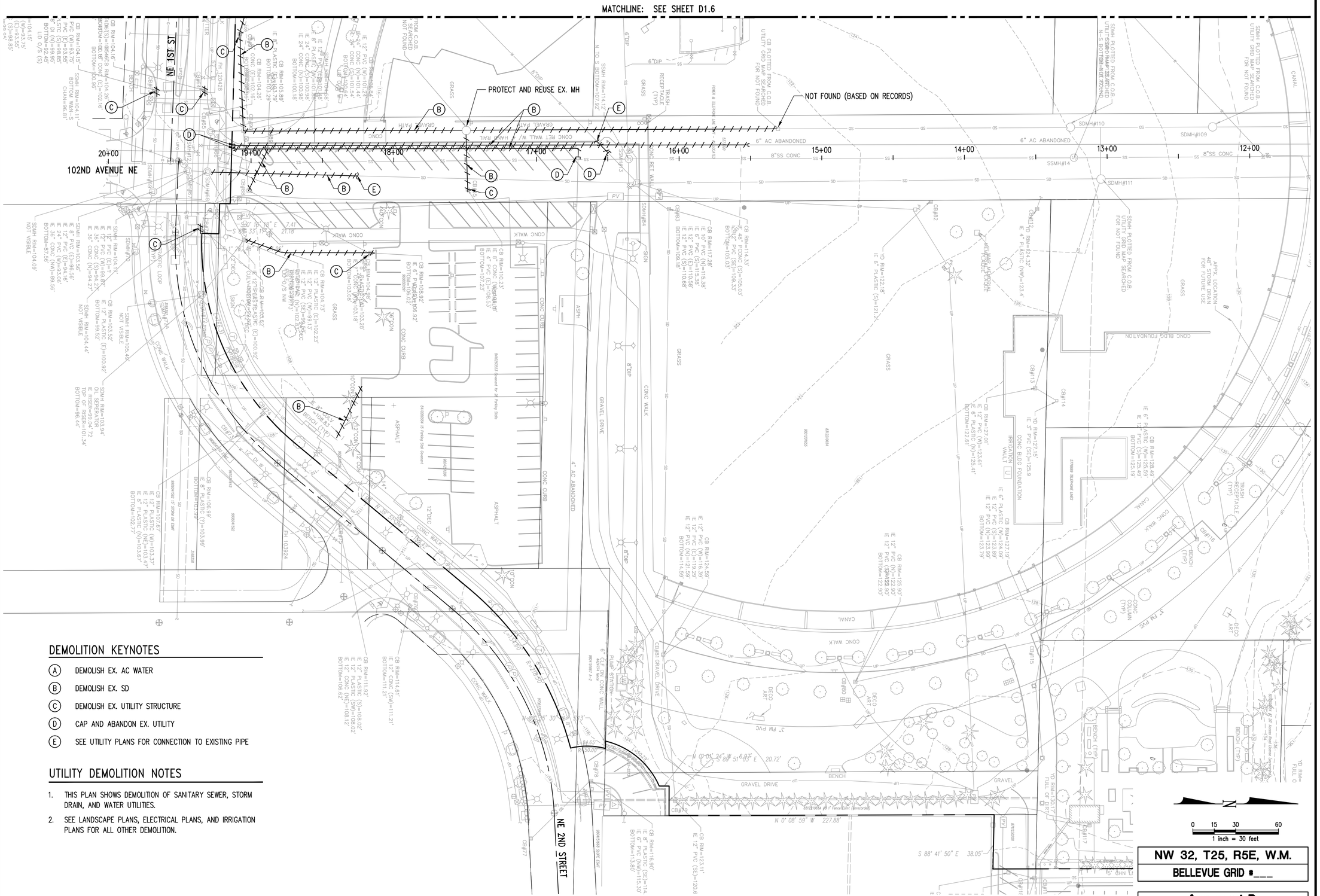
CITY OF BELLEVUE WASHINGTON

TESC DETAILS

DATE	JANUARY 28, 2015
SHEET	D1.4

Jan 27, 2015 - 8:33am JimM X:\113001-113250\113243 (Bellevue Downtown Park)\CADD\Design\03-50% CD - MR Title Block\BPRK-02-D1.2-D1.4-EC.dwg
Xref Filename: \ X-BPRK-SV \ X-BPRK-LOW \ X-BPRK-CD-COB-TB-24X36 \ X-BPRK-ARCH-TB-24X36 \ Maurn\



DEMOLITION KEYNOTES

- (A) DEMOLISH EX. AC WATER
- (B) DEMOLISH EX. SD
- (C) DEMOLISH EX. UTILITY STRUCTURE
- (D) CAP AND ABANDON EX. UTILITY
- (E) SEE UTILITY PLANS FOR CONNECTION TO EXISTING PIPE

UTILITY DEMOLITION NOTES

1. THIS PLAN SHOWS DEMOLITION OF SANITARY SEWER, STORM DRAIN, AND WATER UTILITIES.
2. SEE LANDSCAPE PLANS, ELECTRICAL PLANS, AND IRRIGATION PLANS FOR ALL OTHER DEMOLITION.

NW 32, T25, R5E, W.M.

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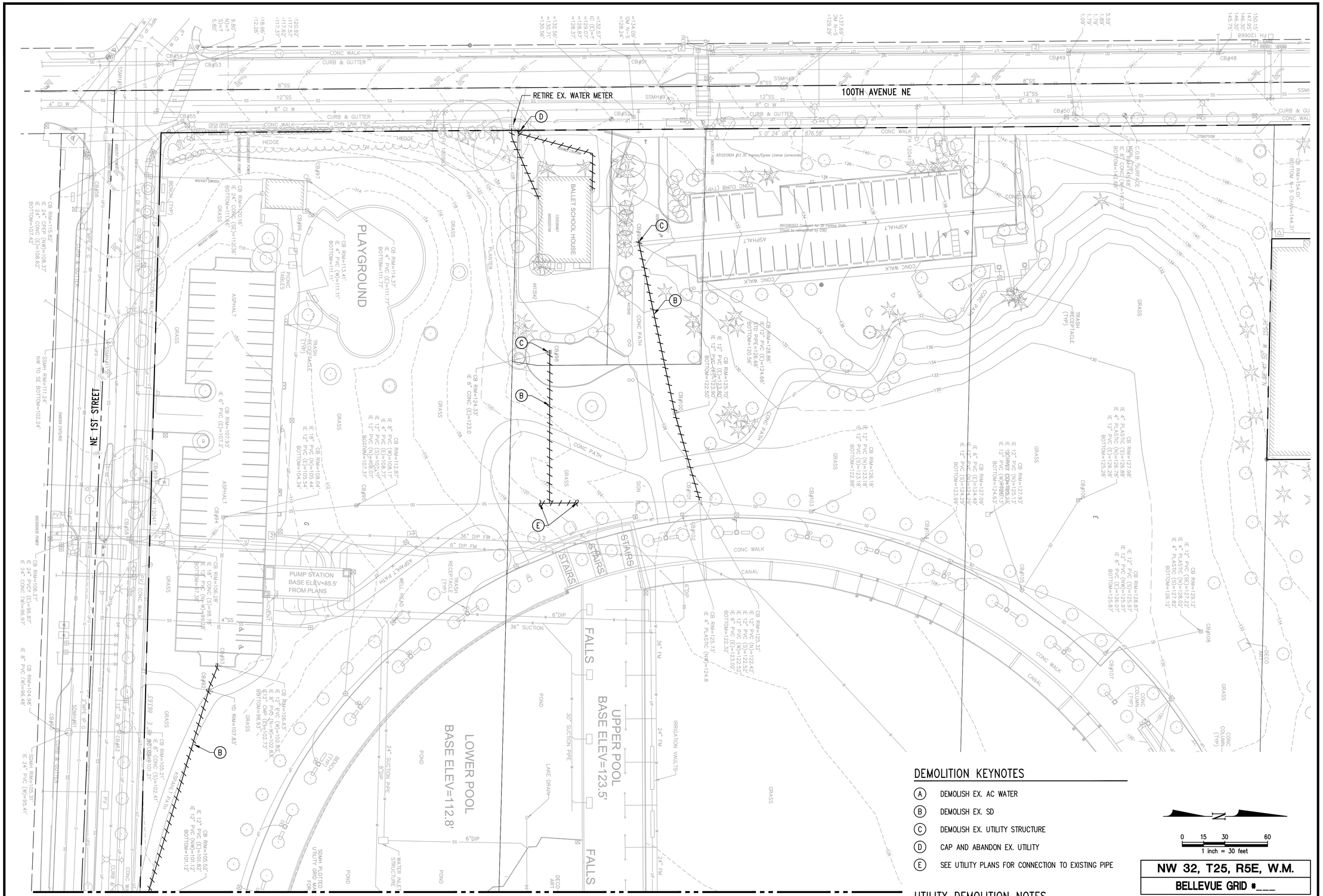
UTILITY DEMOLITION PLAN - EAST

DATE	JANUARY 28, 2015
SHEET	D1.5

Jan 27, 2015 - 8:33am jmM X:\113001-113250\113243 (Bellevue Downtown Park)\CADD\Design\03-50% CD - MR Title Block\BPRK-05-D1.5-C1.6-DM.dwg
Xref Filename: \ X-BPRK-SV \ X-BPRK-CD-COB-TB-24X36 \ X-BPRK-ARCH-TB-24X36 \ Mauri\



MATCHLINE: SEE SHEET D1.5

DEMOLITION KEYNOTES

- (A) DEMOLISH EX. AC WATER
- (B) DEMOLISH EX. SD
- (C) DEMOLISH EX. UTILITY STRUCTURE
- (D) CAP AND ABANDON EX. UTILITY
- (E) SEE UTILITY PLANS FOR CONNECTION TO EXISTING PIPE

UTILITY DEMOLITION NOTES

1. THIS PLAN SHOWS DEMOLITION OF SANITARY SEWER, STORM DRAIN, AND WATER UTILITIES.
2. SEE LANDSCAPE PLANS, ELECTRICAL PLANS, AND IRRIGATION PLANS FOR ALL OTHER DEMOLITION.

N

0 15 30 60
1 inch = 30 feet

NW 32, T25, R5E, W.M.

BELLEVUE GRID #___

Approved By

DATE

DATE

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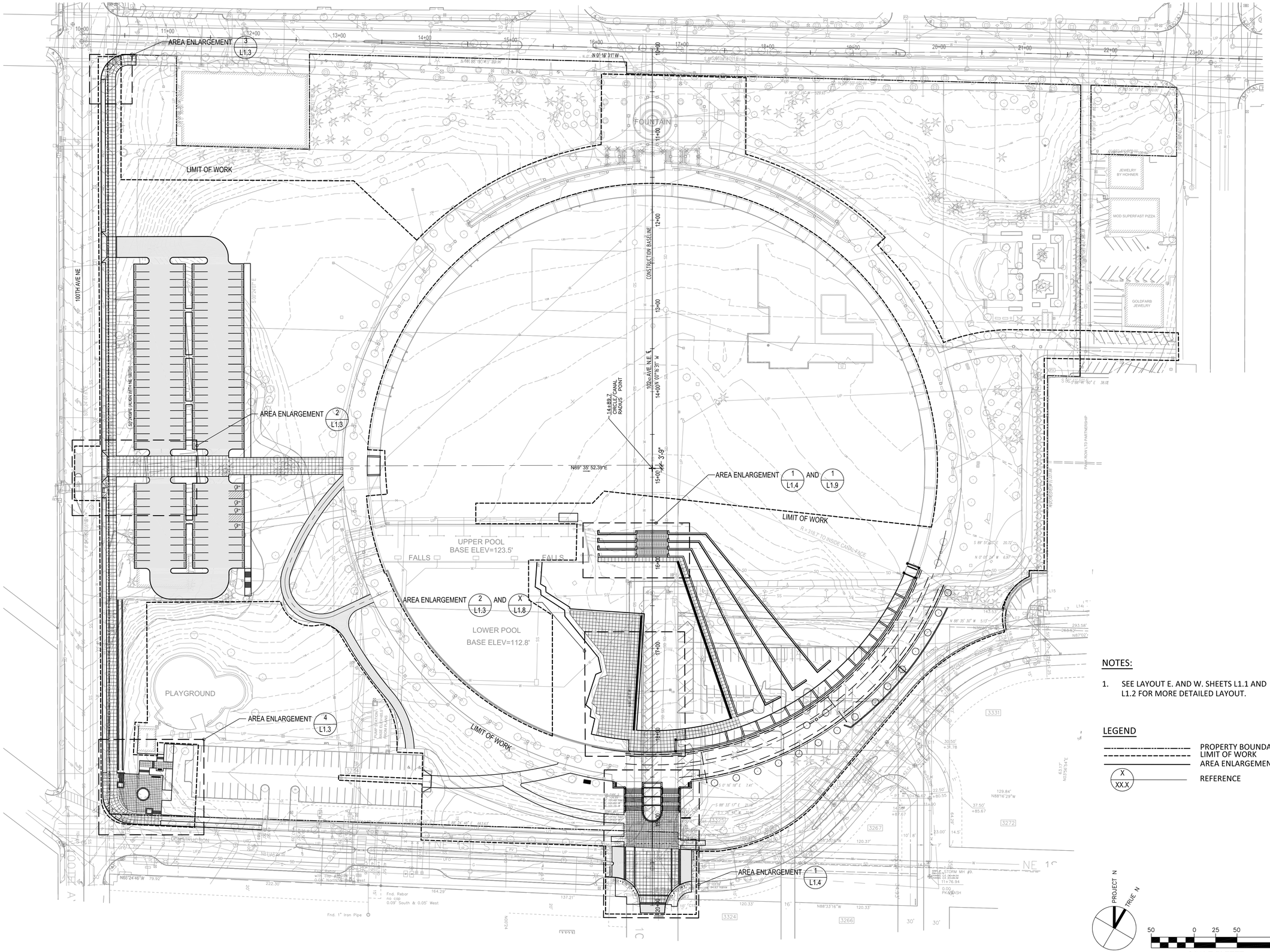
UTILITY DEMOLITION PLAN - WEST

DATE	JANUARY 28, 2015
SHEET	D1.6

Jan 27, 2015 - 8:33am JMM X:\113001-113250\113243 (Bellevue Downtown Park)\CADD\Design\03-50%CD - MR Title Block\BPRK-05-D1.5-C1.6-DM.dwg
Xref Filename: \ X-BPRK-SV \ X-BPRK-CD-COB-TB-24X36 \ X-BPRK-ARCH-TB-24X36 \ Mourn\



NOTES:

1. SEE LAYOUT E. AND W. SHEETS L1.1 AND L1.2 FOR MORE DETAILED LAYOUT.

LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORK
- AREA ENLARGEMENT
- X / XX.X — REFERENCE

PROJECT N
TRUE N

50 0 25 50 100
SCALE IN FEET

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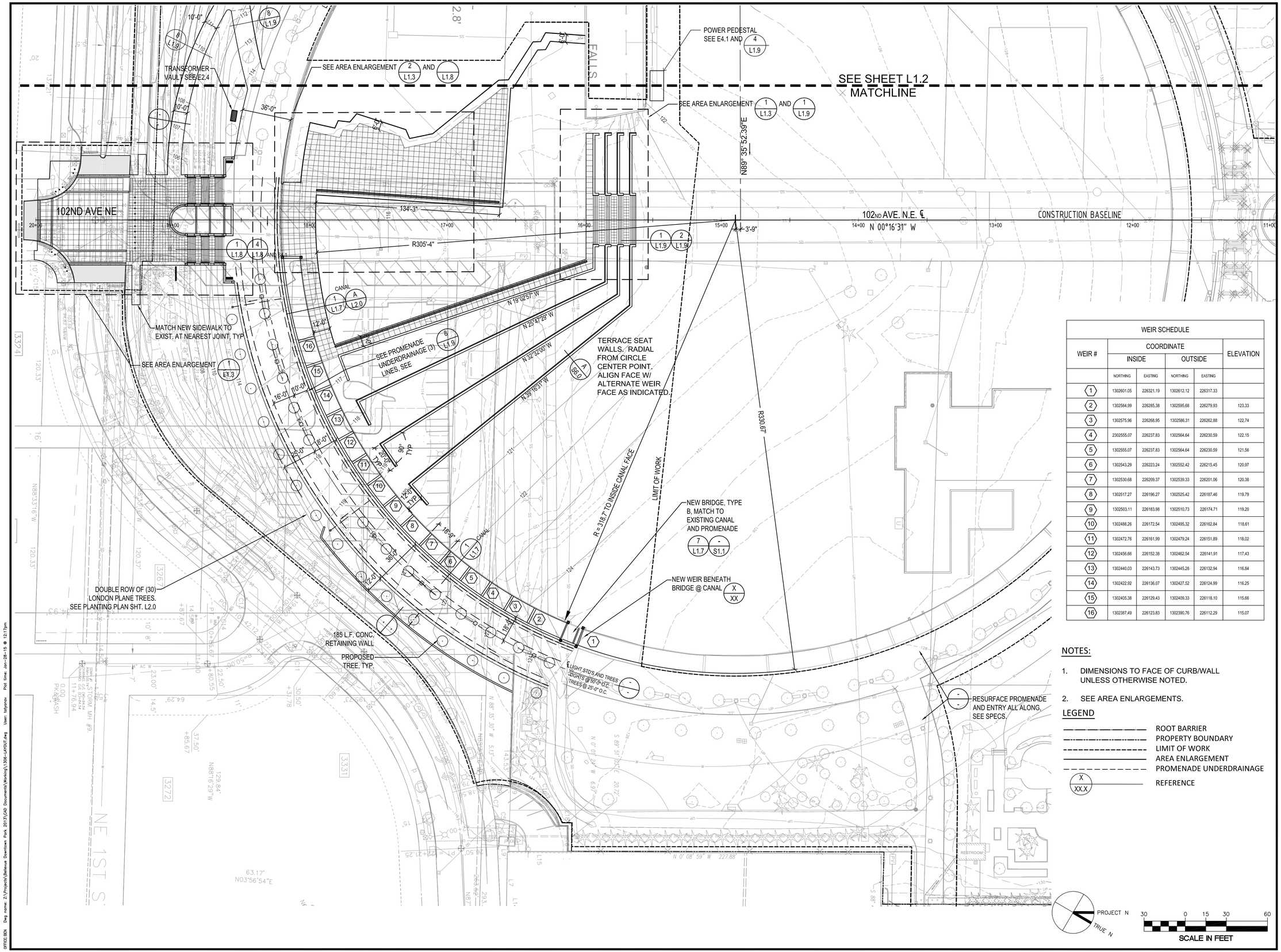
LAYOUT PLAN/ HORIZONTAL CONTROL

DATE	JANUARY 2015
SHEET	L1.0

OFFICE BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-LAYOUT.dwg User: tolyanov Plot time: Jan-28-15 @ 12:15pm



WEIR SCHEDULE					
WEIR #	COORDINATE				ELEVATION
	INSIDE		OUTSIDE		
	NORTHING	EASTING	NORTHING	EASTING	
1	1302601.05	226321.19	1302612.12	226317.33	
2	1302584.99	226285.38	1302595.68	226279.93	123.33
3	1302575.96	226268.95	1302586.31	226262.88	122.74
4	2302555.07	226237.83	1302564.64	226230.59	122.15
5	1302555.07	226237.83	1302564.64	226230.59	121.56
6	1302543.29	226223.24	1302552.42	226215.45	120.97
7	1302530.68	226209.37	1302539.33	226201.06	120.38
8	1302517.27	226196.27	1302525.42	226187.46	119.79
9	1302503.11	226183.98	1302510.73	226174.71	119.20
10	1302488.26	226172.54	1302495.32	226162.84	118.61
11	1302472.76	226161.99	1302479.24	226151.89	118.02
12	1302456.66	226152.38	1302462.54	226141.91	117.43
13	1302440.03	226143.73	1302445.28	226132.94	116.84
14	1302422.92	226136.07	1302427.52	226124.99	116.25
15	1302405.38	226129.43	1302409.33	226118.10	115.66
16	1302387.49	226123.83	1302390.76	226112.29	115.07

NOTES:

1. DIMENSIONS TO FACE OF CURB/WALL UNLESS OTHERWISE NOTED.
2. SEE AREA ENLARGEMENTS.

LEGEND

- ROOT BARRIER
- PROPERTY BOUNDARY
- LIMIT OF WORK
- AREA ENLARGEMENT
- PROMENADE UNDERDRAINAGE
- REFERENCE

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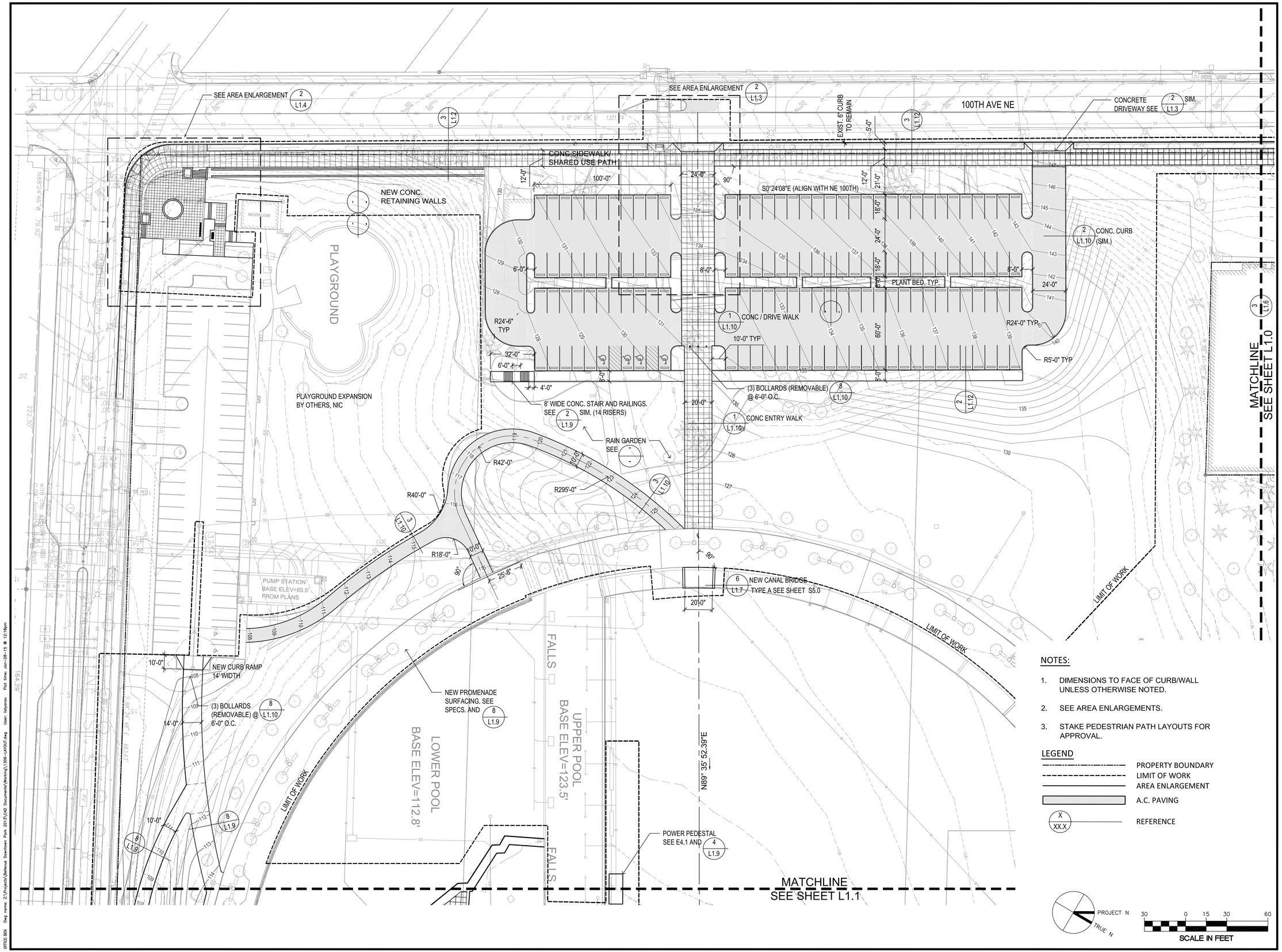
LAYOUT PLAN EAST

DATE	JANUARY 2015
SHEET	L1.1

OFFICE: BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-LAYOUT.dwg User: tdyson Plot time: Jan-28-15 @ 12:17pm



NOTES:

1. DIMENSIONS TO FACE OF CURB/WALL UNLESS OTHERWISE NOTED.
2. SEE AREA ENLARGEMENTS.
3. STAKE PEDESTRIAN PATH LAYOUTS FOR APPROVAL.

LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORK
- AREA ENLARGEMENT
- A.C. PAVING
- X / XX.X — REFERENCE

PROJECT N / TRUE N

30 0 15 30 60
SCALE IN FEET

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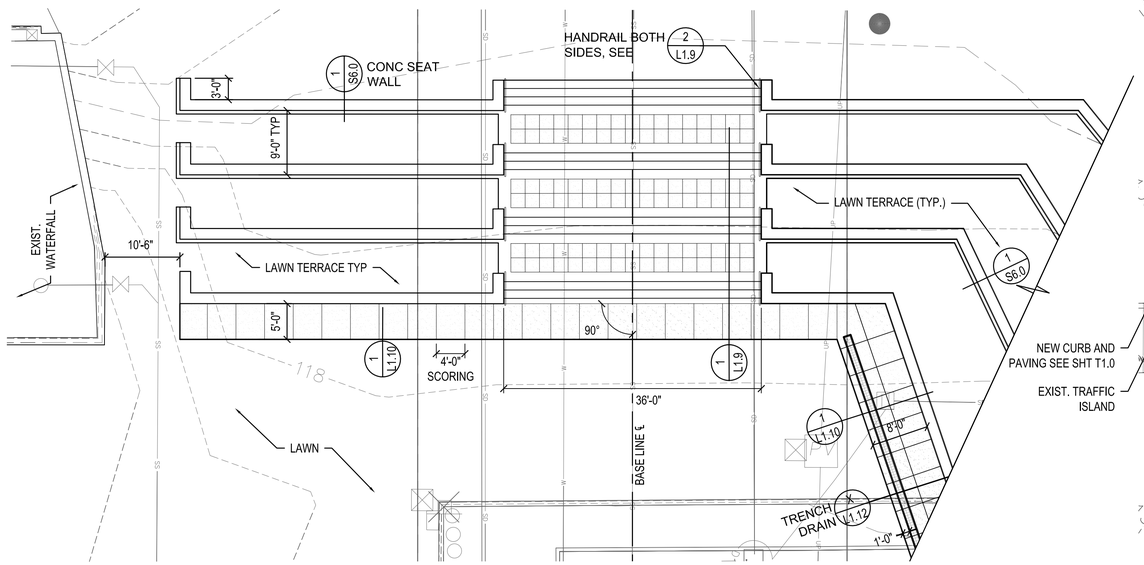
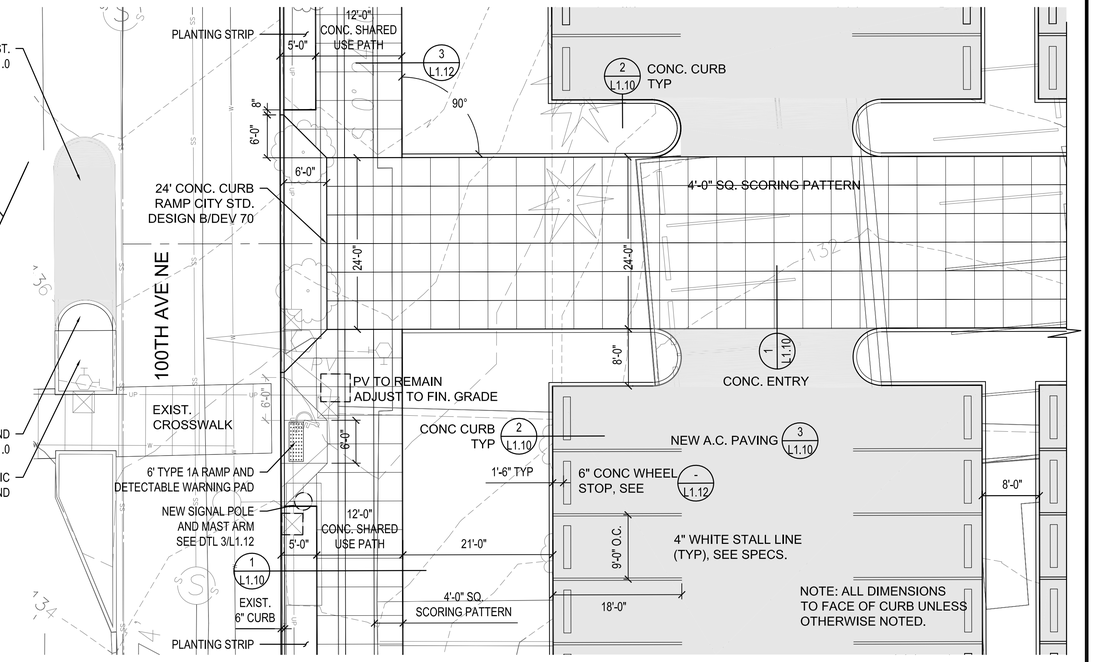
LAYOUT PLAN WEST

DATE	JANUARY 2015
SHEET	L1.2

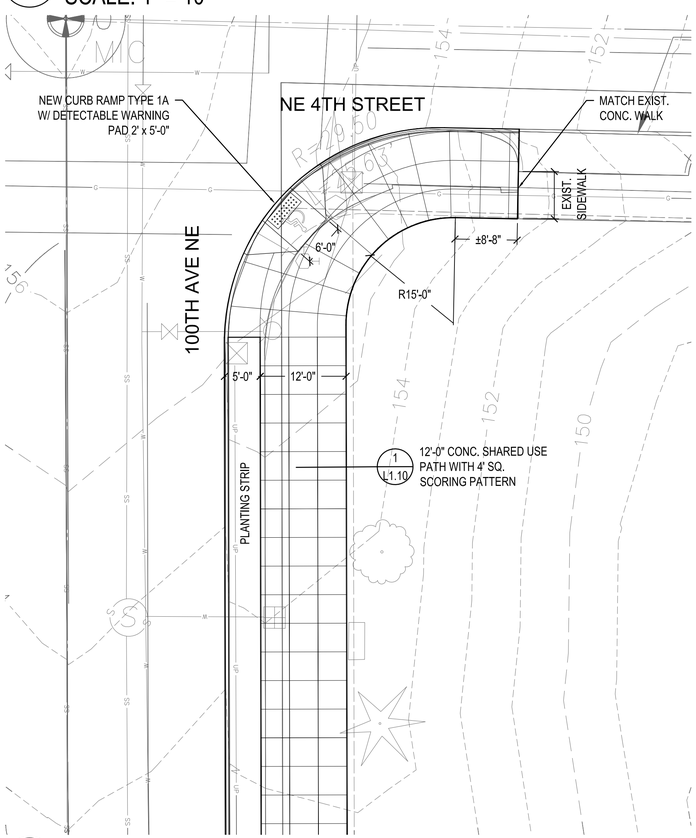
07/02:BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-LAYOUT.dwg User: tatyanaw Plot time: Jan-28-15 @ 12:18am



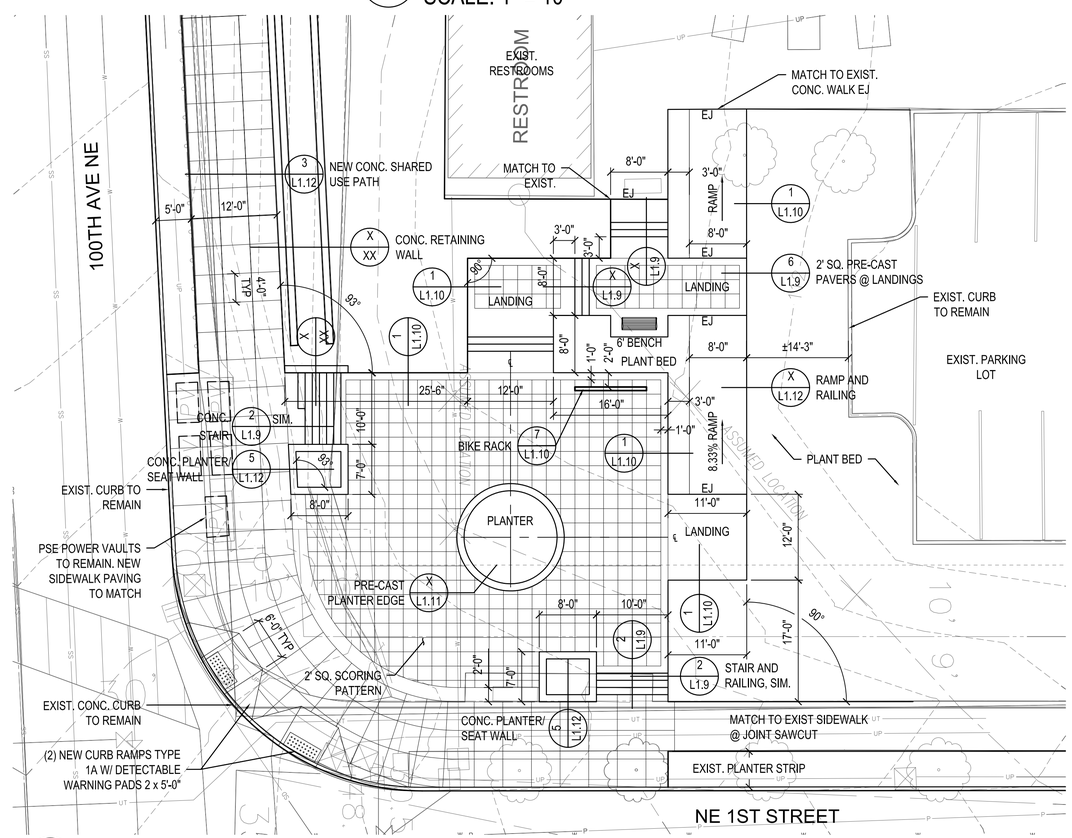
1 TERRACE STAIRS - ENLARGED AREA PLAN
SCALE: 1" = 10'



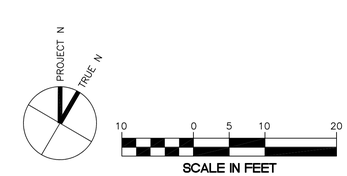
2 WEST ENTRY - ENLARGED AREA PLAN
SCALE: 1" = 10'



3 CORNER @ 100TH AVE NE AND NE 4TH STREET
SCALE: 1" = 10'



4 SW CORNER @ 100TH AVE NE AND NE 1ST STREET
SCALE: 1" = 10'



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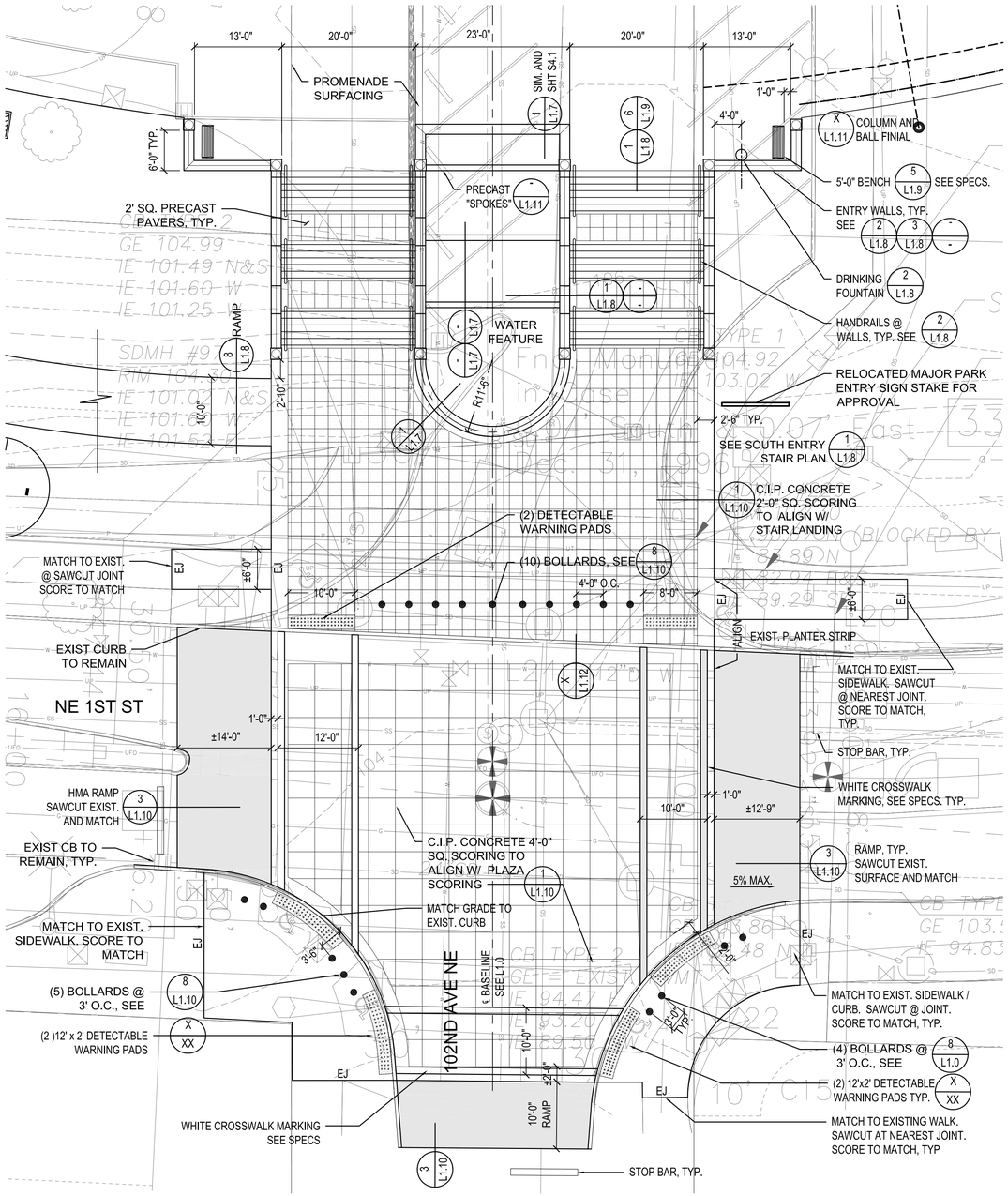
AREA ENLARGEMENTS

DATE	JANUARY 2015
SHEET	L1.3

OFFICE: BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-LAYOUT ENLARGEMENTS.dwg User: tatyanaw Plot time: Jan-28-15 @ 12:13pm



1 SOUTH ENTRY - ENLARGED AREA PLAN
1" = 10'

2 STAGE - ENLARGED AREA PLAN
SCALE: 1" = 10'

PROJECT N
TRUE N

10 0 5 10 20
SCALE IN FEET

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REVISION	
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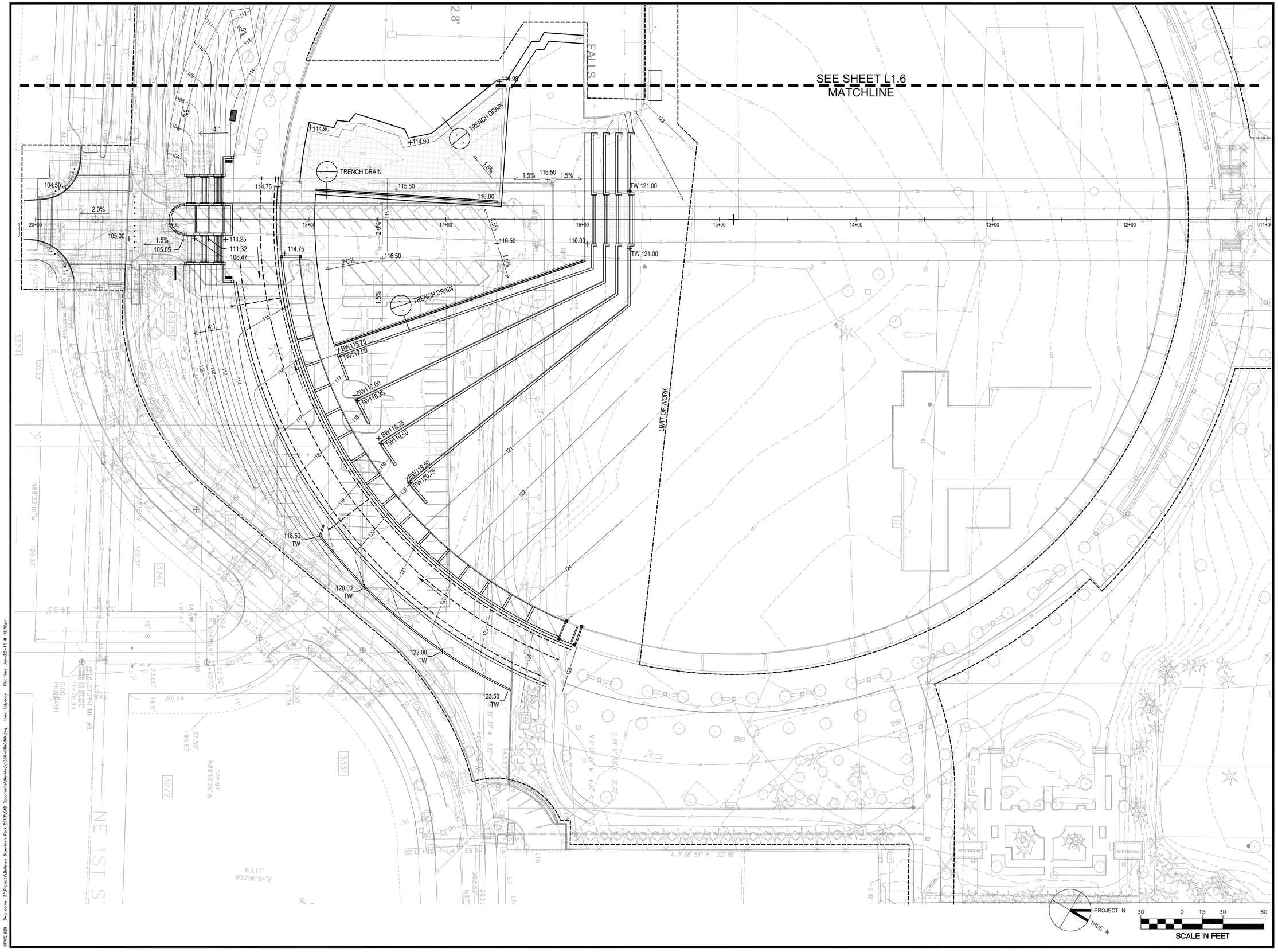
CITY OF BELLEVUE WASHINGTON

AREA ENLARGEMENTS

DATE	JANUARY 2015
SHEET	L1.4

OFFICE:BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-LAYOUT EN-ARGEMENTS.dwg User: tatyanov Plot time: Jan-28-15 @ 12:12pm



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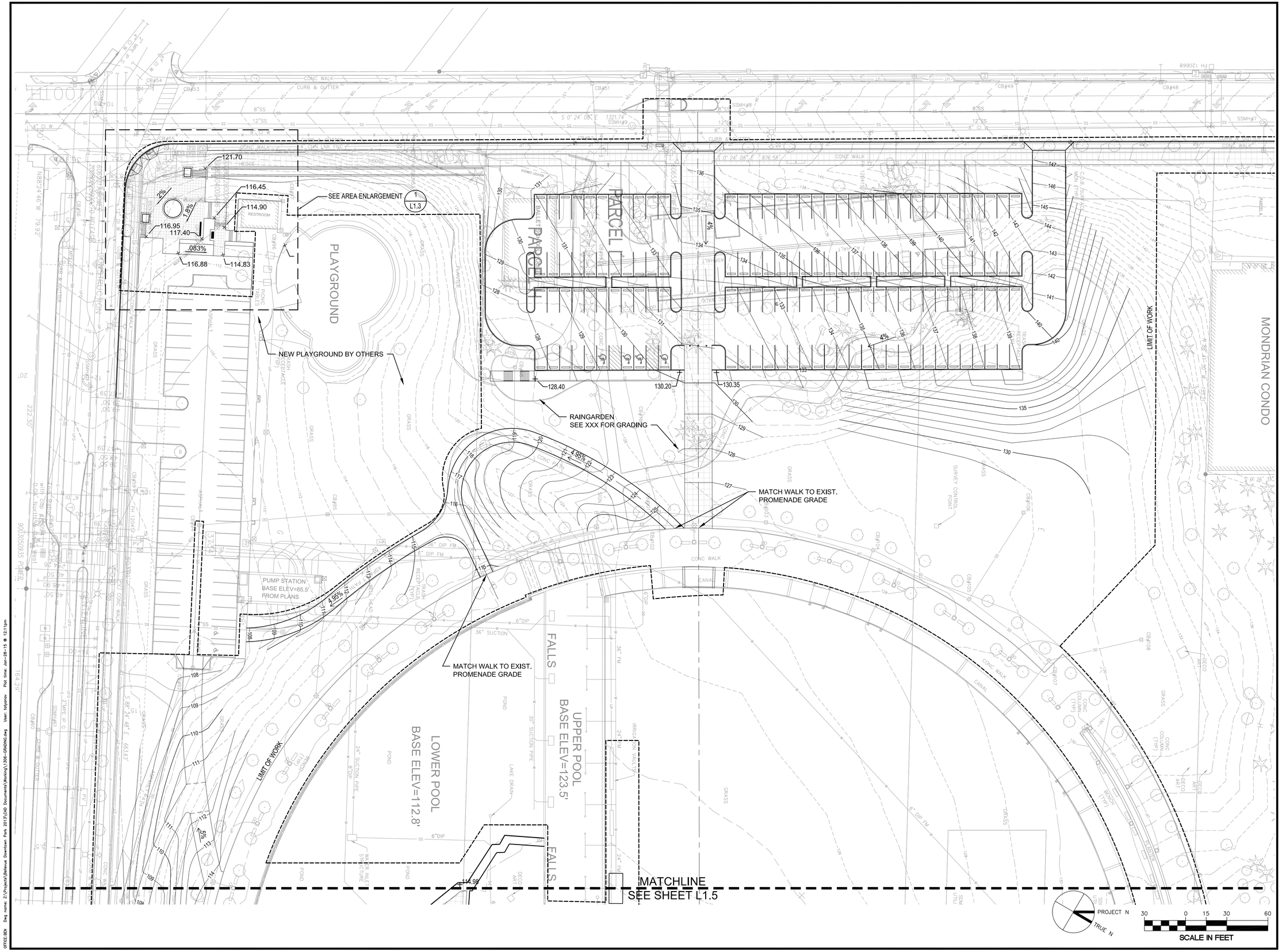
GRADING PLAN EAST

DATE	JANUARY 2015
SHEET	L1.5

OFFICE:BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-GRADING.dwg User: tatyanov Plot time: Jan-28-15 @ 12:10pm



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REVISION	
REVISION	
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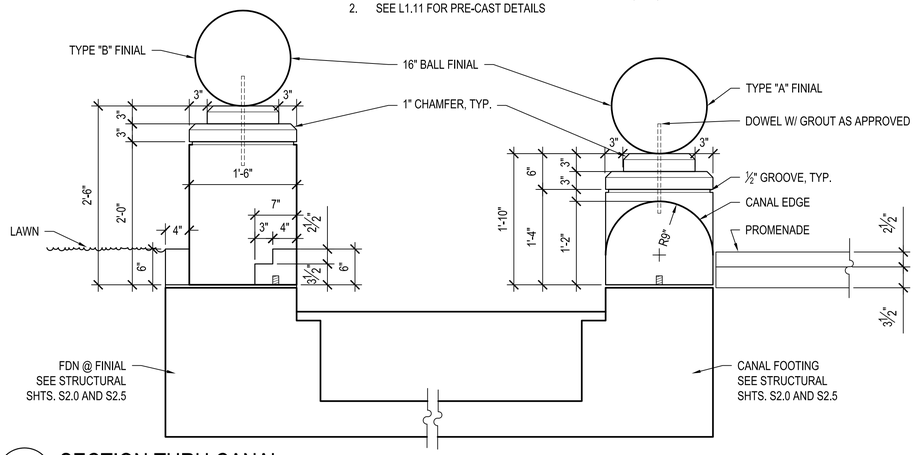
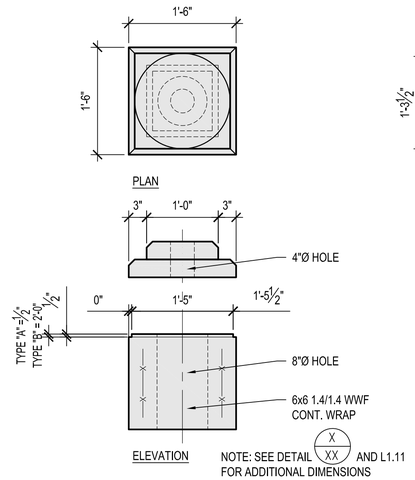
GRADING PLAN WEST

DATE	JANUARY 2015
SHEET	L1.6

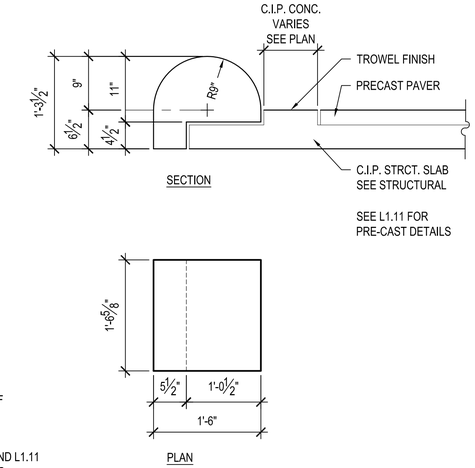
NOTES:
1. MEDIUM SANDBLAST FINISH - AS APPROVED BY LANDSCAPE ARCHITECT. FINISH TO MATCH EXISTING FIXTURES (TYP.)
2. SEE L1.11 FOR PRE-CAST DETAILS



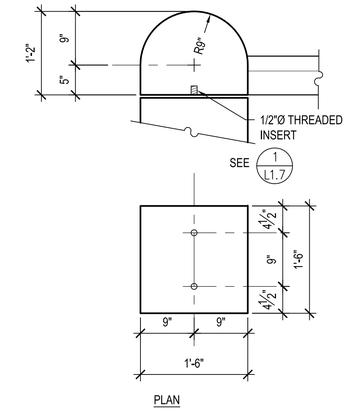
1 SECTION THRU CANAL
1"=1'-0"



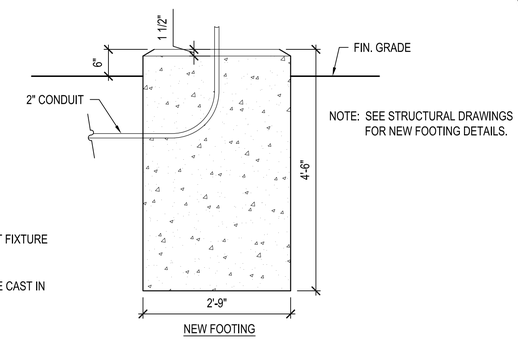
2 FINIAL POST
1"=1'-0"

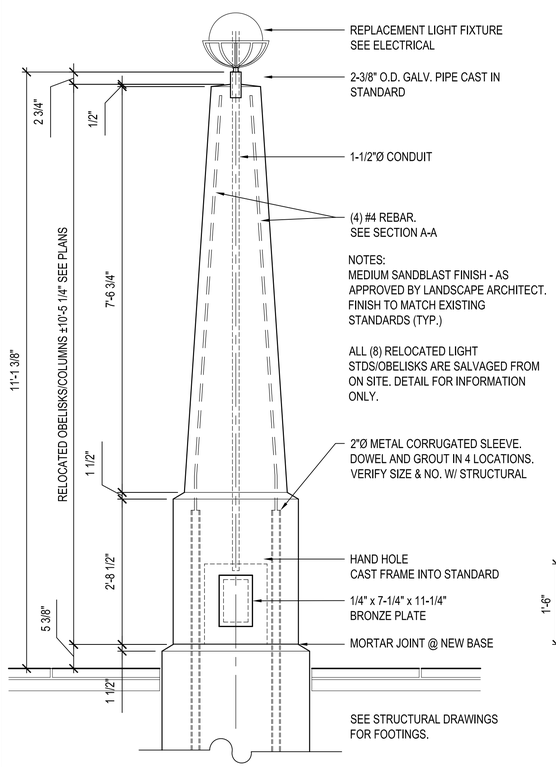


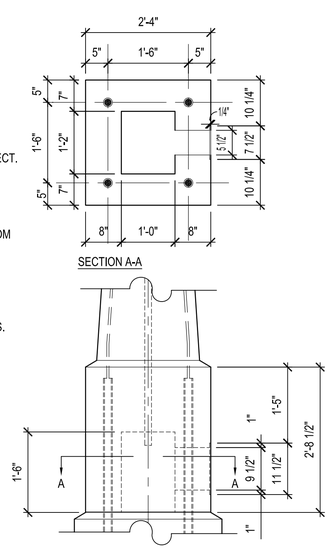
3 EDGE AT CANAL BRIDGE
1"=1'-0"



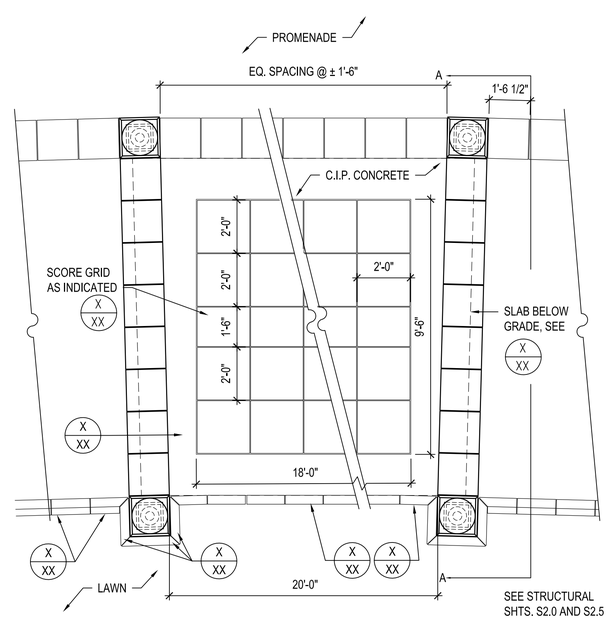
4 EDGE AT CANAL
1"=1'-0"



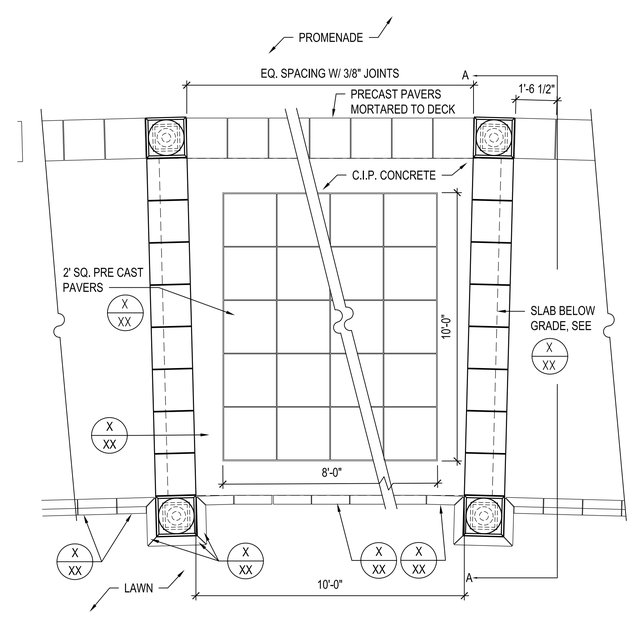




5 LIGHT STANDARD / OBELISK
1"=1'-0"



6 CANAL BRIDGE PLAN - TYPE A
3/8"=1'-0"



7 CANAL BRIDGE PLAN - TYPE B
3/8"=1'-0"

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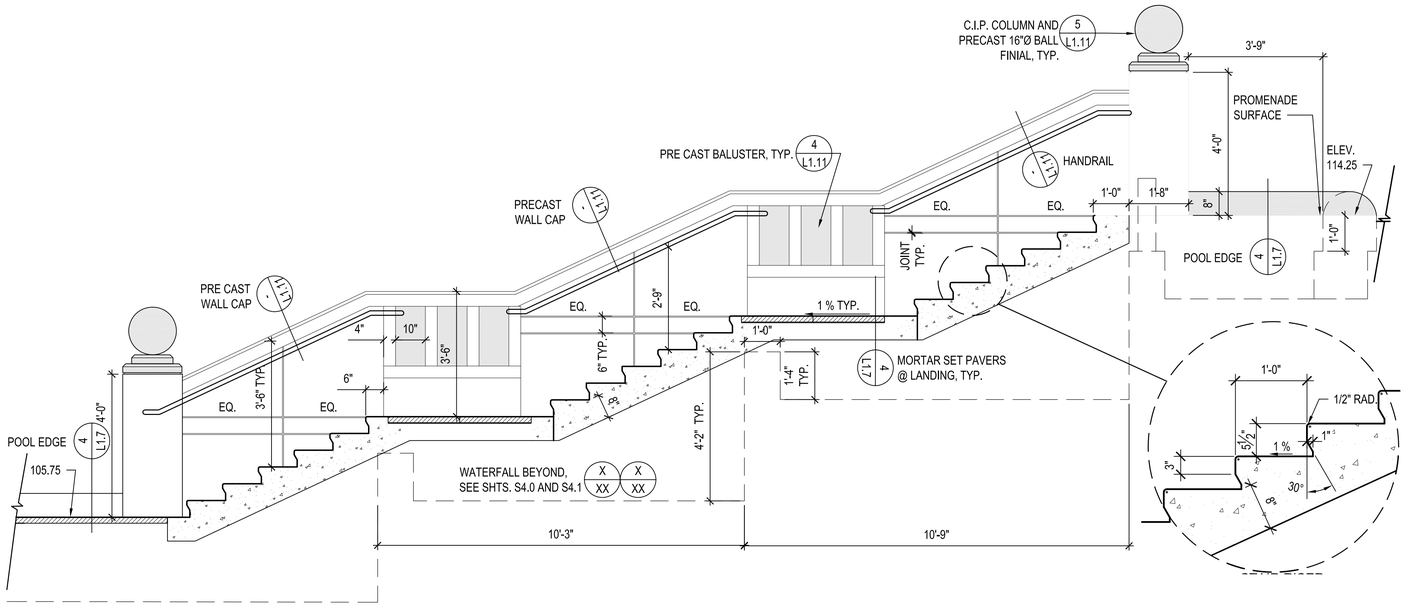
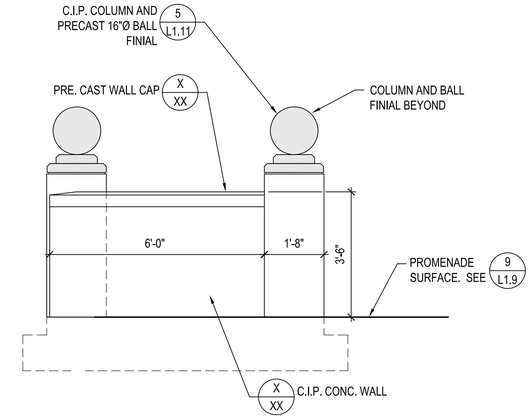
SITE DETAILS

DATE	JANUARY 2015
SHEET	L1.7

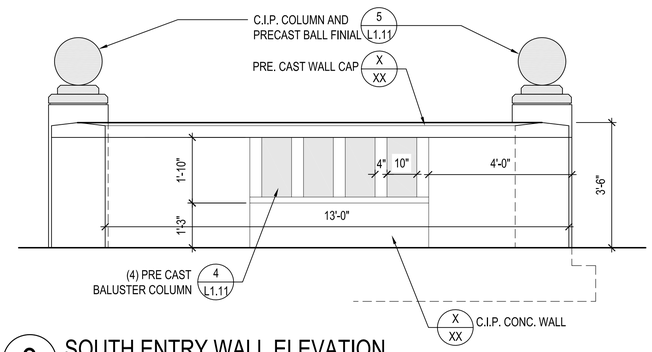
OFFICE:BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-SITE DETAILS.dwg User: bbyanov Plot time: Jan-28-15 @ 12:01pm



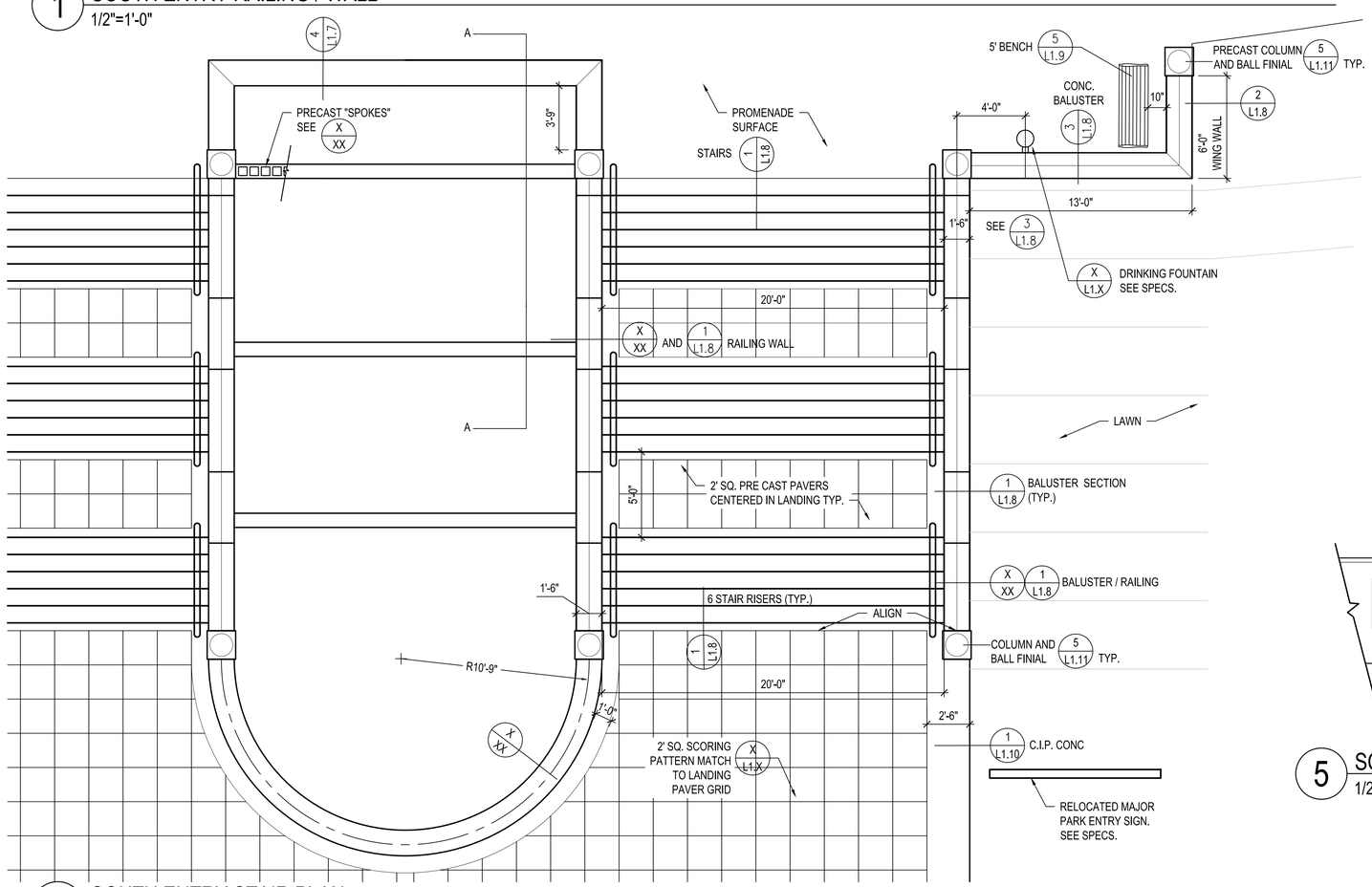
1 SOUTH ENTRY RAILING / WALL
1/2"=1'-0"



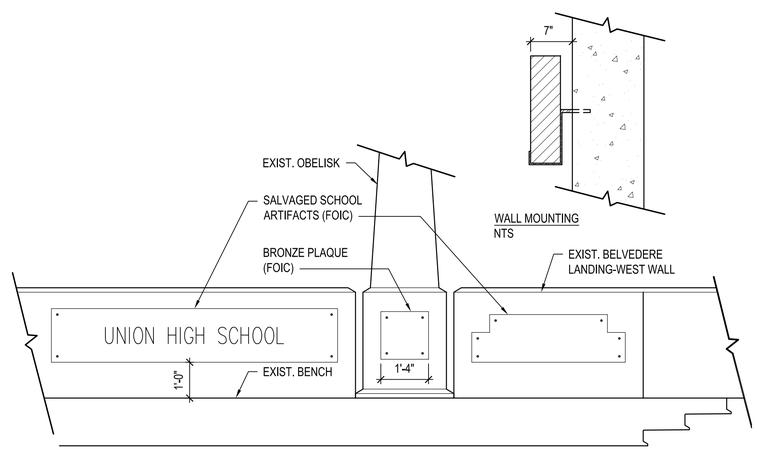
2 SOUTH ENTRY WING WALL ELEVATION
1/2"=1'-0"



3 SOUTH ENTRY WALL ELEVATION
1/2"=1'-0"



4 SOUTH ENTRY STAIR PLAN
1/4"=1'-0"



5 SCHOOL ARTIFACTS (FOIC)
1/2"=1'-0"

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DESIGN	TR
DRAWN	AE/CC/MS
CHECK	CR
REVISION	
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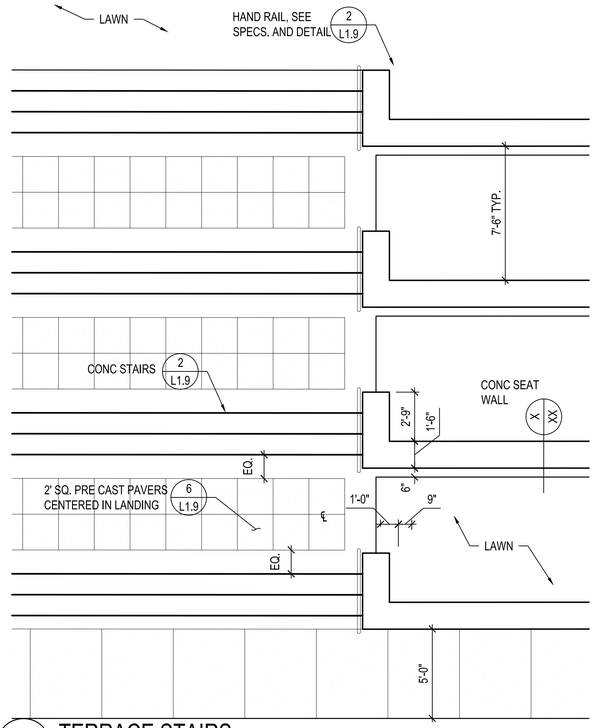
REVISION	

CITY OF BELLEVUE WASHINGTON

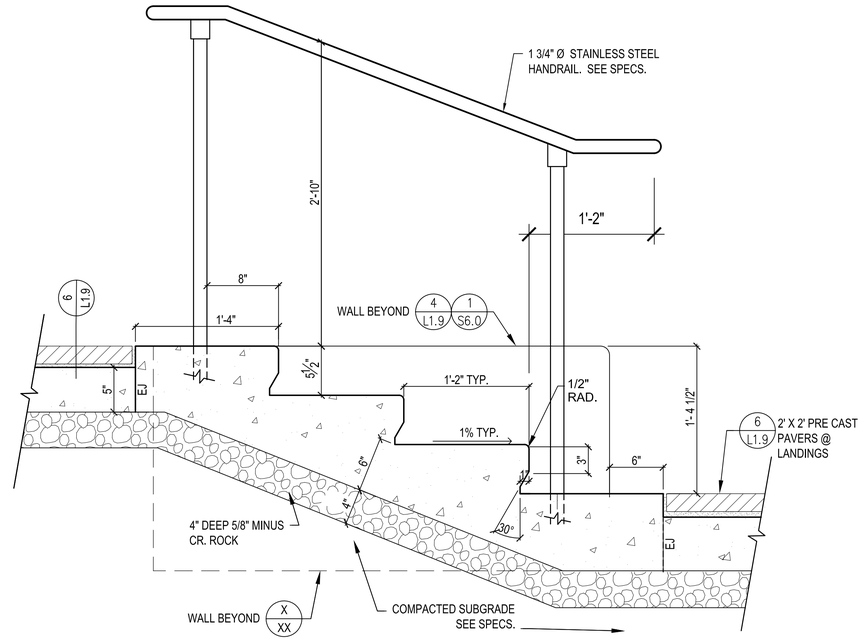
SITE DETAILS

DATE	JANUARY 2015
SHEET	L1.8

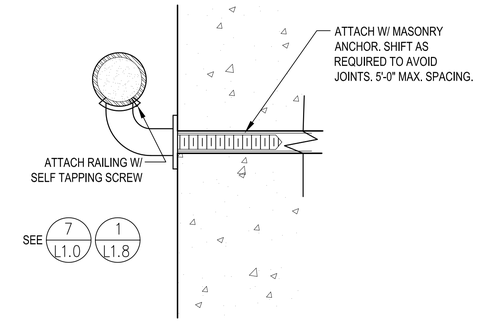
OFFICE:BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1308-SITE DETAILS.dwg User: tatyanav Plot time: Jan-28-15 @ 12:02pm



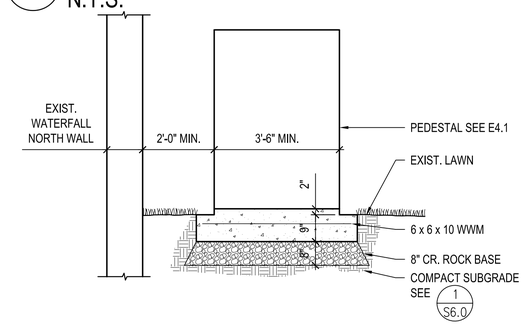
1 TERRACE STAIRS
1/4"=1'-0"



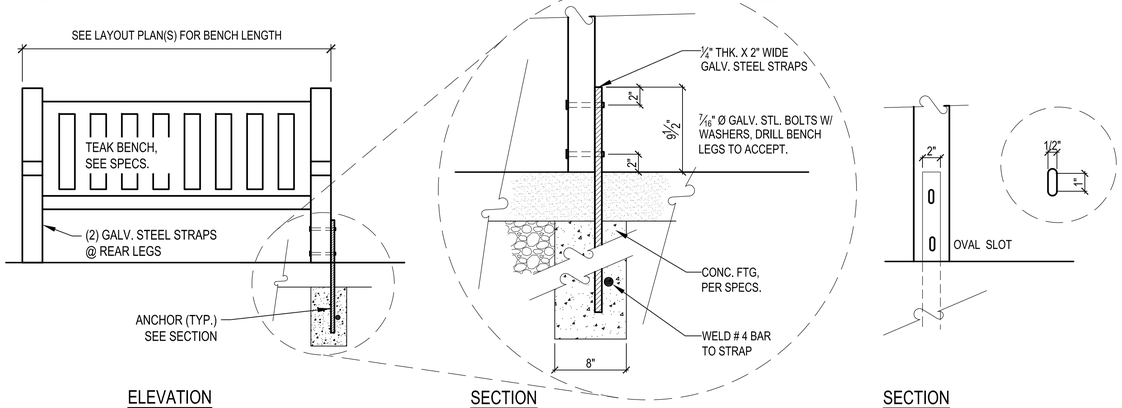
2 TERRACE STAIR SECTION
1 1/2"=1'-0"



3 HANDRAIL AT WALL
N.T.S.



4 POWER PEDESTAL
1/2"=1'-0"

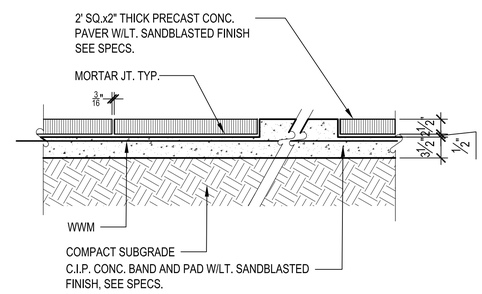


ELEVATION
N.T.S.

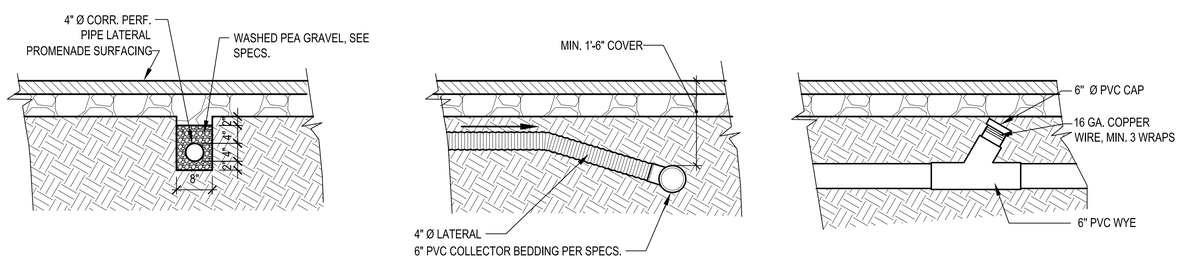
SECTION
11/2" = 1'-0"

SECTION
11/2" = 1'-0"

5 BENCH
SCALE AS NOTED



6 PRECAST PAVER INSTALLATION
1"=1'-0"

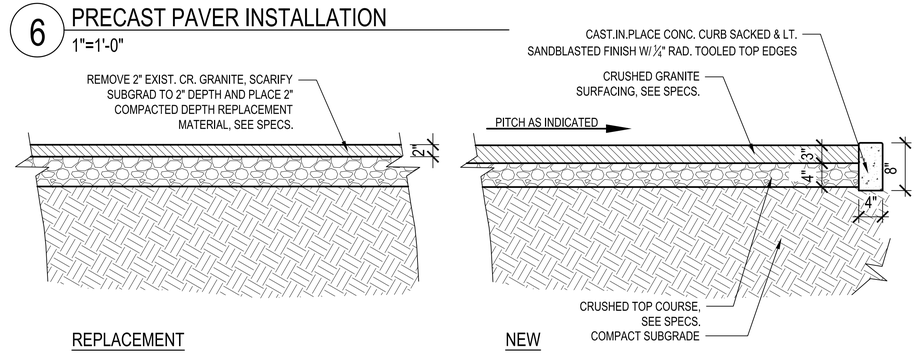


LATERAL SECTION

COLLECTOR SECTION

COLL. CLEAN-OUT

7 PROMENADE DRAINAGE
N. T. S.



REPLACEMENT

NEW

8 PROMENADE SURFACING
1"=1'-0"

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SITE DETAILS

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SHEET	L1.9

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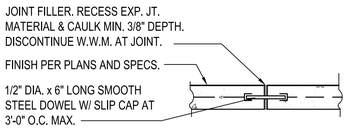
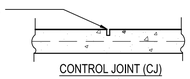
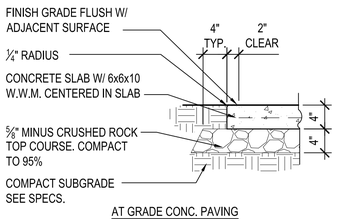


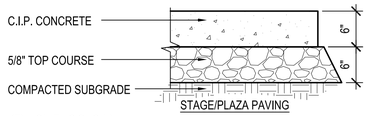
EXPANSION JOINT (EJ)
N.T.S.



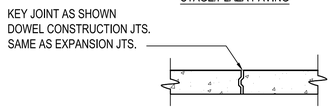
CONTROL JOINT (CJ)
N.T.S.



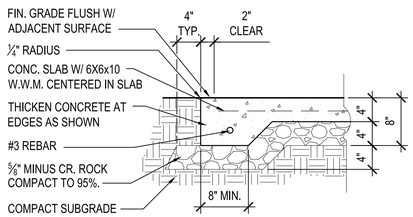
AT GRADE CONC. PAVING



STAGE/PLAZA PAVING

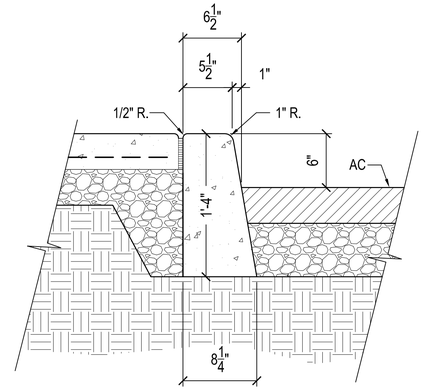


CONSTRUCTION JOINT (COLD JOINT)
N.T.S.

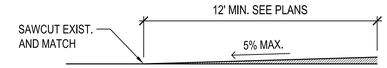


CONC. W/ THICKENED EDGE

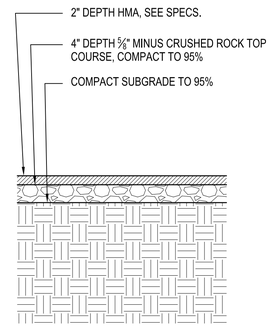
1 CONCRETE PAVEMENT
1"=1'-0"



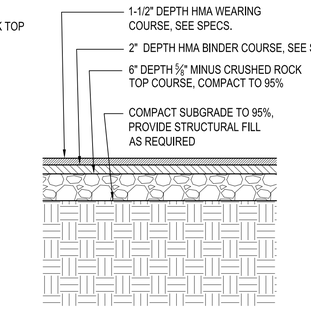
2 CONCRETE CURB
1 1/2" = 1'-0"



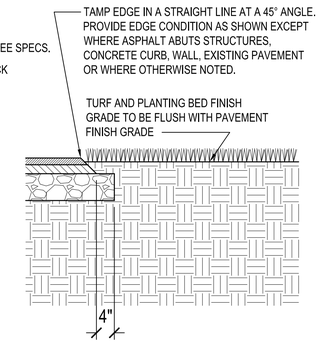
RAMP @ 1st N.E.



PEDESTRIAN AREAS



VEHICULAR AREAS

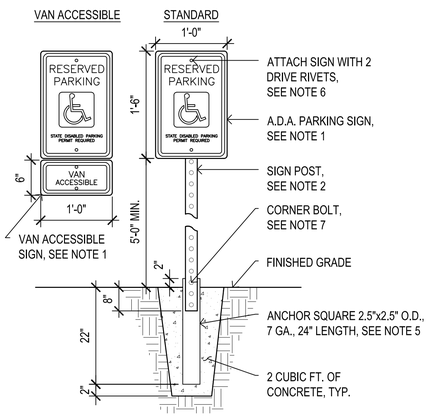


EDGE CONDITION

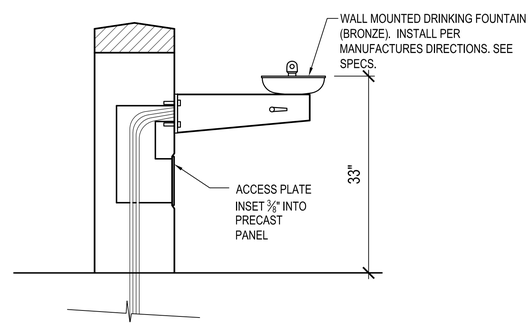
3 ASPHALT PAVEMENT
N.T.S.

NOTES:
1. SIGNS SHALL BE .08 MIN. GA. HIGH REFLECTIVE ALUMINUM PER WSDOT #R7-801 (STANDARD PARKING) AND #R7-801A (VAN ACCESSIBLE PARKING).
2. SIGN POST SHALL BE 2"x2" SQUARE STEEL POSTS, MIN. 14 GA. WITH 7/16" DIE-PUNCHED KNOCKOUTS ON 1" CENTERS FULL LENGTH ON FOUR SIDES.
3. FOR HARD SURFACE INSTALLATIONS, CORE 4" DIA. HOLE. ANCHOR LENGTH MAY BE DECREASED TO 12".
4. POST SHALL BE ROLLED CARBON SHEET METAL STEEL; SHALL MEET REQUIREMENTS OF ASTM A653 GRADE 50, AND SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A653, G90, STRUCTURAL QUALITY GRADE 50.
5. ANCHOR SHALL HAVE FOUR 7/16" DIA. HOLES, ONE EACH SIDE, 2" FROM TOP END. ANCHOR SHALL MEET REQUIREMENTS OF ASTM A500 GRADE B AND SHALL BE HOT DIPPED GALVANIZED.
6. DRIVE RIVETS TO BE TL3806 3/8" DIA.
7. CORNER BOLTS TO BE TLCB516M

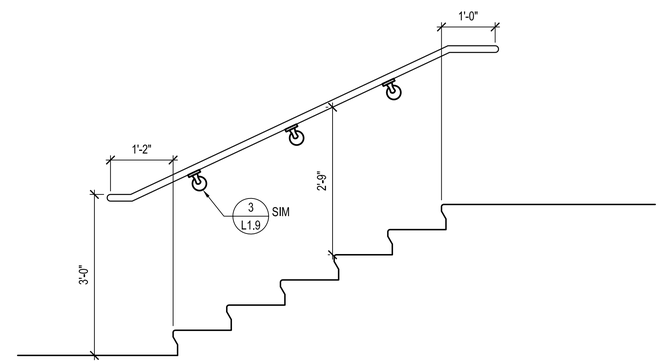
NOTE: POST AND ANCHOR SPECIFICATIONS BASED OFF OF BELLEVUE TRANSPORTATION STANDARD DRAWING #T-21.



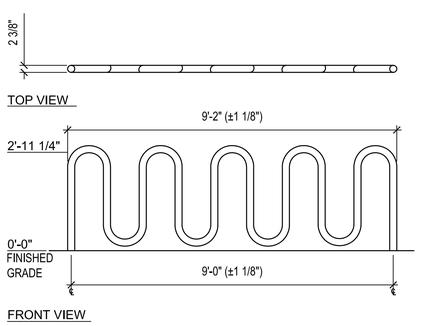
4 ADA PARKING SIGN
1"=1'-0"

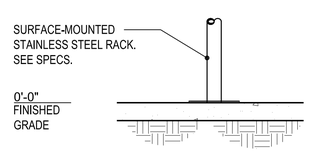


5 DRINKING FOUNTAIN
1"=1'-0"

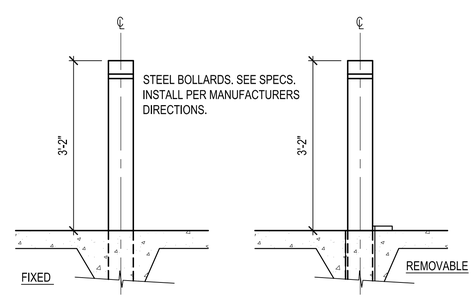


6 SOUTH ENTRY STAIR RAILING
3/4" = 1'-0"

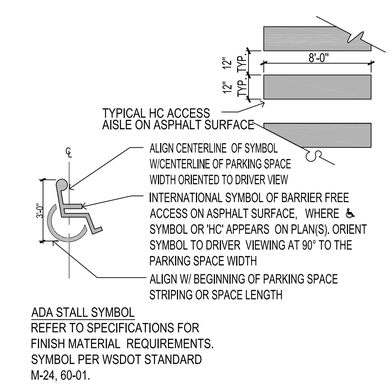




7 BIKE RACK
1/2"=1'-0"



8 BOLLARDS
1"=1'-0"



ADA STALL SYMBOL
REFER TO SPECIFICATIONS FOR FINISH MATERIAL REQUIREMENTS. SYMBOL PER WSDOT STANDARD M-24, 60-01.

9 PAVEMENT MARKING
N.T.S.

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CITY OF BELLEVUE WASHINGTON

SITE DETAILS

DATE	JANUARY 2015
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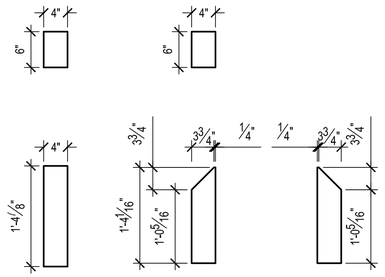
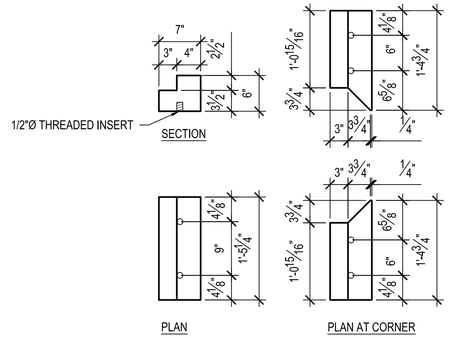
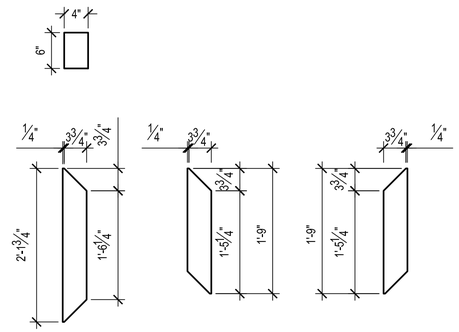


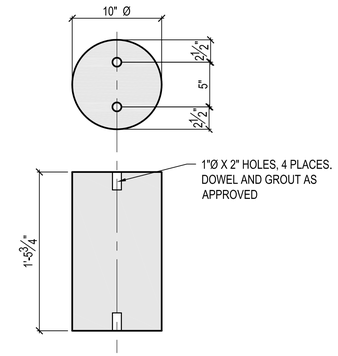
1 BAND AT BRIDGE
1"=1'-0"



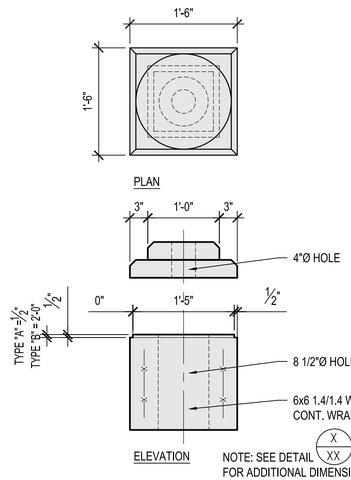
2 BAND AT CANAL EDGE
1"=1'-0"



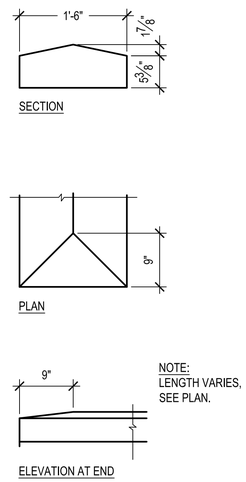
3 BAND AT FINIAL
1" = 1'-0"



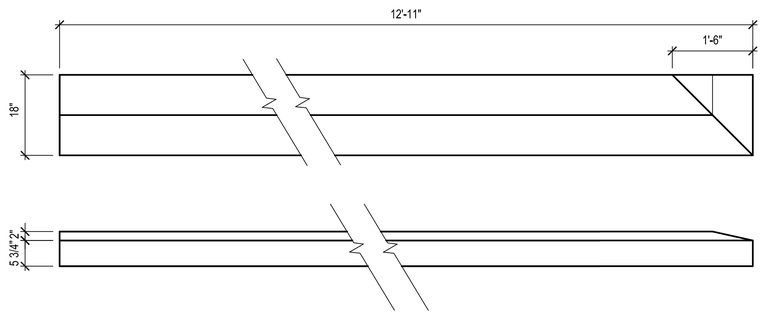
4 BALUSTER COLUMN
11/2" = 1'-0"



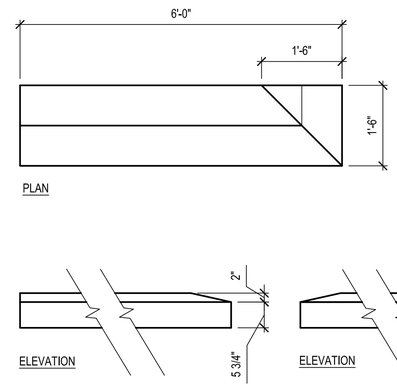
5 FINIAL POST AND TOP
1"=1'-0"



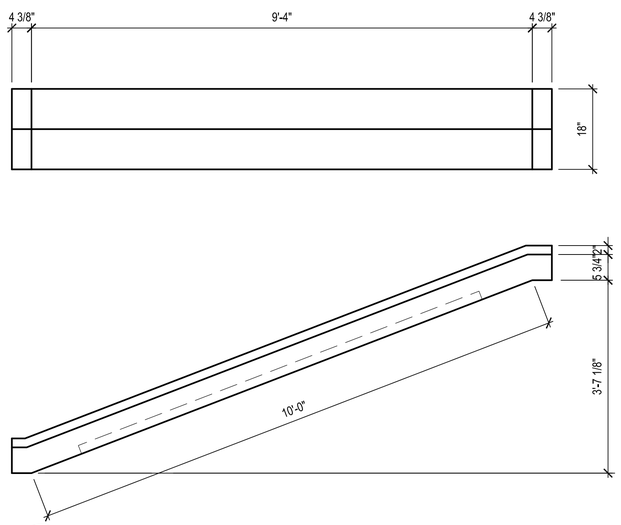
6 WALL CAP
1"=1'-0"



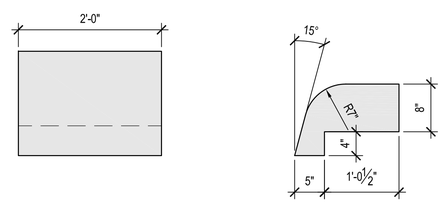
7 CAP AT SOUTH ENTRY WALL
3/4"=1'-0"



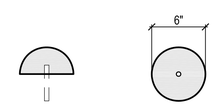
8 CAP AT SOUTH ENTRY WING WALL
3/4"=1'-0"



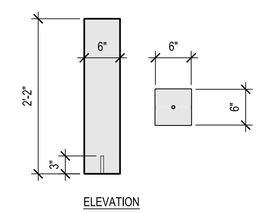
9 WATERFALL STEPS WALL CAP
3/4"=1'-0"



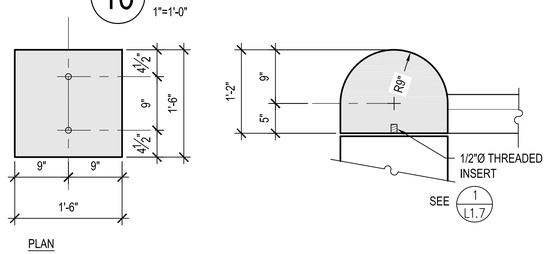
10 SOUTH ENTRY WATERFALL CAPS WALL CAP
1"=1'-0"



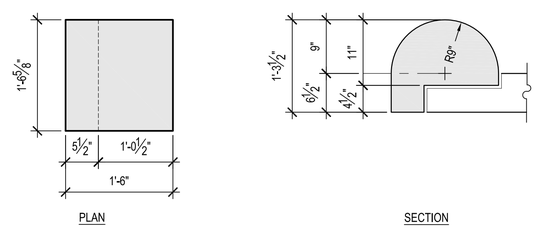
11 CANAL BOLLARD REPLACEMENT CAP
1 1/2"=1'-0"



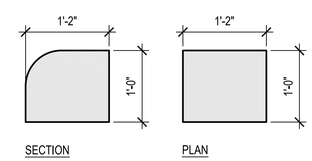
12 SO. ENTRY WEIR SPOKE
1"=1'-0"



13 CANAL EDGE
1"=1'-0"



14 SW. ENTRY PLANTER CAP
1"=1'-0"



15 CANAL BRIDGE EDGE
1"=1'-0"

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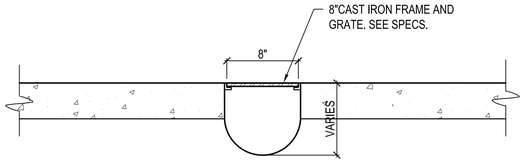
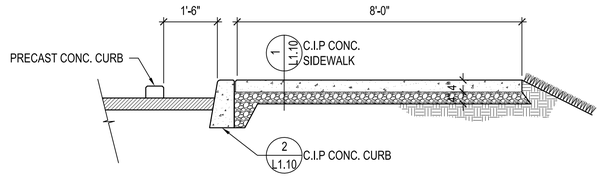
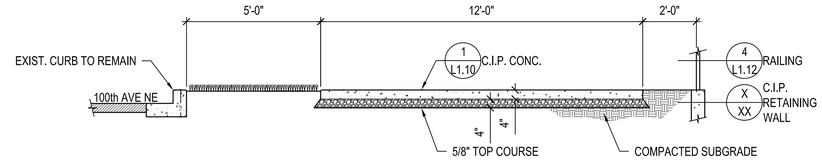


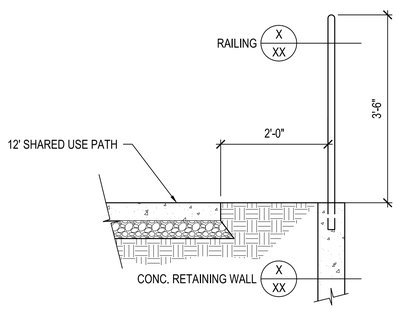
1 TRENCH DRAIN
11/2" = 1'-0"



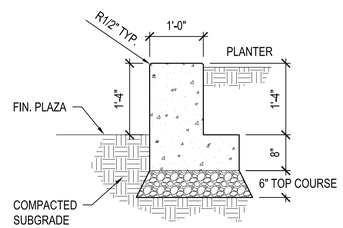
2 WEST PARKING LOT WALKWAY
1/2"=1'-0"



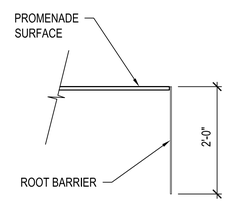
3 SHARED USE PATH/SIDEWALK @ 100th AVE NE
3/8"=1'-0"



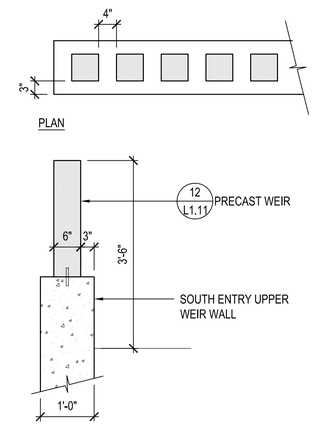
4 SHARED PATH RAILING
3/4"=1'-0"



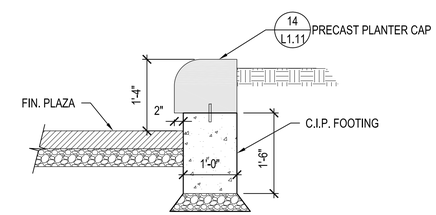
5 SW ENTRY PLANTER WALL
3/4"=1'-0"



6 ROOT BARRIER
3/4"=1'-0"



7 SO. ENTRY WEIR "SPOKES"
3/4"=1'-0"



8 SO. ENTRY PLANTER CAP
3/4"=1'-0"

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Seattle, Washington 98104
206-323-7919
FAX 323-9242

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT
CONNIE RECKORD
LICENSE NO. 418
EXPIRES ON 4/25/2015

90% DOCUMENTS

BELLEVUE DOWNTOWN PARK
Complete The Circle

DESIGN	TR
DRAWN	AE/CC/MS
CHECK	CR
REVISION	
REVISION	
REVISION	

CITY OF BELLEVUE WASHINGTON

SITE DETAILS

DATE	JANUARY 2015
SHEET	L1.12

07/02/ BEN Dwg. name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-SITE DETAILS.dwg User: billyrobw Plot time: Jan-28-15 @ 12:08pm

STORM DRAINAGE GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2014 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.

2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.

3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.

4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.

5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN SURFACE WATER ENGINEERING STANDARDS JANUARY 2012 D2-18 ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.

6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.

7. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.

8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.

9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.

10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.

11. SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.

12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.

13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.

14. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.

15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.

16. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.

17. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.

18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.

19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.

20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.

21. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.

22. CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.

23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.

24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).

25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.

26. MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.

27. TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.

28. CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.

29. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.

30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OFWAY USE PERMIT.

31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.

32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.

33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.

34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.

35. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGL MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.

36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.

37. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.

38. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

39. WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE UTILITY, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

SANITARY SEWER GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2014 CITY OF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.

2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.

3. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.

4. WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE DIMENSION RATIO (DR 18) AND CONFORM TO AWWA C900 OR AWWA C905.

5. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.

6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.

7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

8. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.

9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.

10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.

11. ALL TRENCHES SHALL BE COMPACTED, AND ATB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.

12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.

13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.

14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.

15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.

16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.

17. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.

18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.

19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.

20. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.

21. MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.

22. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.

23. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.

    FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.

24. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.

25. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.

26. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.

27. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.

28. CALL 1-800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.

29. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.

30. THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE-LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 6 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DMI) TO MEASURE THE HORIZONTAL DISTANCE TRAVELED BY THE CAMERA. THE DMI READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED. FOR STORM OR SANITARY SEWERS, THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN.

    THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THEFOLLOWING VIDEO CAMERA SYSTEMS:
    - REMOTE-FOCUS STATIONARY LENS CAMERAS;
    - ROTATING LENS CAMERAS; OR
    - PAN-AND-TILT CAMERAS.

    THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (480 LINES-PERINCH) RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SKID, FLOATABLE RAFT SYSTEM, OR TRANSPORTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE TELEVISED. TELEPHONES, RADIOS, OR OTHER SUITABLE MEANS OF COMMUNICATION SHALL BE UTILIZED TO ENSURE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW.

    THE CONTRACTOR SHALL INSPECT THE PIPELINE DURING OPTIMUM LOW-FLOW LEVEL CONDITIONS, AS PRE-APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MINIMIZE REFLECTIVE GLARE. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN-FOCUS PICTURE OF THE ENTIRE PERIPHERY OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE WORK. IF THE QUALITY OF THE VIDEO IS DEEMED TO BE UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE-TELEVISED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION, BUT IN NO CASE SHALL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN .MPG FILE FORMAT ON A DISK (EITHER EXTERNAL HARD DRIVE, THUMB DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.

31. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.

32. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

NW 32, T25, R5E, W.M.

BELLEVUE GRID #___

Approved By

DATE

DATE

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FAX 323-9242

kpff Consulting Engineers
1601 Fifth Avenue, Suite 1600
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(206) 622-5822 Fax (206) 622-8130

90% CONSTRUCTION DOCUMENTS

BELLEVUE DOWNTOWN PARK
Complete The Circle

DESIGN	MCB
DRAWN	JMM
CHECK	
REVISION	
REVISION	
REVISION	

CITY OF BELLEVUE WASHINGTON

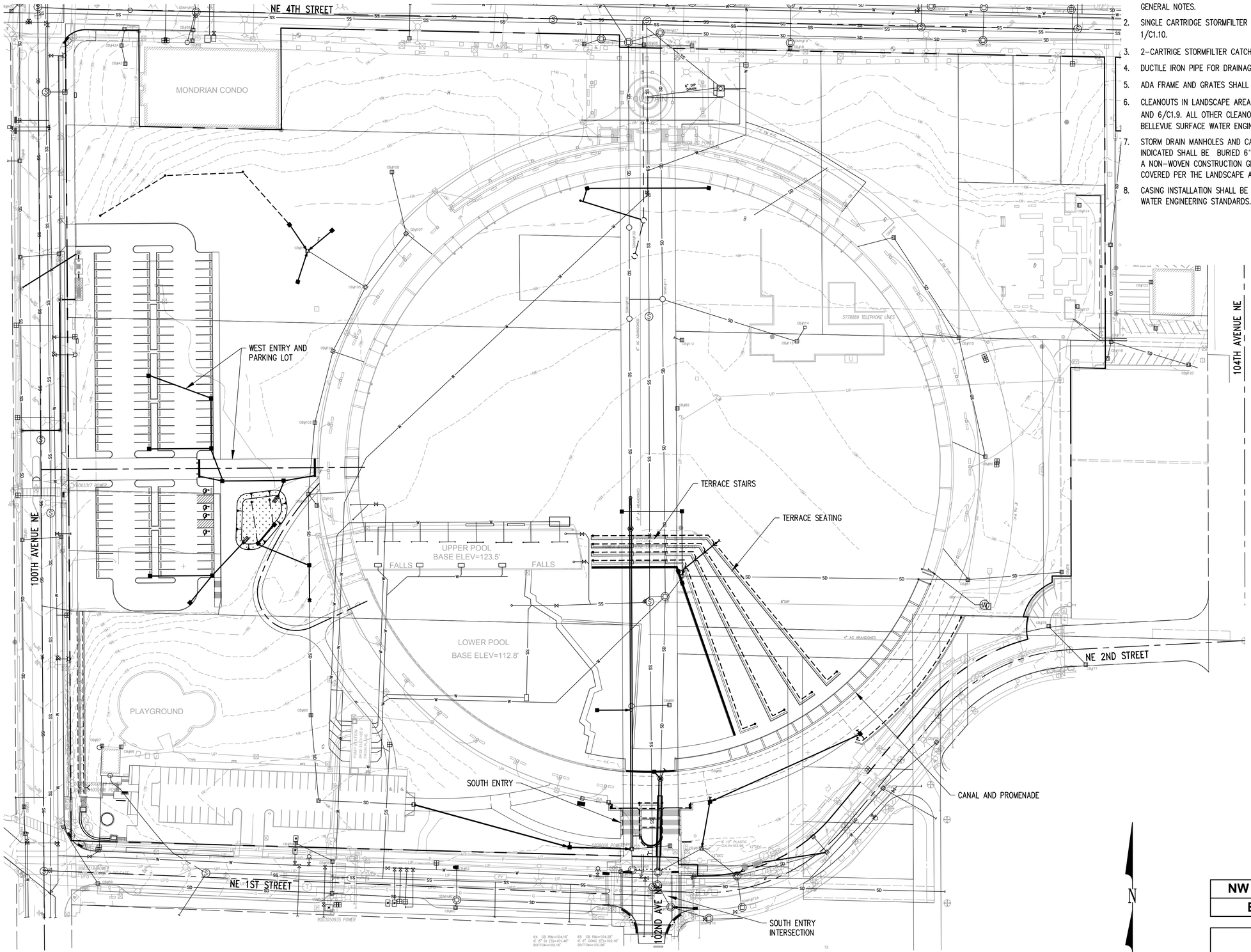
DRAINAGE AND UTILITY NOTES

DATE	JANUARY 28, 2015
SHEET	C1.0

Jan 27, 2015 - 8:33am JimM X:\113001-113250\113243 (Bellevue Downtown Park)\CADD\Design\03-50% CD - MR Title Block\BPRK-07-C1.0-C1.1-SDUT.dwg
Xref Filename: \ X-BPRK-SV \ X-BPRK-ASP \ X-BPRK-WQ-SD \ X-BPRK-DD-SD \ X-BPRK-CD-CDB-TB-24X36 \ X-BPRK-ARCH-TB-24X36 \ Mburn \ X-BPRK-PUBLIC-SD\

DRAINAGE AND UTILITY NOTES

1. SEE C1.0 FOR STORM DRAINAGE GENERAL NOTES AND SANITARY SEWER GENERAL NOTES.
2. SINGLE CARTRIDGE STORMFILTER CATCHBASINS SHALL BE PER DETAIL 1/C1.10.
3. 2-CARTRIGE STORMFILTER CATCHBASINS SHALL BE PER DETAIL 2/C1.10
4. DUCTILE IRON PIPE FOR DRAINAGE SHALL BE CLASS 52.
5. ADA FRAME AND GRATES SHALL BE PER DETAIL 4/C1.9.
6. CLEANOUTS IN LANDSCAPE AREAS SHALL INSTALLED PER DETAILS 5/C1.9 AND 6/C1.9. ALL OTHER CLEANOUTS SHALL BE INSTALLED PER D52 IN THE BELLEVUE SURFACE WATER ENGINEERING STANDARDS.
7. STORM DRAIN MANHOLES AND CATCHBASINS IN LANDSCAPE AREAS WHERE INDICATED SHALL BE BURIED 6" BELOW FINISHED GRADE, LID WRAPPED IN A NON-WOVEN CONSTRUCTION GEOSYNTHETIC FOR SEPARATION, AND COVERED PER THE LANDSCAPE ARCHITECTURE PLANS.
8. CASING INSTALLATION SHALL BE PER D-56 IN THE BELLEVUE SURFACE WATER ENGINEERING STANDARDS.



NW 32, T25, R5E, W.M.
BELLEVUE GRID #___

Approved By

DATE

DATE

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FAX 323-9242

kpff Consulting Engineers
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CITY OF BELLEVUE WASHINGTON

DRAINAGE AND UTILITY PLAN - OVERALL

DATE	JANUARY 28, 2015
SHEET	C1.1

Jan 27, 2015 - 8:33am JMM X:\113001-113250\113243 (Bellevue Downtown Park)\CADD\Design\03-50% CD - MR Title Block\BPRK-07-C1.0-C1.1-SDUT.dwg
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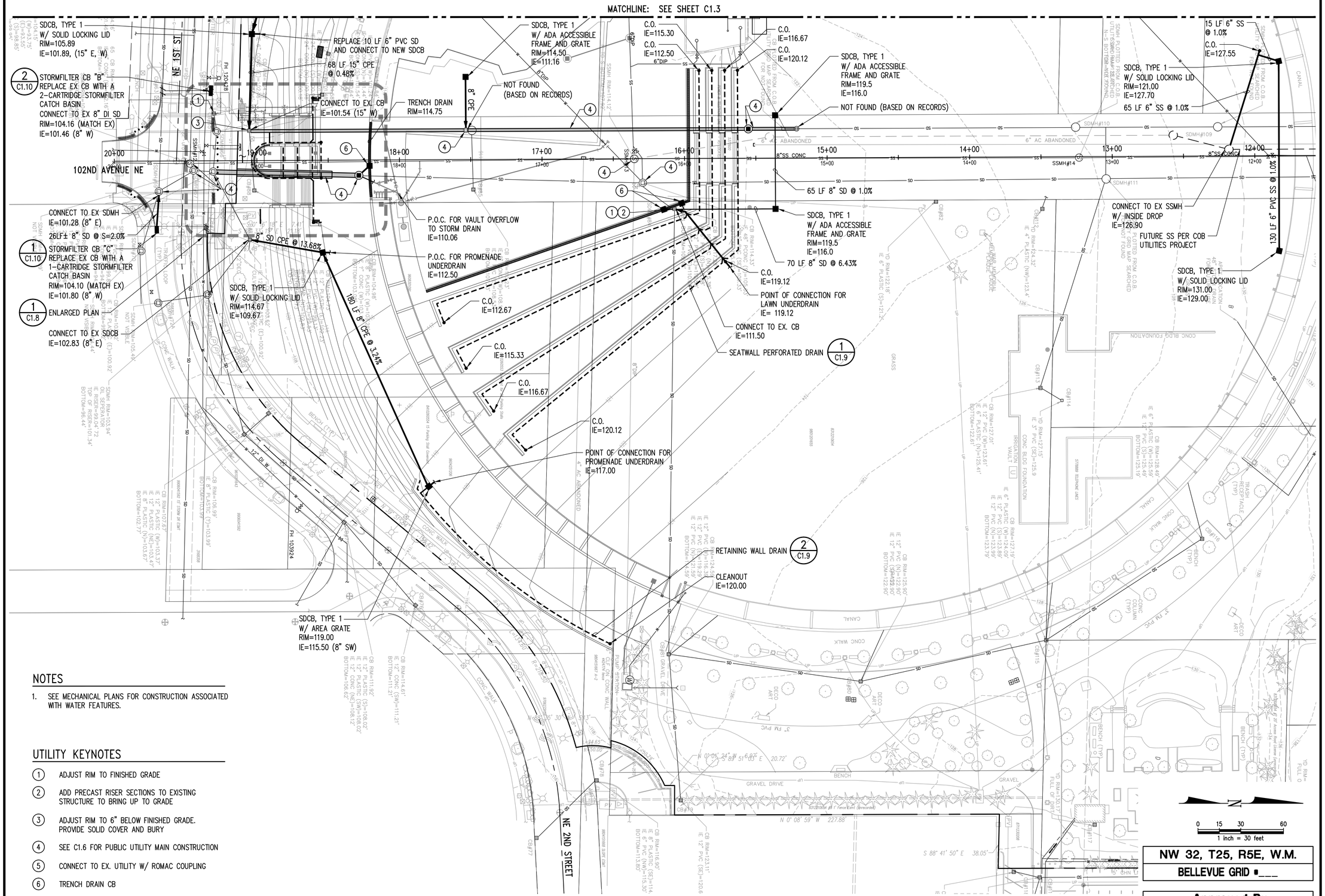

NOTES

1. SEE MECHANICAL PLANS FOR CONSTRUCTION ASSOCIATED WITH WATER FEATURES.

UTILITY KEYNOTES

1. ADJUST RIM TO FINISHED GRADE
2. ADD PRECAST RISER SECTIONS TO EXISTING STRUCTURE TO BRING UP TO GRADE
3. ADJUST RIM TO 6" BELOW FINISHED GRADE. PROVIDE SOLID COVER AND BURY
4. SEE C1.6 FOR PUBLIC UTILITY MAIN CONSTRUCTION
5. CONNECT TO EX. UTILITY W/ ROMAC COUPLING
6. TRENCH DRAIN CB

NW 32, T25, R5E, W.M.

BELLEVUE GRID #___

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CITY OF BELLEVUE WASHINGTON

DRAINAGE AND UTILITY PLAN - EAST

DATE	JANUARY 28, 2015
SHEET	C1.2

Jan 27, 2015 - 8:33am jimM X:\113001-113250\113243 (Bellevue Downtown Park)\CADD\Design\03-50% CD - MR Title Block\BPRK-09-C1.2-C1.3-SDUT.dwg
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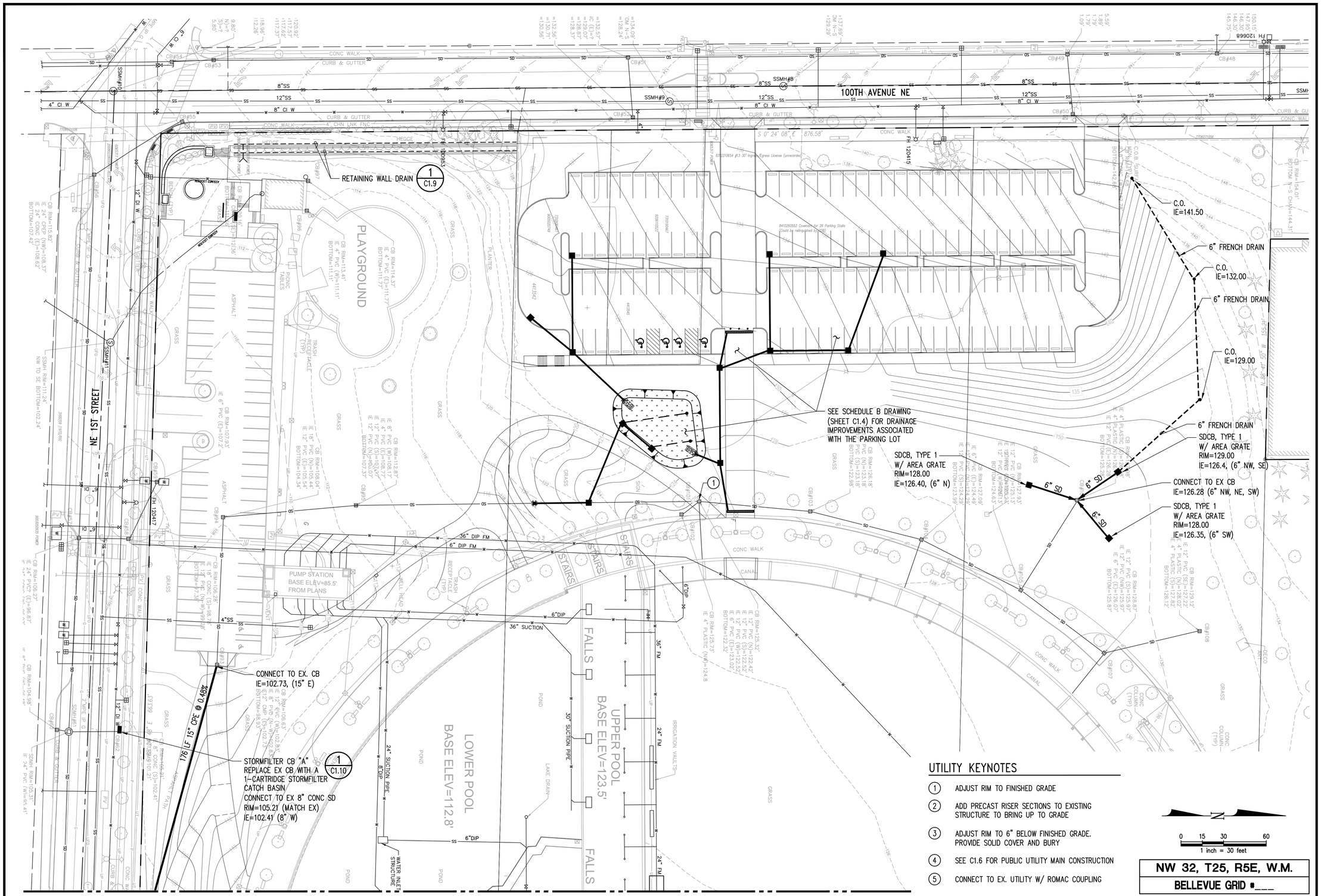

UTILITY KEYNOTES

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3. ADJUST RIM TO 6" BELOW FINISHED GRADE. PROVIDE SOLID COVER AND BURY
4. SEE C1.6 FOR PUBLIC UTILITY MAIN CONSTRUCTION
5. CONNECT TO EX. UTILITY W/ ROMAC COUPLING

0 15 30 60
1 inch = 30 feet

NW 32, T25, R5E, W.M.

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DRAINAGE AND UTILITY PLAN - WEST

DATE	JANUARY 28, 2015
SHEET	C1.3

Jan 27, 2015 - 8:33am JMM X:\113001-113250\113243 (Bellevue Downtown Park)\CADD\Design\03-50% CD - MR Title Block\BPRK-09-C1.2-C1.3-SDUT.dwg
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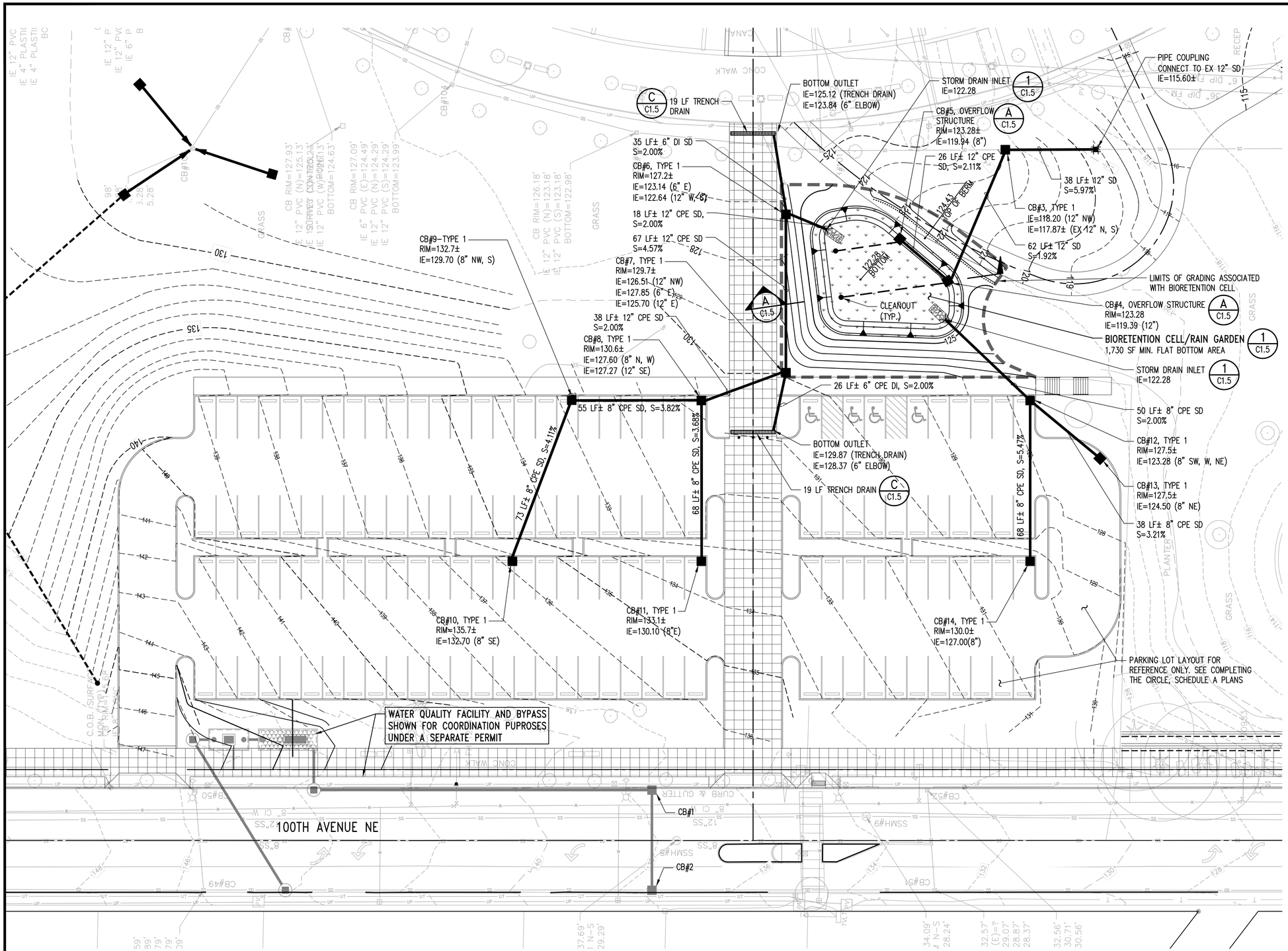

NW 32, T25, R5E, W.M.

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DRAINAGE AND UTILITY PLAN - PARKING LOT

DATE	JANUARY 28, 2015
SHEET	C1.4

Jan 27, 2015 - 8:32am JimM
Xref Filename: \ X-BPRK-WQ-SD \ X-BPRK-ASP \ X-BPRK-SV \ X-BPRK-WQ-GD \ X-BPRK-CD-COB-TB-24X36 \ X-BPRK-ARCH-TB-24X36 \ Mburn \ X-BPRK-DD-SD\
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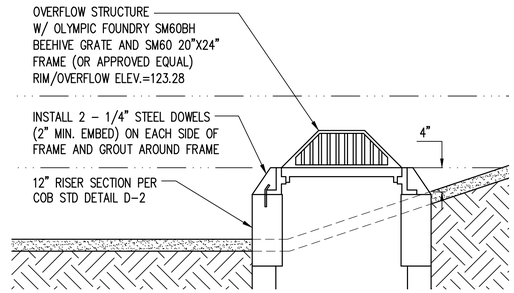
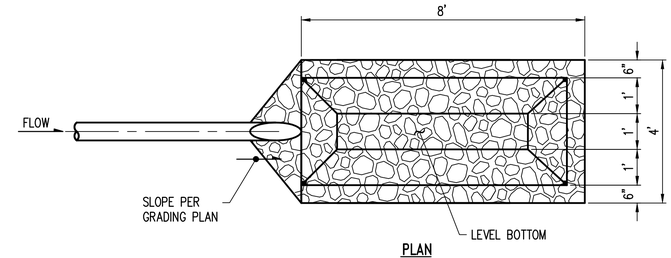
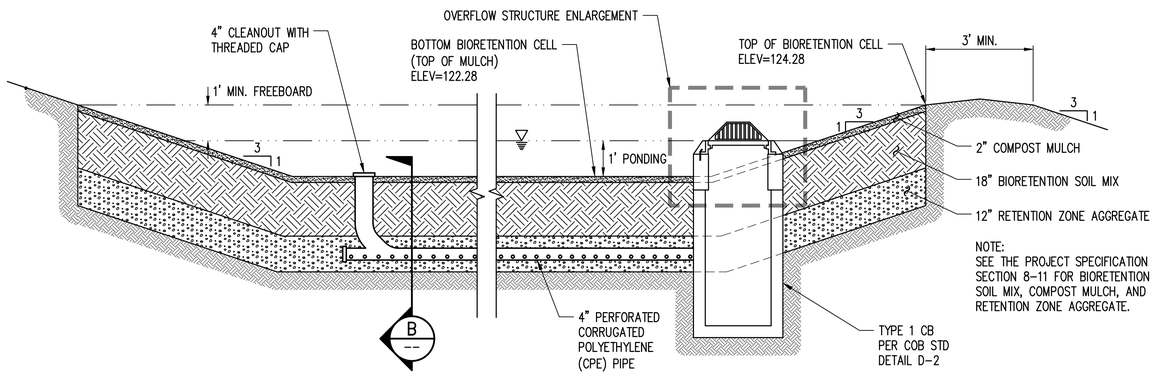


OVERFLOW STURCTURE ENLARGEMENT

NTS



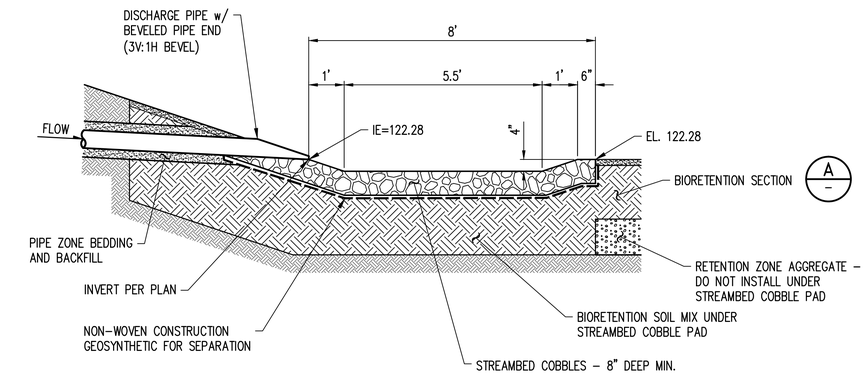
PLAN



BIORETENTION / RAIN GARDEN SECTION

NTS

A
C1.4

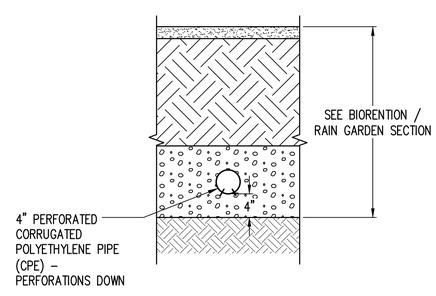


SECTION

BIORETENTION / RAIN GARDEN STORM DRAIN INLET DETAIL

NTS

1
C1.4



SECTION B

NTS

B
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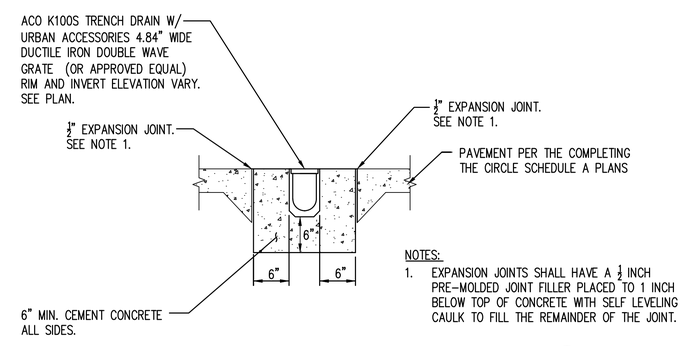

NOTES:

1. EXPANSION JOINTS SHALL HAVE A ½ INCH PRE-MOLDED JOINT FILLER PLACED TO 1 INCH BELOW TOP OF CONCRETE WITH SELF LEVELING CAULK TO FILL THE REMAINDER OF THE JOINT.

TRENCH DRAIN SECTION

NTS

C
C1.4

NW 32, T25, R5E, W.M.
BELLEVUE GRID #___

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LID ELEMENTS DETAILS

DATE	JANUARY 28, 2015
SHEET	C1.5

Jan 27, 2015 – 8:32am JimM
Xref Filename: \ X-BPRK-WQ-SD \ X-BPRK-ASP \ X-BPRK-SV \ X-BPRK-WQ-GD \ X-BPRK-CD-COB-TB-24X36 \ X-BPRK-ARCH-TB-24X36 \ Meum \ X-BPRK-DD-SD\
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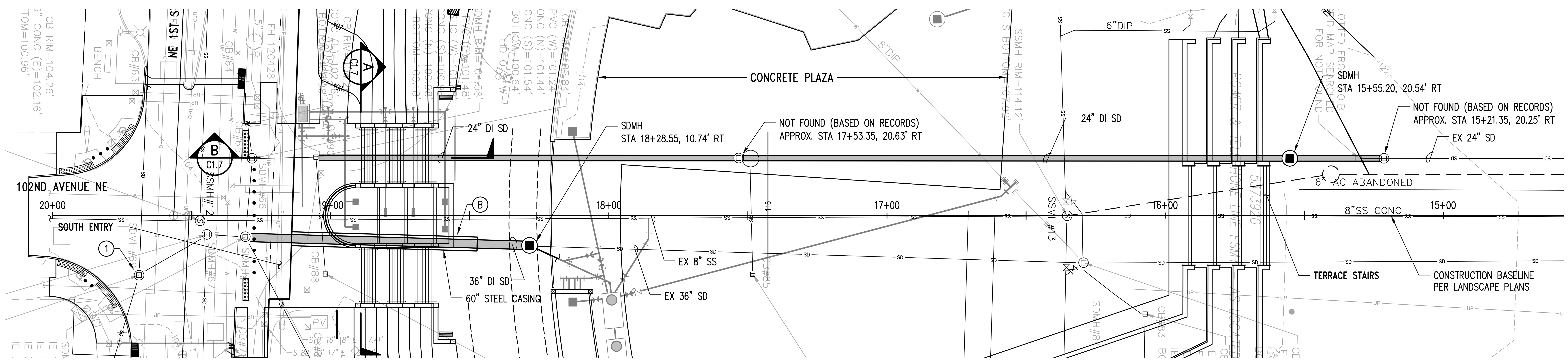
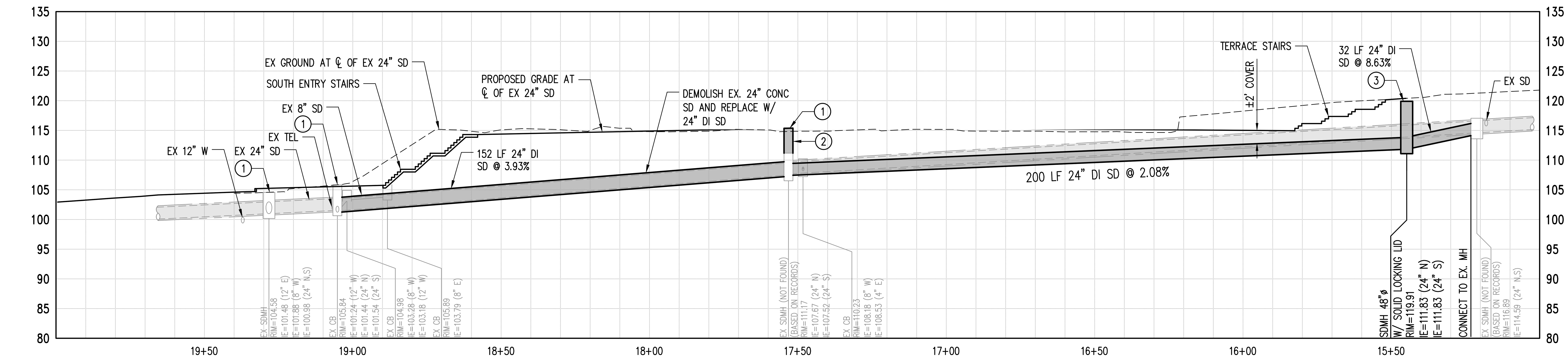


PUBLIC UTILITY PLAN

SCALE: 1" = 20'

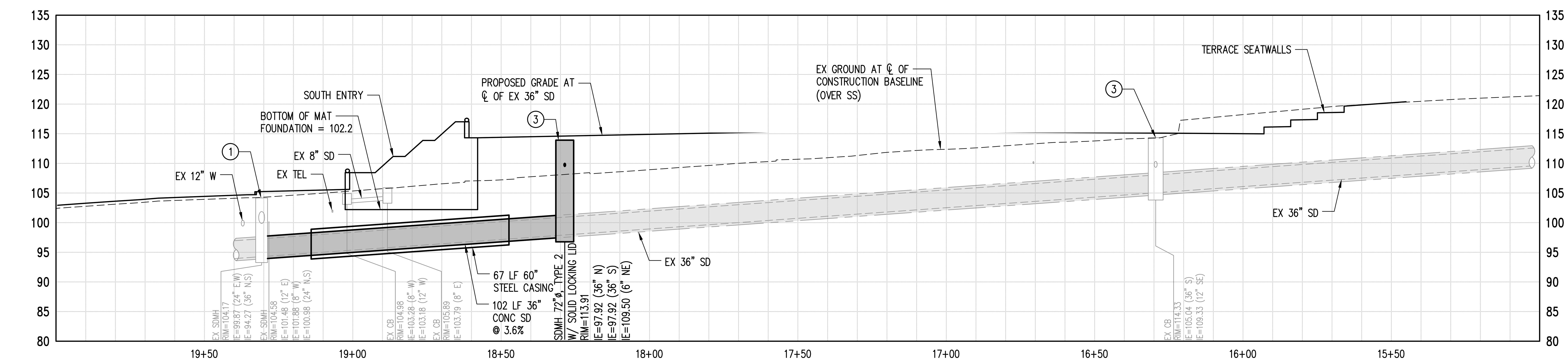


24" STORM DRAIN PROFILE

SCALE: 1" = 20' (H), 1" = 10' (V)

UTILITY KEYNOTES

1. ADJUST RIM TO FINISHED GRADE
2. ADD PRECAST RISER SECTIONS TO EXISTING STRUCTURE TO BRING UP TO GRADE
3. ADJUST RIM TO 6" BELOW FINISHED GRADE. PROVIDE SOLID COVER AND BURY



36" STORM DRAIN PROFILE

SCALE: 1" = 20' (H), 1" = 10' (V)

HORIZONTAL 0 10 20 40 SCALE IN FEET

VERTICAL 0 5 10 20 SCALE IN FEET

NW 32, T25, R5E, W.M.
BELLEVUE GRID #___

Approved By

DATE ______

DATE ______

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PUBLIC UTILITIES PLAN AND PROFILE

DATE	JANUARY 28, 2015
SHEET	C1.6

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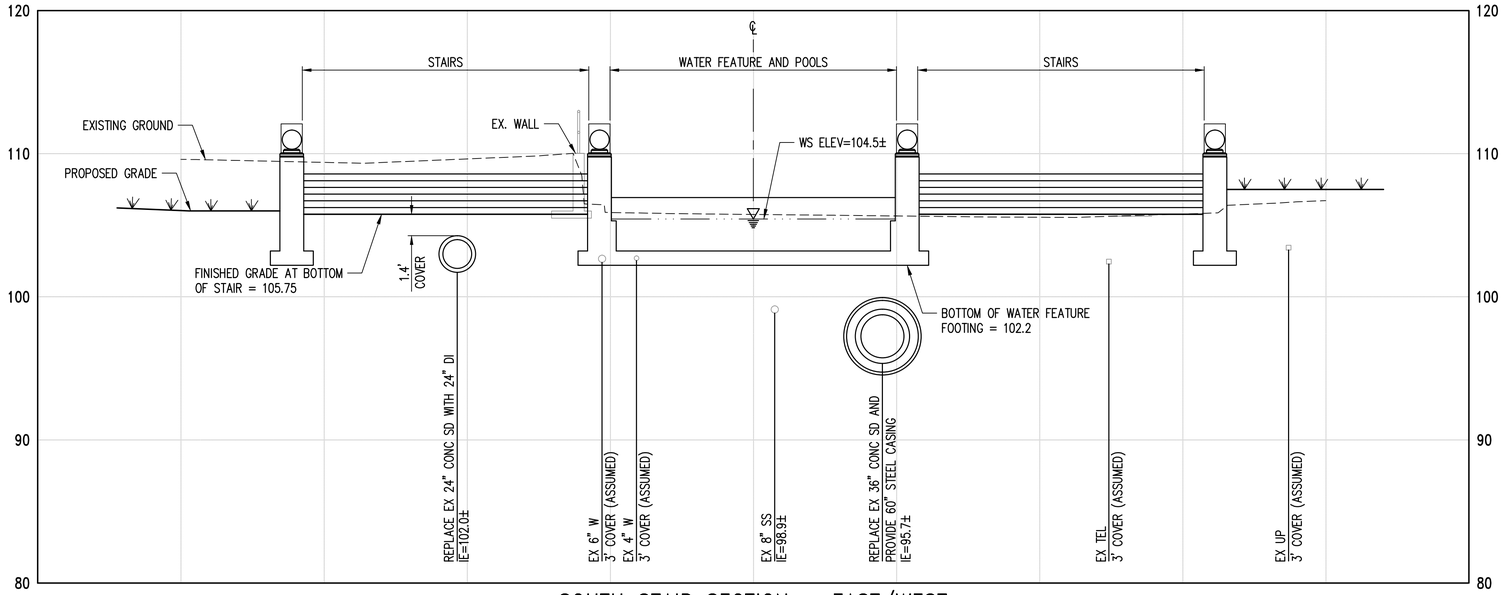
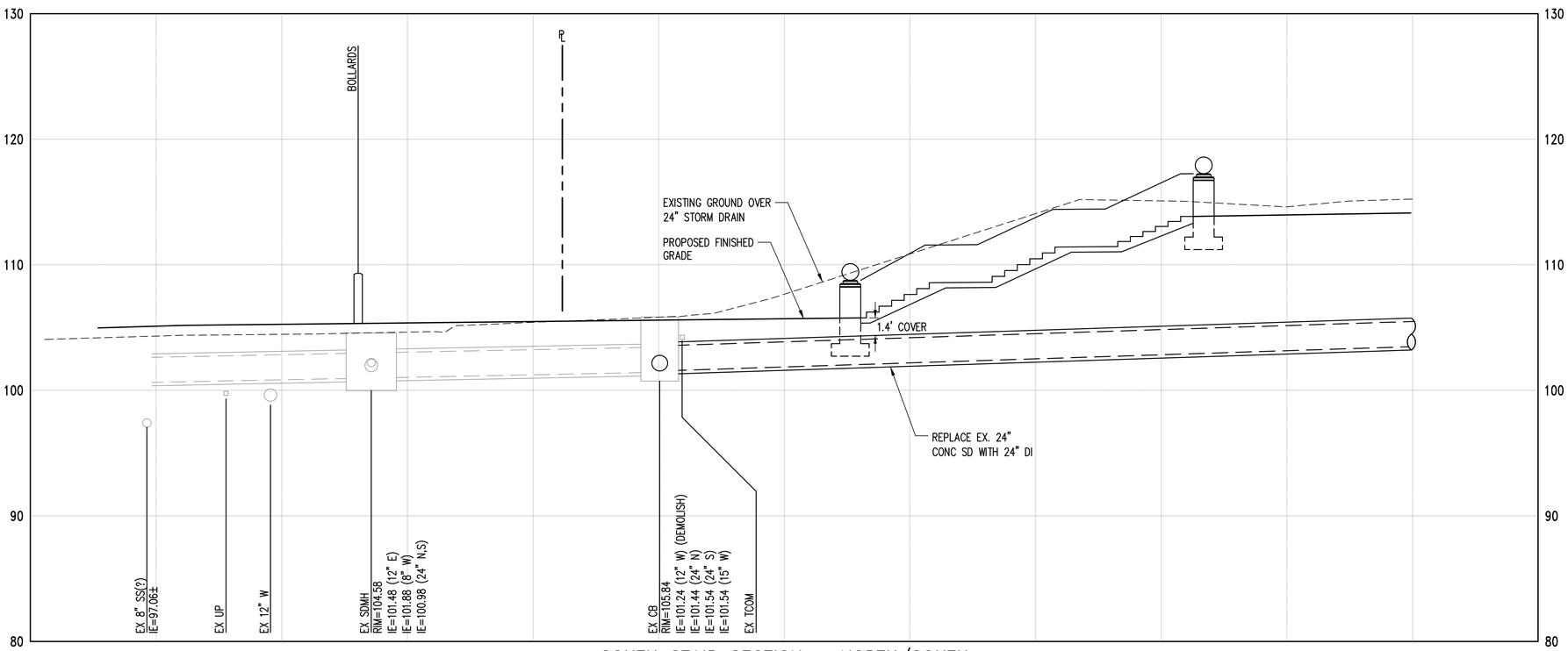


SOUTH STAIR SECTION – EAST/WEST AT BOTTOM STAIR

SCALE: 1"=5'

A / C1.6



SOUTH STAIR SECTION – NORTH/SOUTH AT EX 24" STORM DRAIN

SCALE: 1"=5'

B / C1.6

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SECTIONS

DATE	JANUARY 28, 2015
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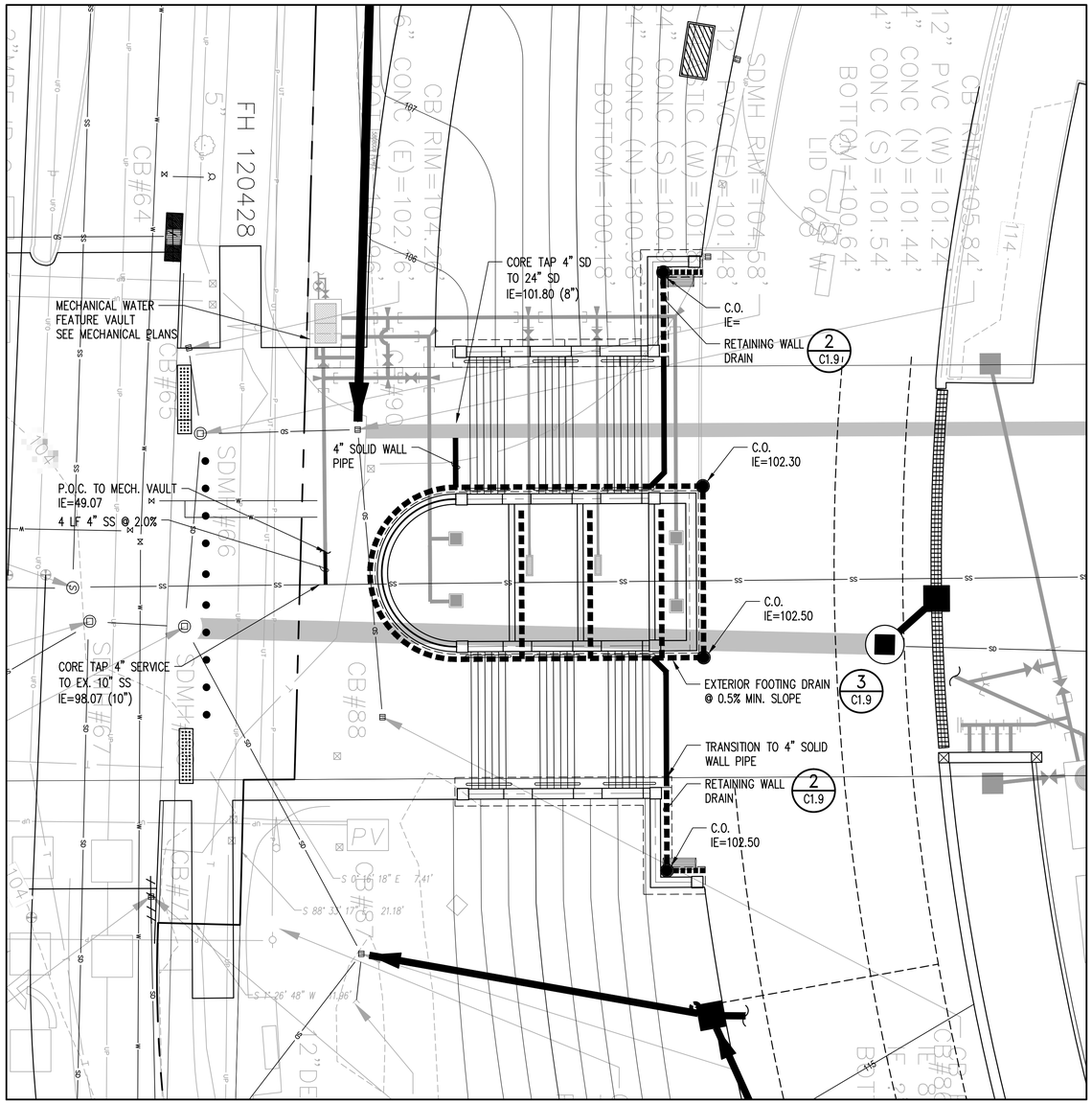

SOUTH ENTRY ENLARGED PLAN

1 / C1.2

SCALE: 1" = 10'

N

0 5 10 20

1 inch = 10 feet

NW 32, T25, R5E, W.M.
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ENLARGED PLAN

DATE	JANUARY 28, 2015
SHEET	C1.8

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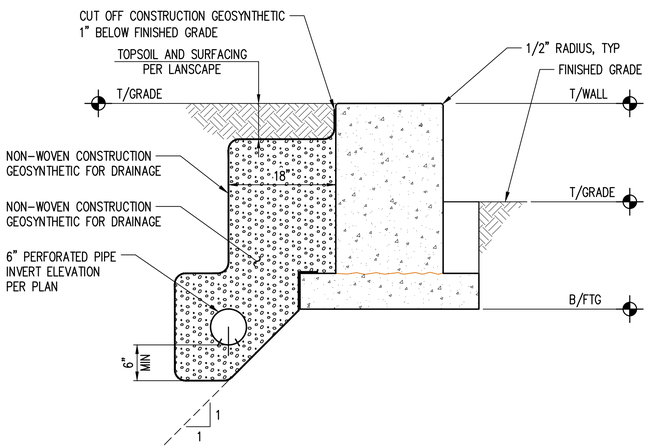
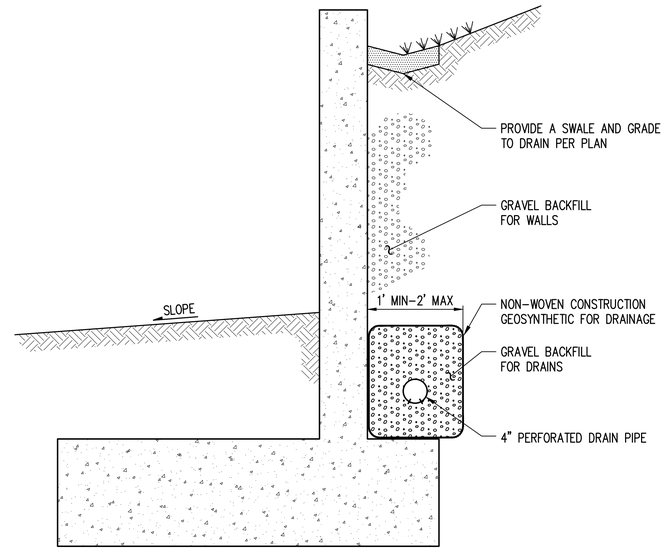


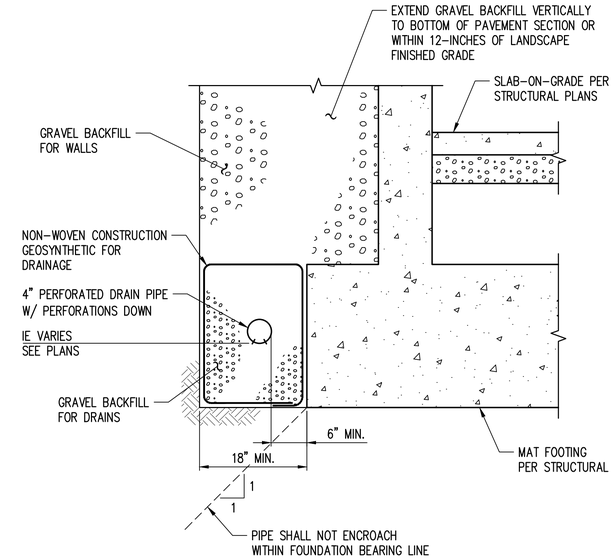
SEATWALL PERFORATED DRAIN (1 / C1.2)

NTS



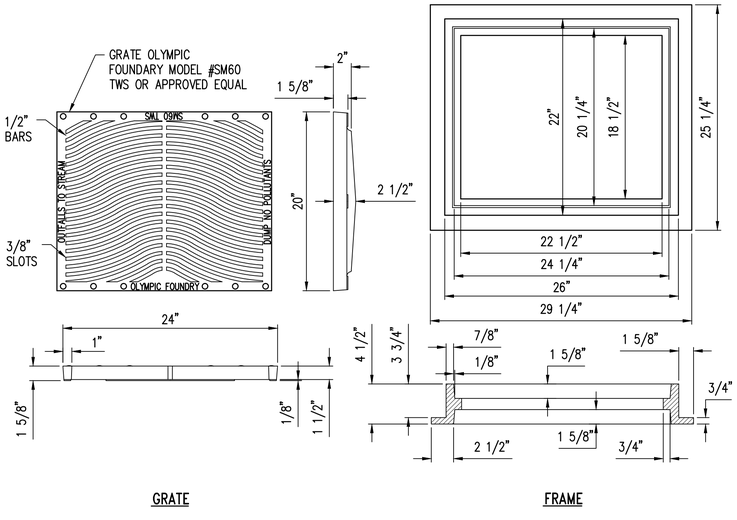
RETAINING WALL DRAIN (2 / C1.2, C1.8)

NTS



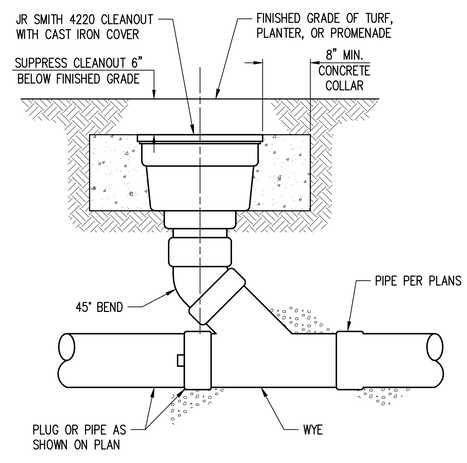
EXTERIOR FOOTING DRAIN (3 / C1.8)

NTS



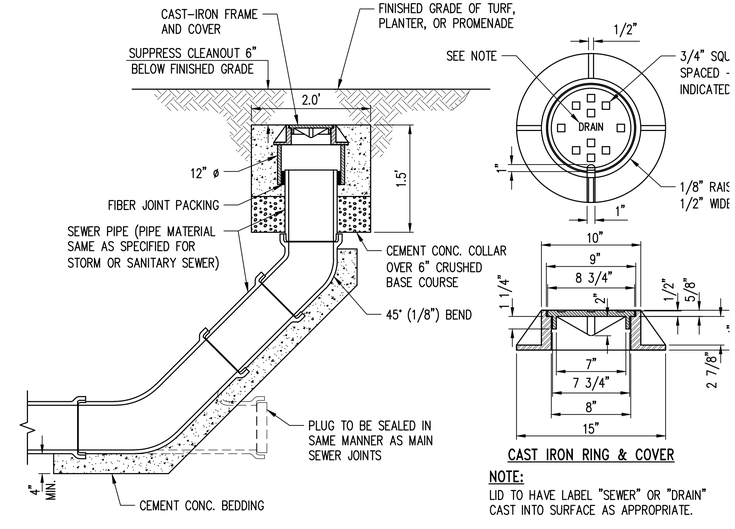
ADA ACCESSIBLE FRAME AND GRATE (4 / C1.1)

NTS



CLEANOUT FOR 4" PIPE (5 / C1.8)

NTS



CLEANOUT FOR 6" AND 8" PIPE (6 / C1.8)

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BELLEVUE GRID #___

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DETAILS

DATE	JANUARY 28, 2015
SHEET	C1.9

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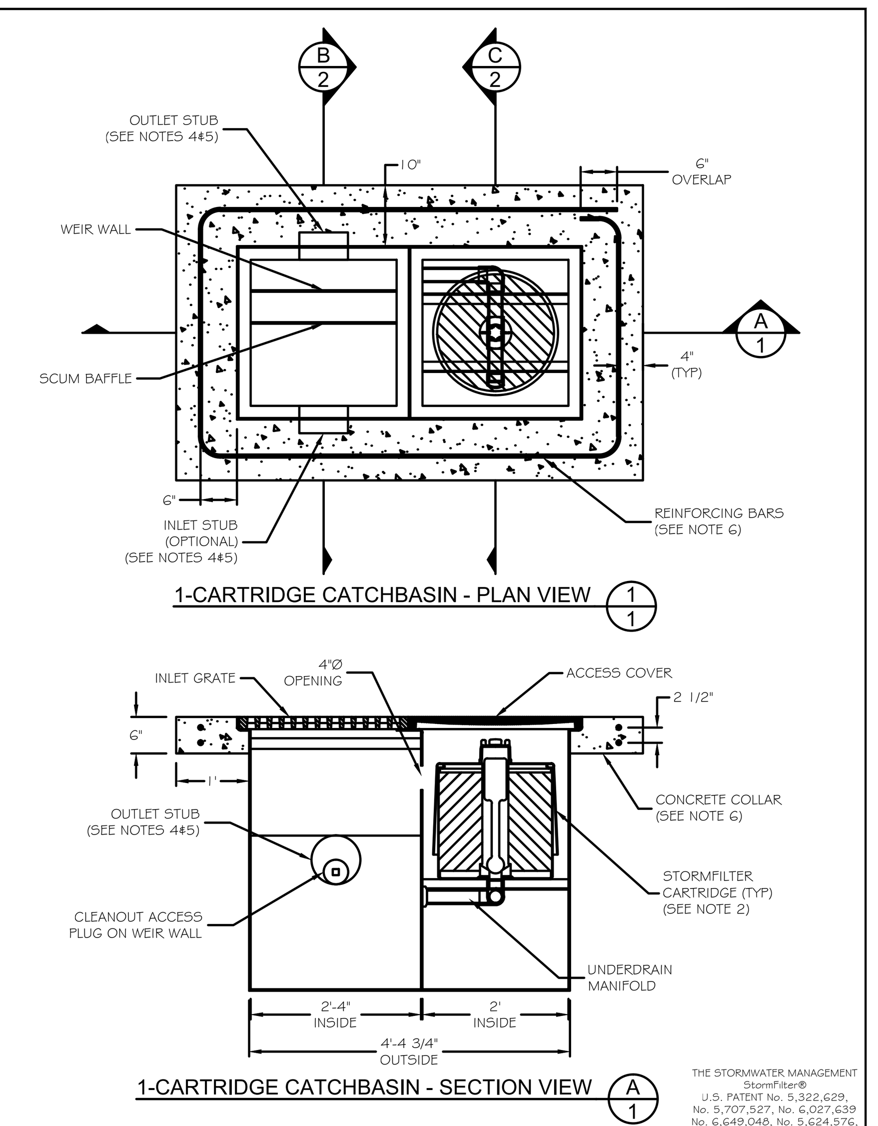

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U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

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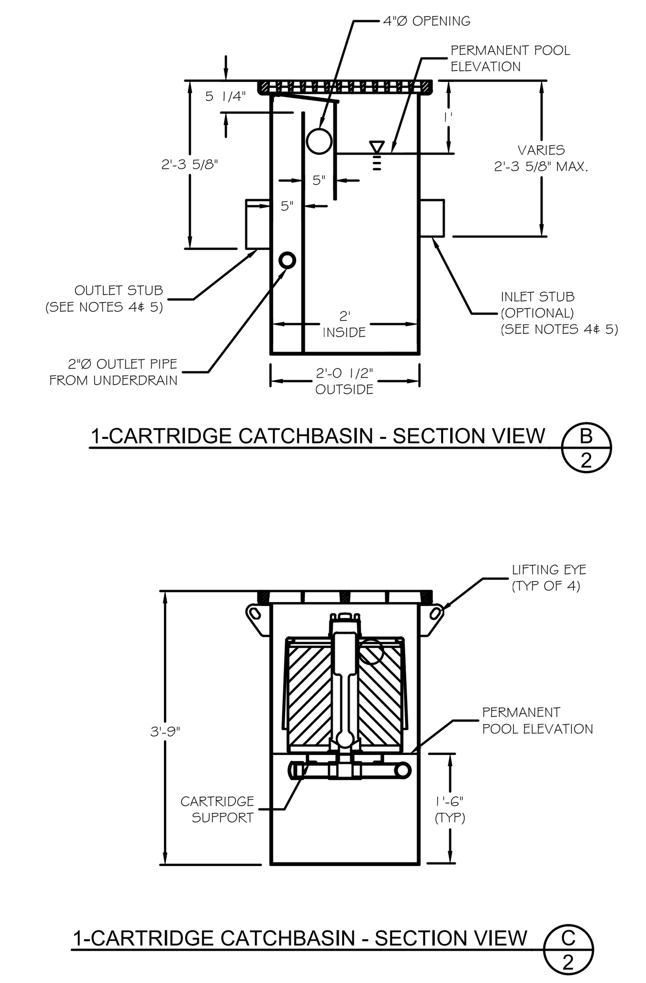
STEEL CATCHBASIN STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL - 1 CARTRIDGE UNIT

DRAWING 1 — 1/3

DATE: 11/01/05 | SCALE: NONE | FILE NAME: CBSF1-S-DTL | DRAWN: MJW | CHECKED: ARG



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STEEL CATCHBASIN STORMFILTER
SECTION VIEWS
STANDARD DETAIL - 1 CARTRIDGE UNIT

DRAWING 2 — 2/3

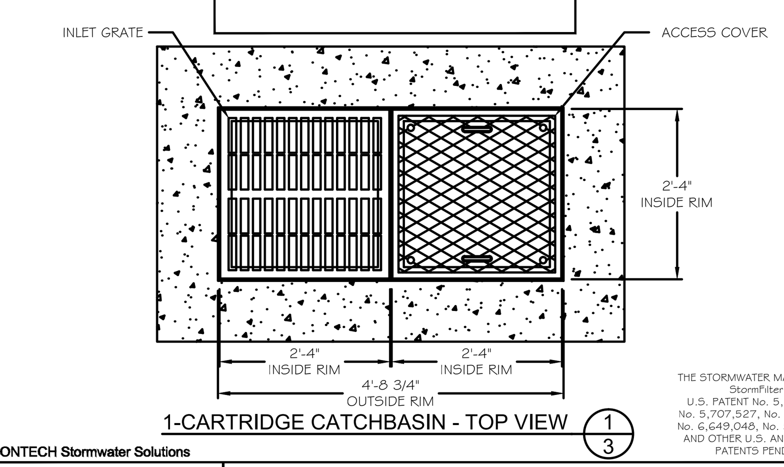
DATE: 11/01/05 | SCALE: NONE | FILE NAME: CBSF1-S-DTL | DRAWN: MJW | CHECKED: ARG

GENERAL NOTES

1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; LINTHICUM, MD (866) 740-3318.
2) FILTERS TO BE SIPHON-ACTUATED AND SELF-CLEANING.
3) STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE.
4) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM RIM TO OUTLET. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5) CBSF EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
6) FOR H-20 LOAD RATING, CONCRETE COLLAR IS REQUIRED. CONCRETE COLLAR WITH QUANTITY (2) #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
7) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.

1-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID		XXX
WATER QUALITY FLOW RATE (cfs)		X.XX
PEAK FLOW RATE (<1 cfs)		X.XX
RETURN PERIOD OF PEAK FLOW (yrs)		XXX
CARTRIDGE FLOW RATE (15 OR 7.5 gpm)		XX
MEDIA TYPE (CSF, PERLITE, ZPG)		XXXXX
RIM ELEVATION		XXX.XX'
PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	XX"
OUTLET STUB	XXX.XX'	XX"
CONFIGURATION (OUTLET / INLET; INLET / OUTLET)		
SLOPED LID		YES\NO
SOLID COVER		YES\NO
NOTES/SPECIAL REQUIREMENTS:		



THE STORMWATER MANAGEMENT StormFilter®
U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

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STEEL CATCHBASIN STORMFILTER
TOP VIEW, NOTES AND DATA
STANDARD DETAIL - 1 CARTRIDGE UNIT

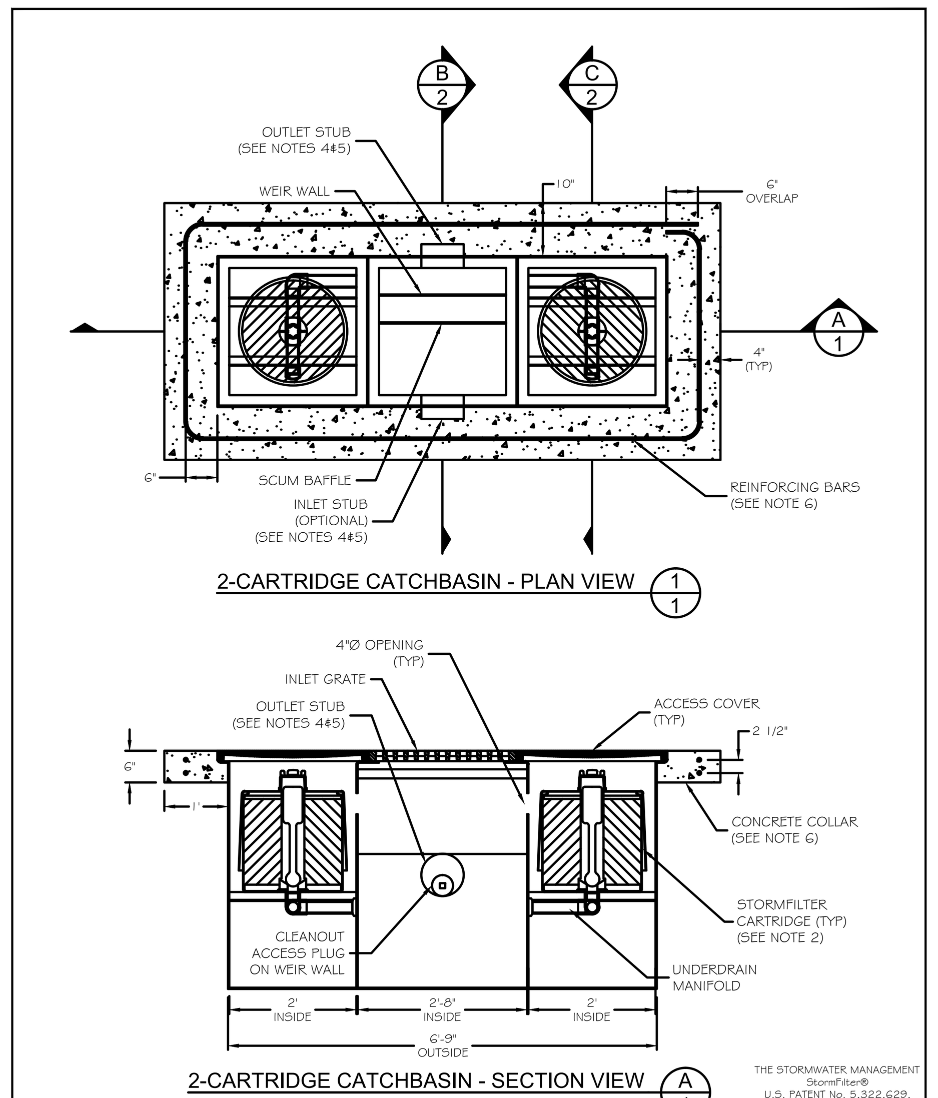
DRAWING 3 — 3/3

DATE: 11/01/05 | SCALE: NONE | FILE NAME: CBSF1-S-DTL | DRAWN: MJW | CHECKED: ARG

CATCHBASIN STORMFILTER – 1 CARTRIDGE SECTIONS AND DETAILS

NTS

1 — C1.2, C1.3



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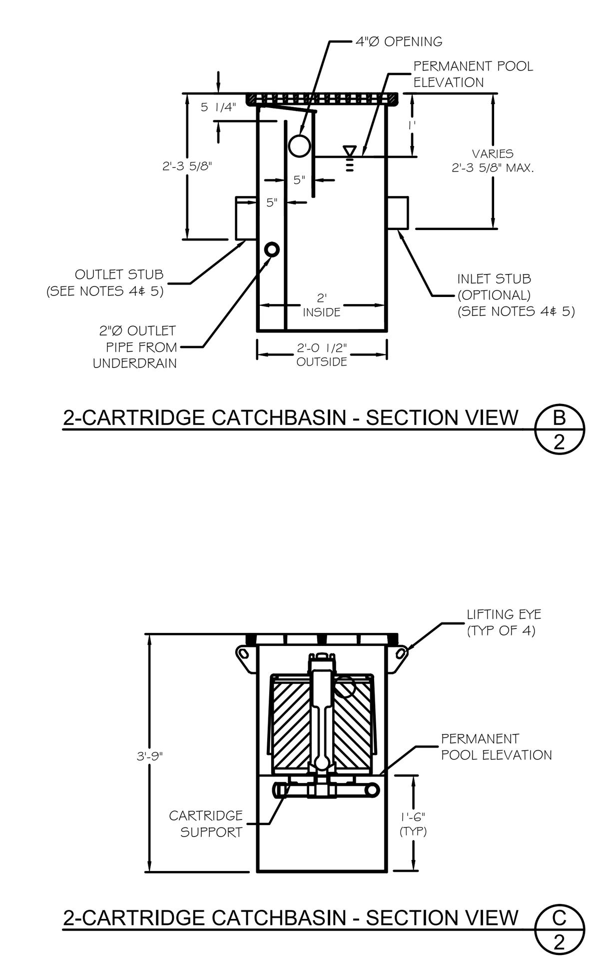
STEEL CATCHBASIN STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL - 2 CARTRIDGE UNIT

DRAWING 1 — 1/3

DATE: 11/01/05 | SCALE: NONE | FILE NAME: CBSF2-S-DTL | DRAWN: MJW | CHECKED: ARG



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STEEL CATCHBASIN STORMFILTER
SECTION VIEWS
STANDARD DETAIL - 2 CARTRIDGE UNIT

DRAWING 2 — 2/3

DATE: 11/01/05 | SCALE: NONE | FILE NAME: CBSF2-S-DTL | DRAWN: MJW | CHECKED: ARG

GENERAL NOTES

1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; LINTHICUM, MD (866) 740-3318.
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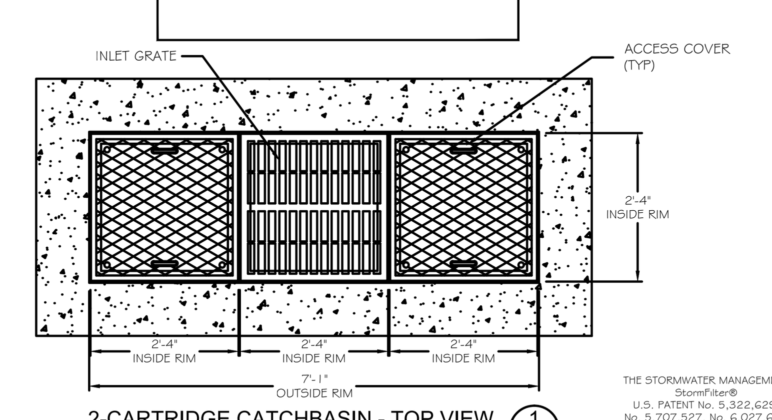
6) FOR H-20 LOAD RATING, CONCRETE COLLAR IS REQUIRED. CONCRETE COLLAR WITH QUANTITY (2) #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
7) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.

2-CARTRIDGE CATCHBASIN STORMFILTER DATA

STRUCTURE ID		XXX
WATER QUALITY FLOW RATE (cfs)		X.XX
PEAK FLOW RATE (<1 cfs)		X.XX
RETURN PERIOD OF PEAK FLOW (yrs)		XXX
CARTRIDGE FLOW RATE (15 OR 7.5 gpm)		XX
MEDIA TYPE (CSF, PERLITE, ZPG)		XXXXX
RIM ELEVATION		XXX.XX'
PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	XX"
OUTLET STUB	XXX.XX'	XX"
CONFIGURATION (OUTLET / INLET)		
SLOPED LID		YES\NO
SOLID COVER		YES\NO
NOTES/SPECIAL REQUIREMENTS:		



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STEEL CATCHBASIN STORMFILTER
TOP VIEW, NOTES AND DATA
STANDARD DETAIL - 2 CARTRIDGE UNIT

DRAWING 3 — 3/3

DATE: 11/01/05 | SCALE: NONE | FILE NAME: CBSF2-S-DTL | DRAWN: MJW | CHECKED: ARG

CATCHBASIN STORMFILTER – 2 CARTRIDGE SECTIONS AND DETAILS

NTS

2 — C1.2

NW 32, T25, R5E, W.M.

BELLEVUE GRID #___

Approved By

DATE

DATE

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kpff Consulting Engineers
1601 Fifth Avenue, Suite 1600
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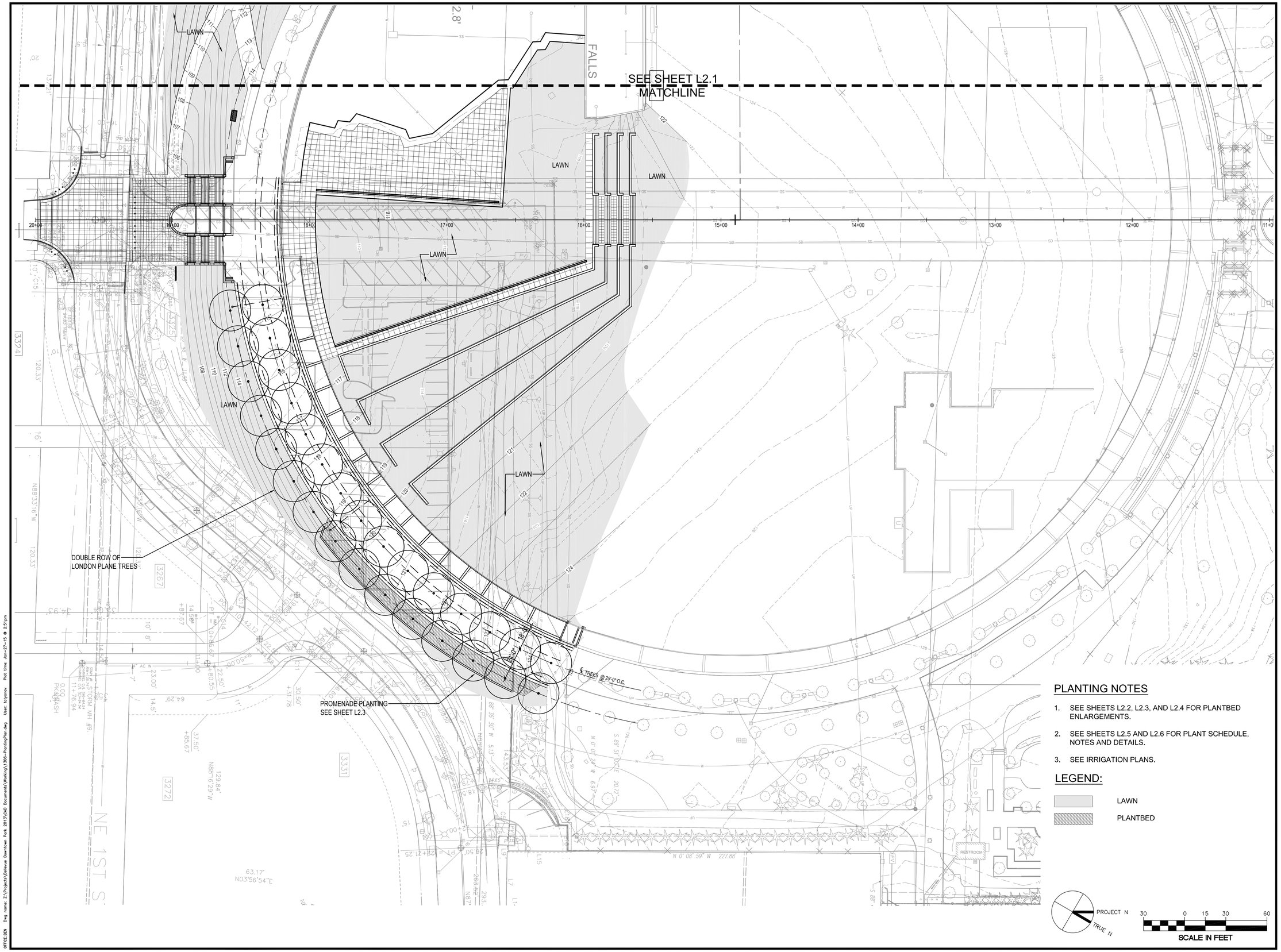
CITY OF BELLEVUE WASHINGTON

DETAILS

DATE JANUARY 28, 2015

SHEET C1.10

Jan 27, 2015 – 8:31am JimM X:\113001-113250\113243 (Bellevue Downtown Park)\CADD\Design\03-50% CD – MR Title Block\BRPK-14-C1.7-C1.10-DT.dwg
Xref Filename: \ X-BPRK-CD-COB-TB-24X36 \ X-BPRK-ASP \ X-BPRK-DD-SD \ X-BPRK-DD-UT \ X-BPRK-SV \ X-BPRK-WQ-SD \ X-BPRK-ARCH-TB-24X36 \ Meurn \ X-BPRK-FND \ X-BPRK-PUBLIC-SD\



PLANTING NOTES

1. SEE SHEETS L2.2, L2.3, AND L2.4 FOR PLANTBED ENLARGEMENTS.
2. SEE SHEETS L2.5 AND L2.6 FOR PLANT SCHEDULE, NOTES AND DETAILS.
3. SEE IRRIGATION PLANS.

LEGEND:

LAWN

PLANTBED

PROJECT N

TRUE N

30 0 15 30 60

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REVISION	
REVISION	
REVISION	

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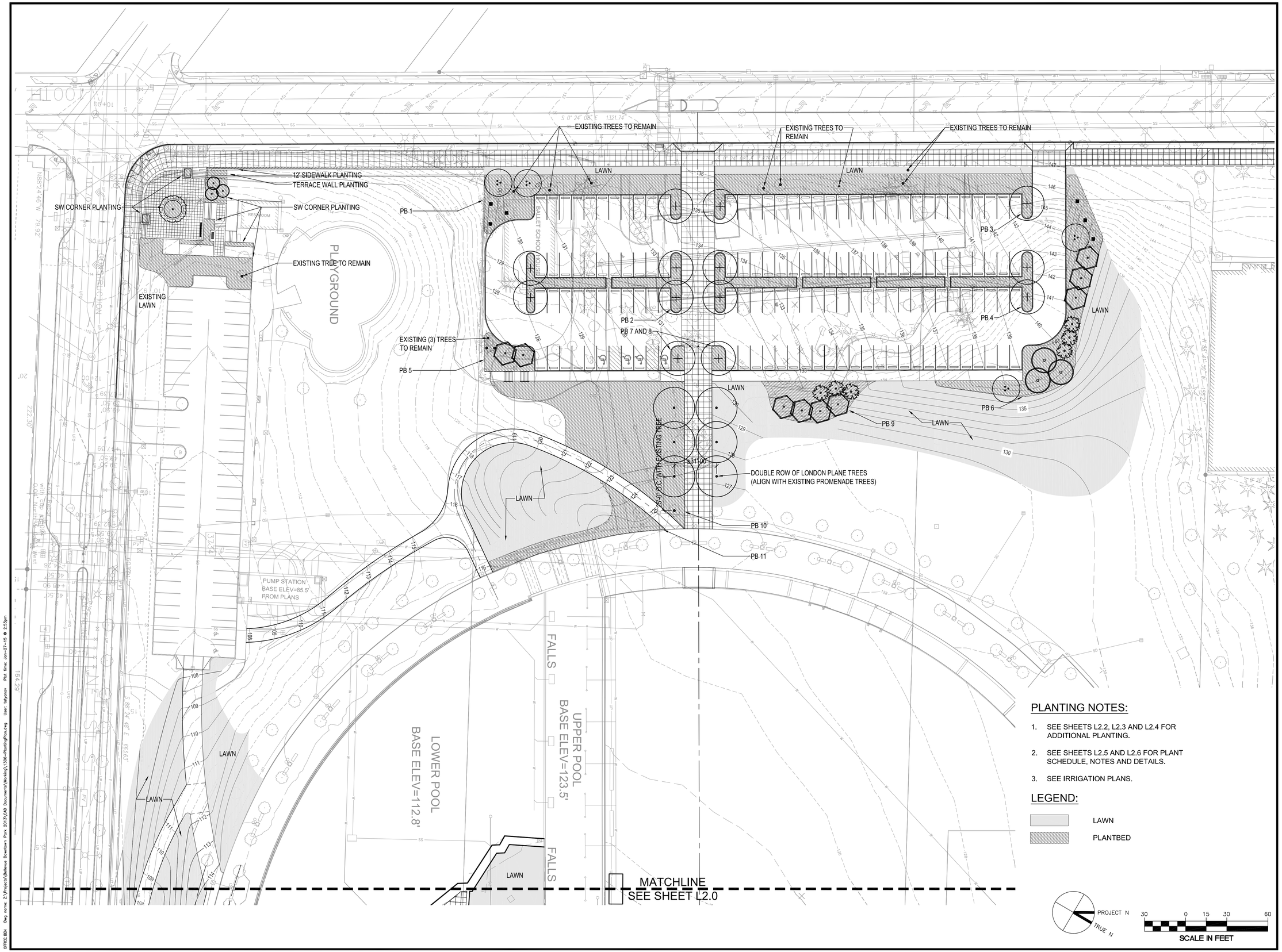
PLANTING PLAN EAST

DATE	JANUARY 2015
SHEET	L2.0

Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-PlantingPlan.dwg User: tatyanav Plot time: Jan-27-15 @ 2:51pm
OFFICE BEN



PLANTING NOTES:

1. SEE SHEETS L2.2, L2.3 AND L2.4 FOR ADDITIONAL PLANTING.
2. SEE SHEETS L2.5 AND L2.6 FOR PLANT SCHEDULE, NOTES AND DETAILS.
3. SEE IRRIGATION PLANS.

LEGEND:

LAWN

PLANTBED

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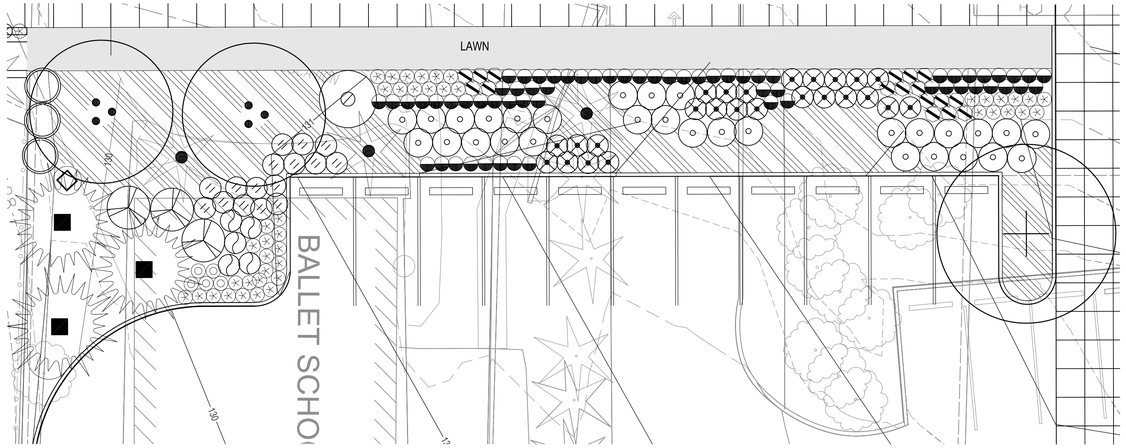
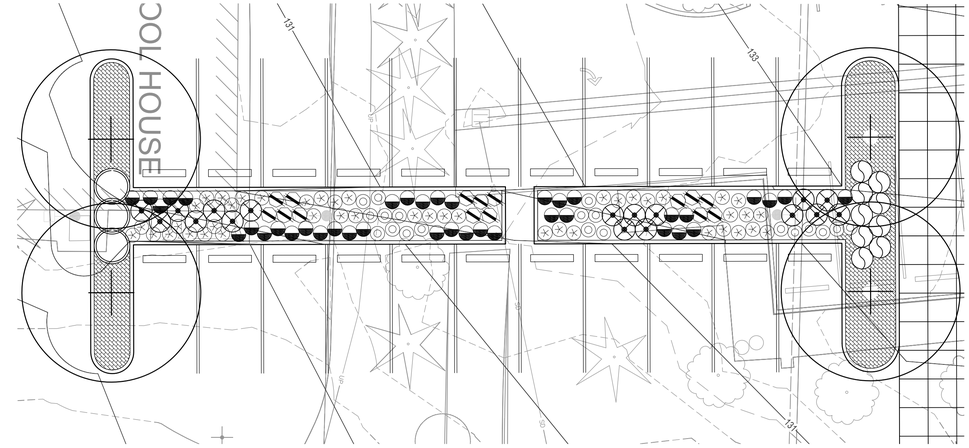
PLANTING PLAN WEST

DATE JANUARY 2015
SHEET L2.1

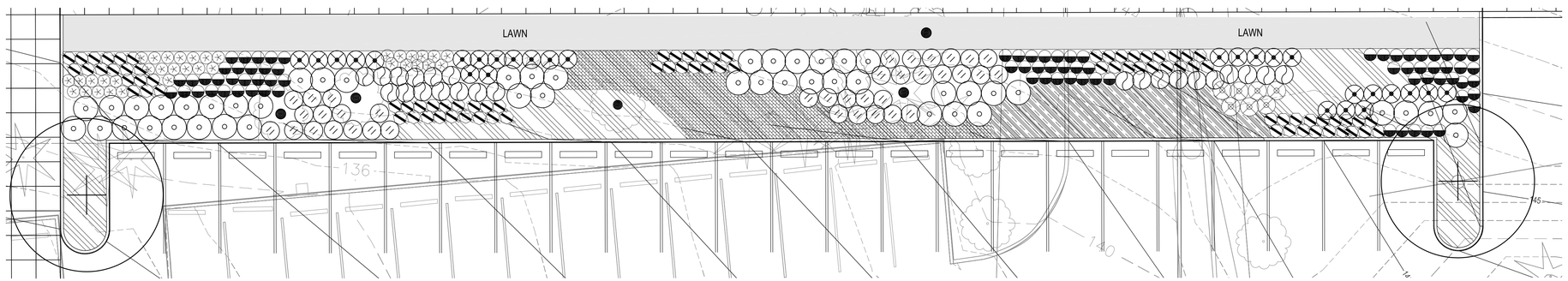
OFFICE: BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\L306-PlantingPlan.dwg User: tdyprax Plot time: Jan-27-15 @ 2:53pm



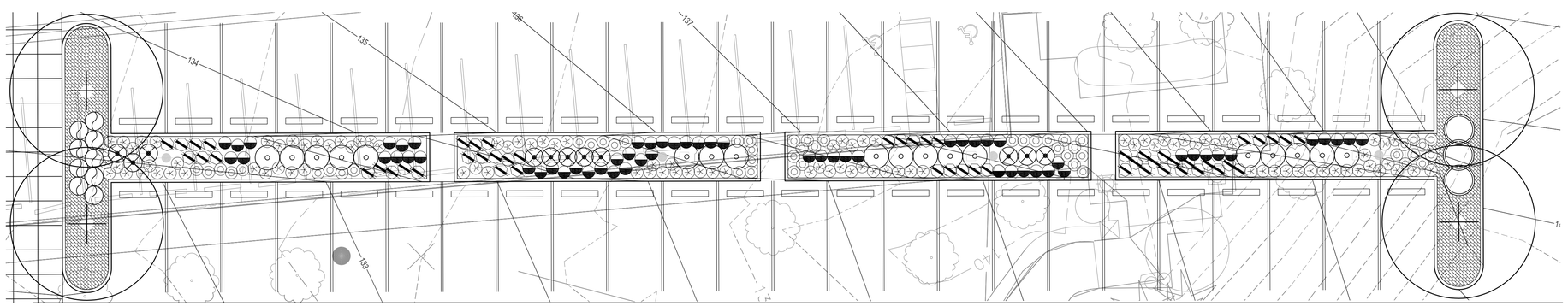
1 PLANTING BED 1
SCALE: 1"=10'



2 PLANTING BED 2
SCALE: 1"=10'



3 PLANTING BED 3
SCALE: 1"=10'



4 PLANTING BED 4
SCALE: 1"=10'

PLANTING NOTES:

1. SEE SHEETS L2.5 AND L2.6 FOR PLANTING SCHEDULE AND DETAILS.
2. SEE IRRIGATION PLANS.

LEGEND:

LAWN

PROJECT N
TRUE N

10 0 5 10 20
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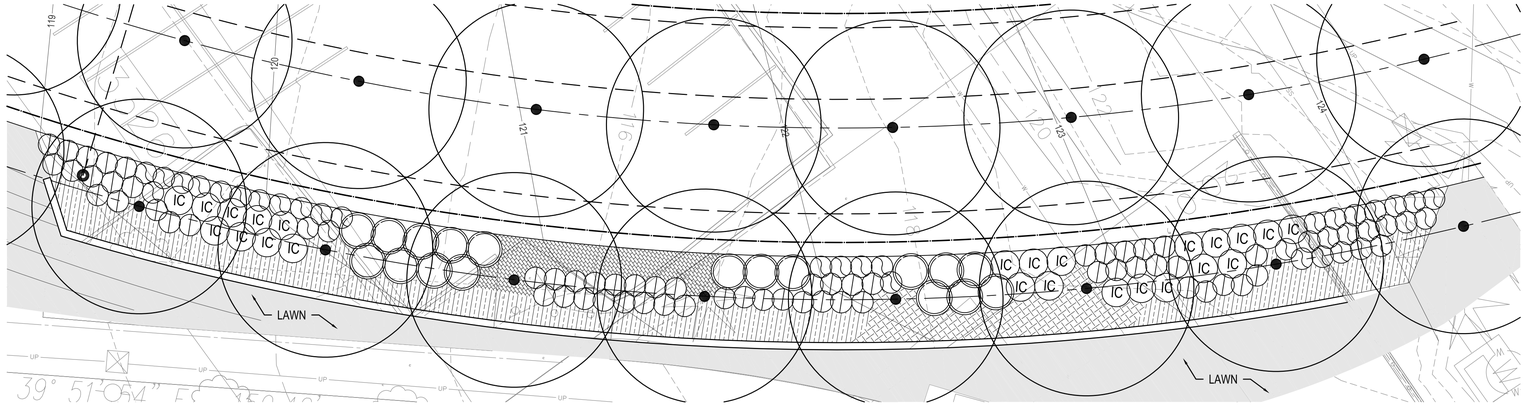
PLANTING AREA
ENLARGEMENTS

DATE JANUARY 2015
SHEET L2.2

OFTICE.BIN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-PlantingPlan.dwg User: trbyanov Plot time: Jan-27-15 @ 2:54pm



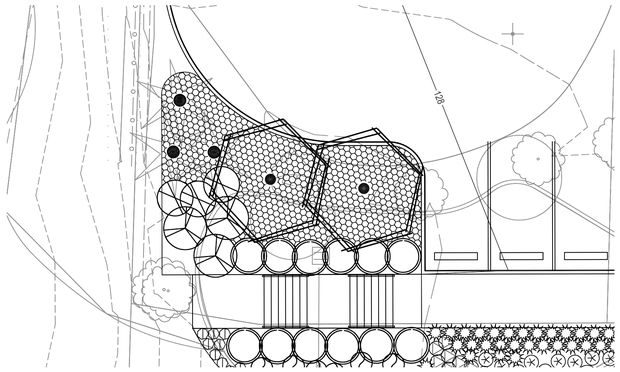
1 PROMENADE PLANTING
SCALE: 1"=10'

PLANTING NOTES:

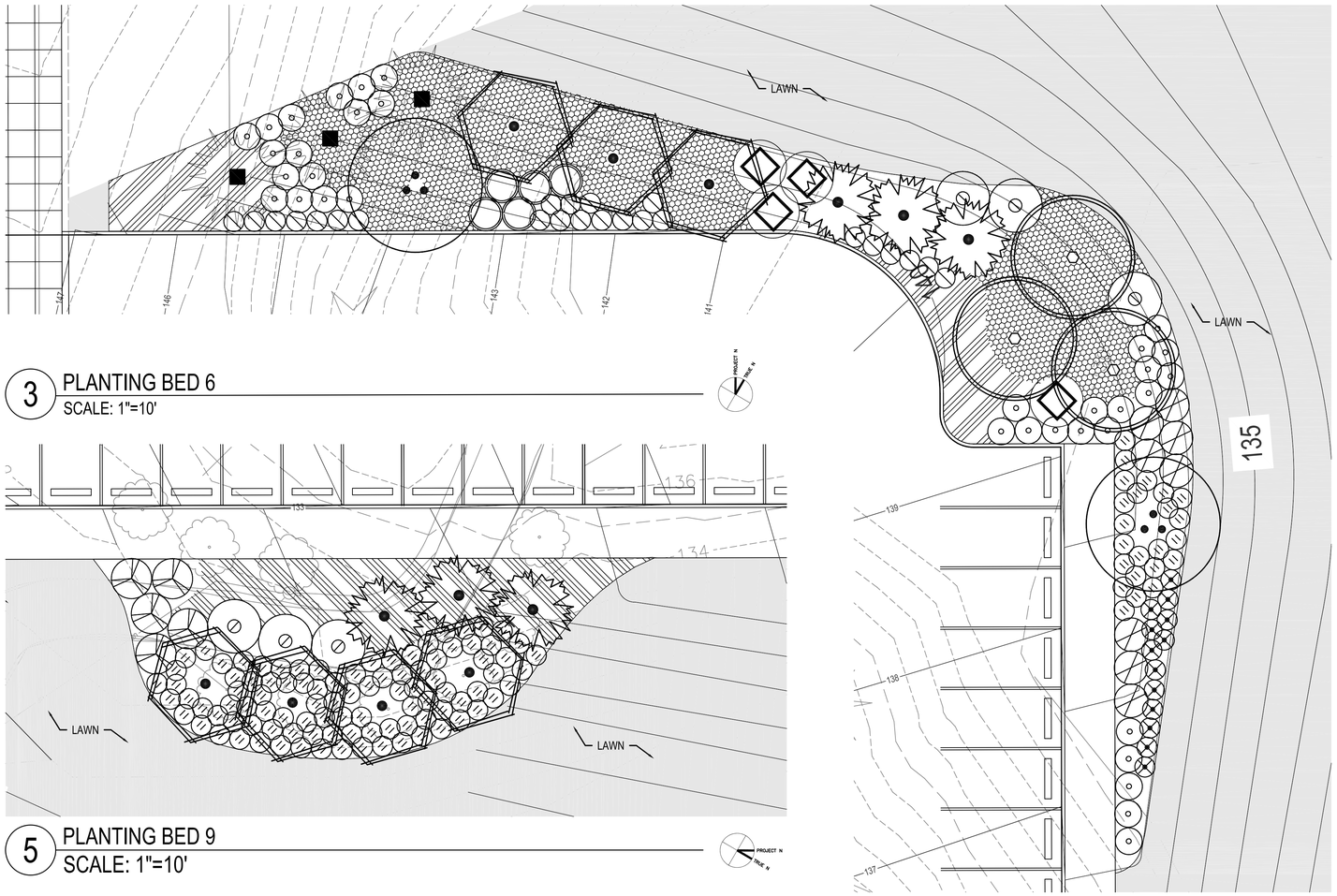
1. SEE SHEETS L2.5 AND L2.6 FOR PLANTING SCHEDULE AND DETAILS.
2. SEE IRRIGATION PLANS.

LEGEND:

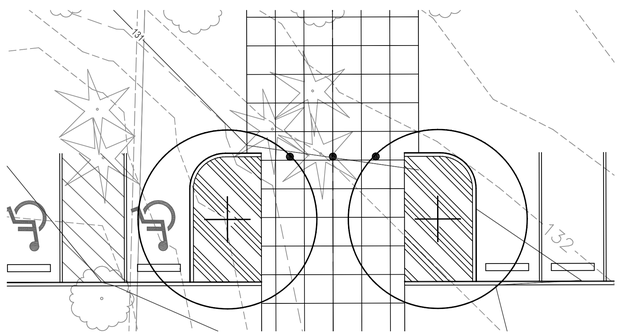
LAWN



2 PLANTING BED 5
SCALE: 1"=10'



3 PLANTING BED 6
SCALE: 1"=10'



4 PLANTING BED 7 AND 8
SCALE: 1"=10'

5 PLANTING BED 9
SCALE: 1"=10'

20 0 5 10 20
SCALE IN FEET

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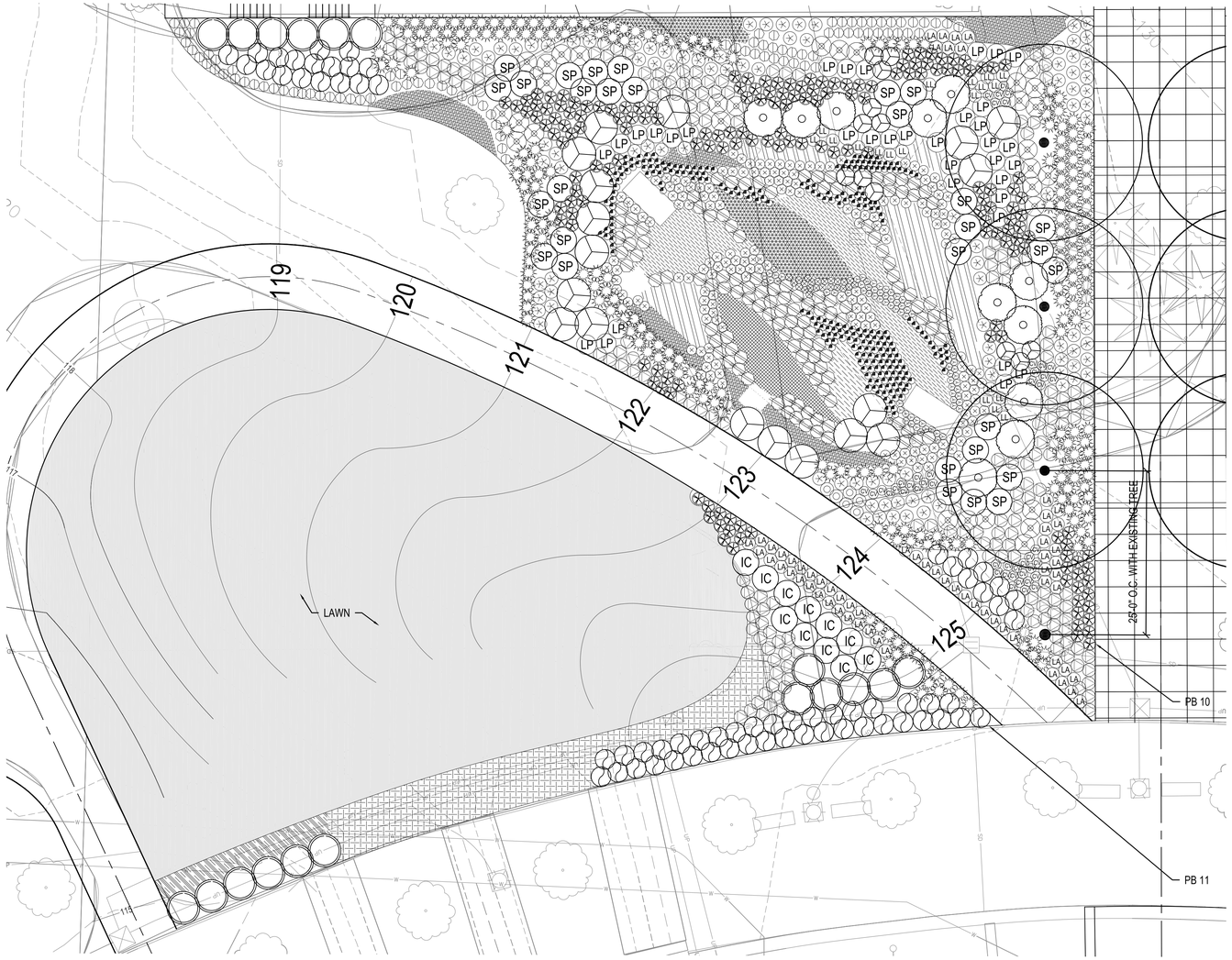
DATE JANUARY 2015
SHEET L2.3

OFFICE BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\L3306-PlantingPlan.dwg User: tolyanov Plot time: Jan-27-15 @ 2:56pm



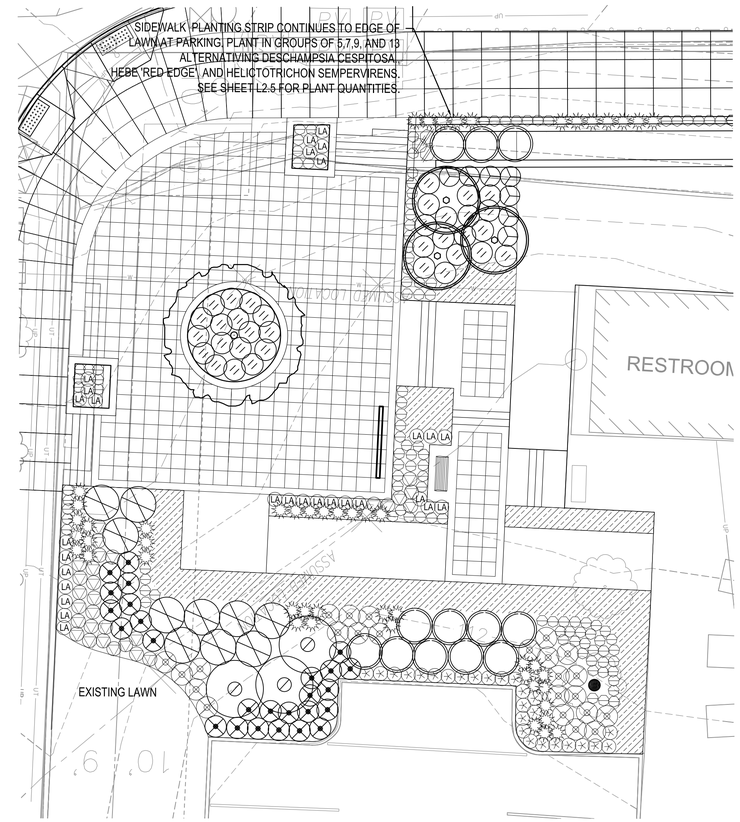
1 PLANTING BEDS 10 AND 11
SCALE: 1"=10'

PLANTING NOTES:

1. SEE SHEETS L2.5 AND L2.6 FOR PLANTING SCHEDULE AND DETAILS.
2. SEE IRRIGATION PLANS.

LEGEND:

LAWN



2 SW CORNER PLANTING
SCALE: 1"=10'

20 0 5 10 20
SCALE IN FEET

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PLANTING AREA ENLARGEMENTS

DATE JANUARY 2015
SHEET L2.4

OFFICE: BEN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\L3Sb-PlantingPlan.dwg User: tdyanov Plot time: Jan-27-15 @ 2:57pm

PLANTING SCHEDULE:

PLANT NAME	SIZE	REMARKS	PB1	PB2	PB3	PB4	PB5	PB6	PB7	PB8	PB9	PB10	PB11	PROMENADE PLANTING	SW CORNER PLANTING	TERRACE WALL PLANTING	12' SIDEWALK on 100th	TOTAL QTY
			PLANT BEDS															
DECIDUOUS TREES																		
Acer circinatum/ Vine Maple	8' ht.	B&B, 3 to 5 stems, min. 3/4" cal. Per stem, symmetrical, branched to 4 ft. ht.	2					2										**4**
Amelanchier laevis/ Missouri Serviceberry	6' ht.	B&B, tree form						3							3			**6**
Cornus kousa/ Kousa Dogwood	2 1/2" cal.	B&B, specimen					2	3			4							**9**
Fagus sylvatica/ European Beech	8" cal.	B&B, specimen													1			**1**
Fraxinus oxycarpa/ Raywood Ash	4" cal.	B&B, trunk free of branches 7'-9'	1	4	2	4			1	1								**13**
Platanus x acerifolia/ London Plane Tree	5-7" cal.	B&B										3		33				**36**
EVERGREEN TREES																		
Calocedrus decurrens/ Incense Cedar	10' ht.	B&B or cont., symmetrical, full to base, single leader						3			3							**6**
Pseudotsuga menziezii/ Pseudotsuga menziesii	8' ht.	B&B or cont., symmetrical, full to base, single leader	3					3										**6**
DECIDUOUS SHRUBS																		
Amelanchier alnifolia/ Serviceberry	10' ht.	Cont., 6' o.c.	3				3				5							**11**
Berberis thunbergii f. atropurpurea 'Atropurpurea Nana'/ Japanese Barberry	1 gal.	Cont., 3' o.c.	5	9	23	9						28	39	39				**152**
Cornus alba 'Bailhalo'/ Tatarian Dogwood	8' ht.	Cont., 6' o.c.										11						**11**
Cornus stolonifera 'Kelseyi'/ Dwarf Redtwig Dogwood	2 gal.	Cont., 3' o.c.										12			7			**19**
Cornus stolonifera 'Flaviramea'/ Yellow Dogwood	10' ht.	Cont., 5' o.c.										18						**18**
Euonymus alatus 'Cole's Compact'/ Winged Euonymous	1 gal.	Cont., 3' o.c.						24						59				**83**
Salix purpurea 'Nana'/ Purple Willow	2 gal.	Cont., 4' o.c.										29	30					**59**
Spiraea japonica 'Lemon Princess'/ Spirea	1 gal.	Cont., 3' o.c.	25	17	28	11		13							26			**120**
Syringa x chinensis 'Lilac Sunday'/ Chinese Lilac	8' ht.	B&B, well branched	1					3			3				3			**10**
EVERGREEN SHRUBS																		
Arbutus unedo 'Compacta', Dwarf Strawberry Tree	5 gal.	Cont., 5' o.c.						4										**4**
Ceanothus 'Julia Phelps', California Lilac	5 gal.	Cont., 5' o.c.					3	8							10			**21**
Choisya ternata 'Sundance', Mexican Orange Blossom	5 gal.	Cont., 5' o.c.	3	3	3		6	5				6	12	18	9	3		**68**
Ilex crenata 'Compacta', Compact Japanese Holly	1 gal.	Cont., 4' o.c.											11	24				**35**
Lonicera pileata/ Box Honeysuckle	1 gal.	Cont., 4' o.c.	30		48	18		35										**131**
Sarcococca confusa/ Sweet Box	1 gal.	Cont., 3' o.c.	16		37			23							34			**110**
GROUNDCOVERS/FERNS																		
Cotoneaster horizontalis/ Rock Cotoneaster	1 gal.	Cont., 3' o.c.											64	26				**90**
Erica carnea 'Springwood Pink'	1 gal.	Cont., 18" o.c. max, triangular spacing		54	57	67								22				**200**
Erica x darleyensis 'White Perfection'				54	57	67								22				**200**
Erica vagans 'Mrs. D. F. Maxwell'				54	57	67								22				**200**
Hebe 'Red Edge'	2 gal.	Cont., 18" o.c.										87			93	2	57	**239**
Mahonia repens/ Creeping Mahonia	1 gal.	Cont., 24" o.c. max, triangular spacing	309		176		145		47	47	178							**902**
Michelia yunnanensis 'Free Spirit'/ Free Spirit Michelia	1 gal	Cont., 5' o.c. max, triangular spacing			15			4										**19**
Polystichum munitum/ Sword Fern	1 gal.	Cont., well developed crown, 24" o.c. training. Spacing, plant in groups of 10 as directed.					135	443										**578**
Rosemarinus officinalis 'Prostratus'/ Rosemary	1 gal.	Cont., 24" o.c. max, traingular spacing												194	161			**355**
PERENNIALS, BULBS AND GRASSES																		
Calamagrostis x acutiflora 'Karl Foerster'/ Feather Reed Grass	2 gal.	Cont., 24" o.c.										123			3			**126**
Camassia quamash/ Camas	bulb	5-8" o.c.										1219						**1219**
Carex lyngbyei/Carex obnupta Lyngby's Sedge/Slough Sedge	10" plug	9" o.c. spacing, 50/50 combination										612						**612**
Carex stipata/ Awl Fruited Sedge	9" c.u. plug	12" o.c.										76						**76**
Coreopsis verticillata	4" pot	18" o.c.										45						**45**
Deschampsia cespitosa 'Northern Lights'/ Tufted Hair-Grass	2 gal.	Cont., 24" o.c.										220	16		38	38	24	**336**
Erythronium oregonum/ Giant White Fawn Lily	bulb	6" o.c.										1187						**1187**
Helenium autumnale 'Sahin's Early Flowerer'/ Sneezeweed	1 gal.	Cont., 24" o.c. max, triangular spacing	5	20		49						6						**80**
Helictotrichon sempervirens/ Blue Oat Grass	2 gal.	Cont., 24" o.c. max, triangular psacing	43	44	35	100						8			26		32	**288**
Iris setosa var. Arctica/ Wild Iris	6" pot.	12" o.c.										212						**212**
Juncus effusus/ Soft Rush	9" plug	12 o.c.										23						**23**
Juncus ensifolius/ Dagger-Leaf Rush	1 gal.	Cont., 12" o.c.										247						**247**
Juncus patens/ Spreading Rush	1 gal.	Cont., 18" o.c.										177						**177**
Lavandula angustifolia/ Lavender	1 gal.	Cont., 24" o.c.										39	26		29			**94**
Lupinus latifolius/ Broadleaf Lupine	1 gal.	Cont., 24" o.c.										19						**19**
Lupinus polyphyllus/ Large-Leaved Lupine	1 gal.	Cont., 24" o.c.										35						**35**
Miscanthus sinensis 'Morning Light'/ Maiden Grass	1 gal.	Cont., 24" o.c. max, triangular spacing	63	39	79	61												**242**
Panicum virgatum/ Switchgrass	1 gal.	Cont., 24" o.c.										159	12					**171**
Perovskia atriplicifolia/ Russian Stage	3 gal.	Cont., 3' o.c.			7							31			24			**62**
Rudbeckia fulgida var. sullivantii 'Goldtrum'/ Black-Eyed Susan	1 gal.	Cont., 24" o.c. max, triangular spacing	17	15	85	53												**170**
Schizachyrium scoparium 'The Blues'/ Little Bluestem	1 gal.	Cont., 24" o.c.										150	30		29			**209**
Sisyrinchium idahoense/ Blue-Eyed Grass	4" pot	9" o.c.										240						**240**
LAWN																		
Lawn	N/A	Seeded																**-**

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PLANTING SCHEDULE

DATE JANUARY 2015

SHEET L2.5

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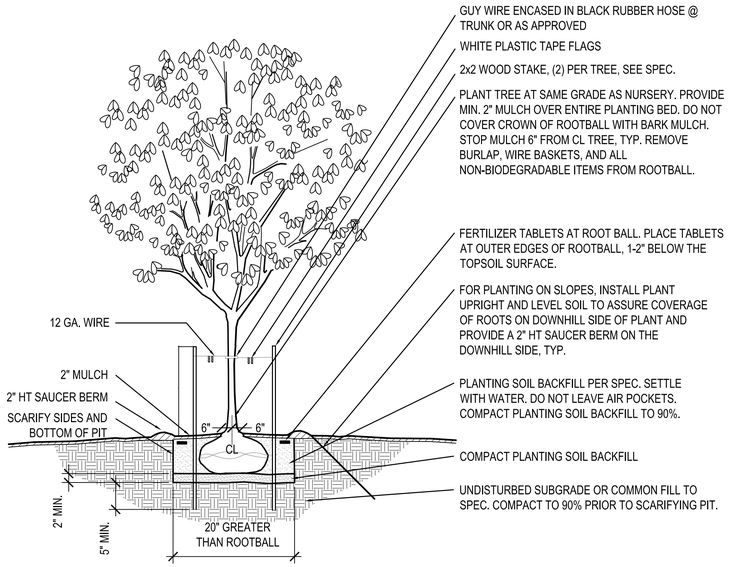
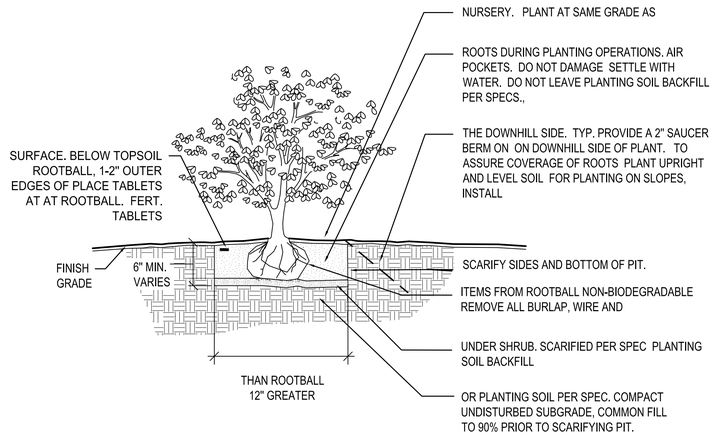
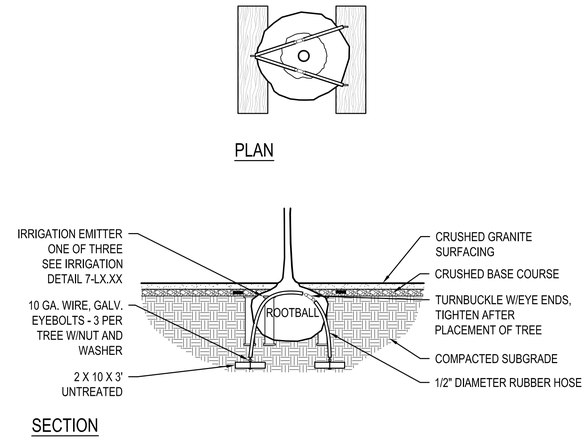


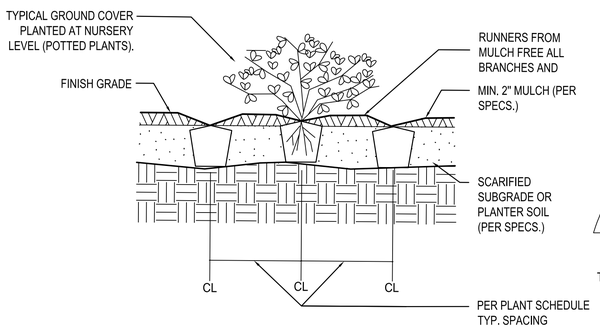
1 TREE PLANTING
NTS

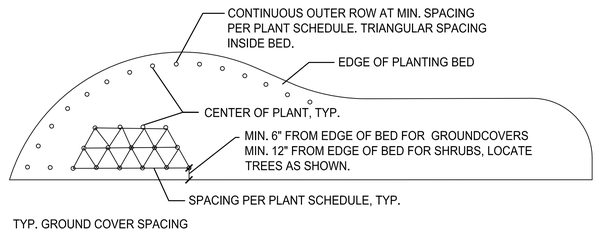


2 SHRUB, PERENNIAL AND ORNAMENTAL GRASS PLANTING
NTS

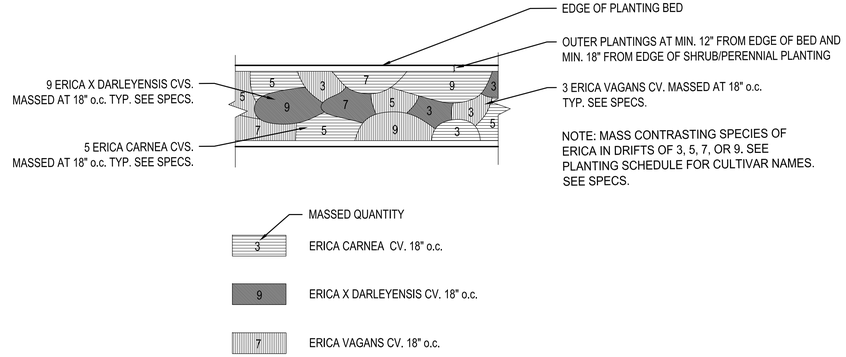


3 TREE STAKING AT PROMENADE
NTS





4 GROUNDCOVER PLANTING
NTS



5 ERICA DRIFT-PLANTING DIAGRAM
NTS

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PLANTING DETAILS

DATE JANUARY 2015
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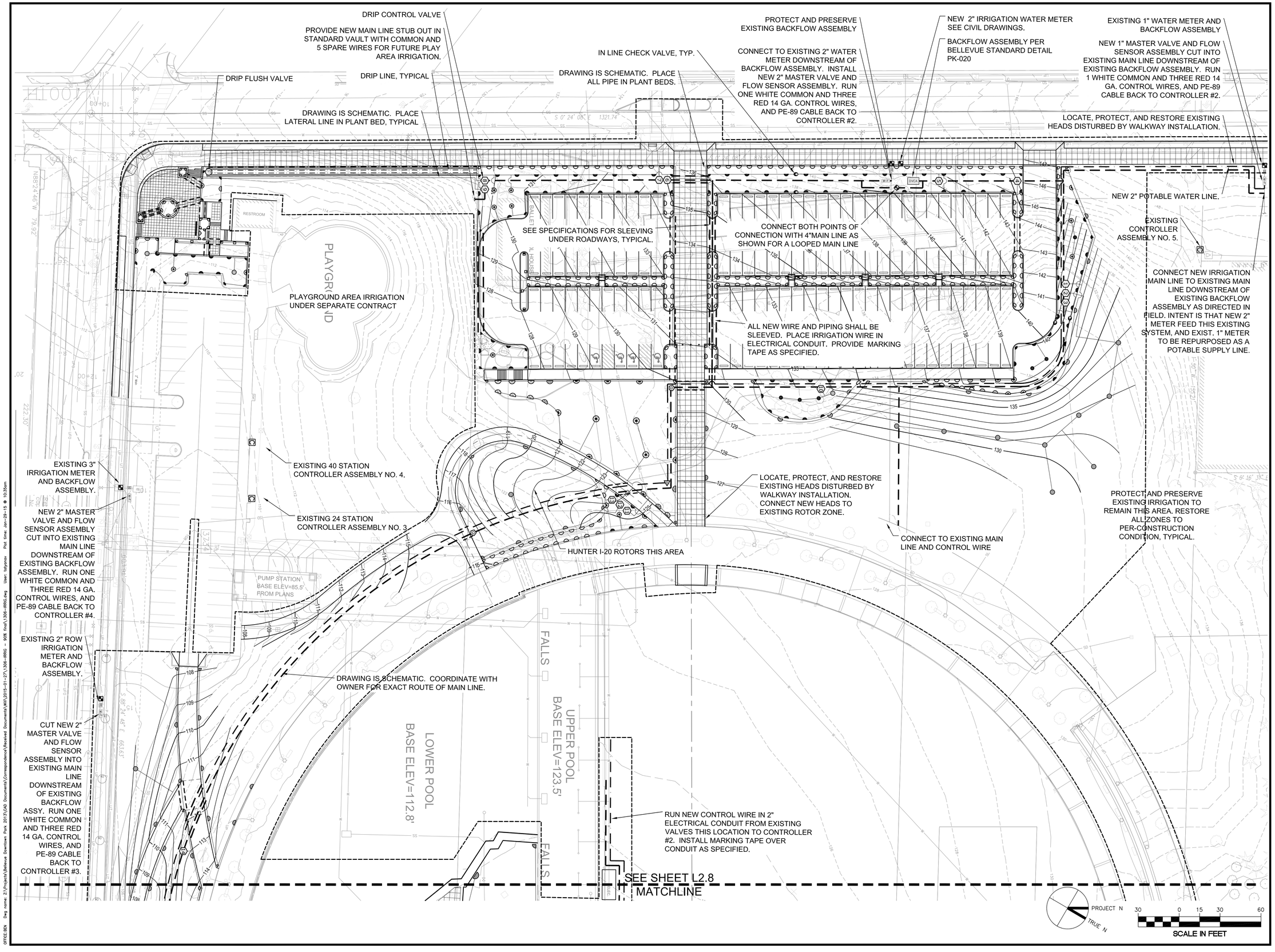
OFFICE.BDN Dwg name: Z:\Projects\Bellevue Downtown Park 2013\CAD Documents\Working\1306-PlantingPlan.dwg User: tatyanar Plot time: Jan-27-15 @ 2:58pm



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IRRIGATION PLAN WEST

DATE JANUARY 2015
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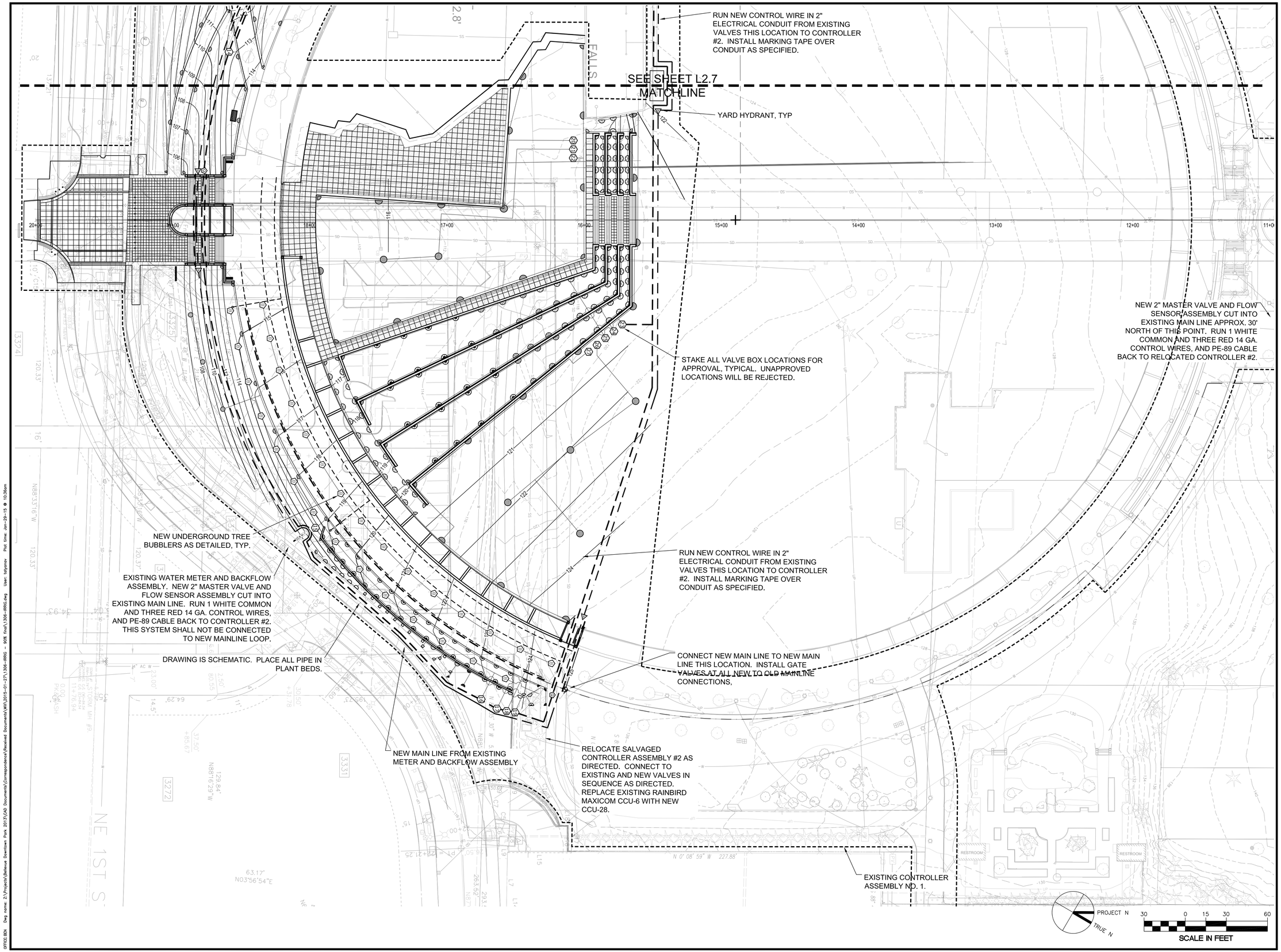

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CITY OF BELLEVUE WASHINGTON

IRRIGATION PLAN
EAST

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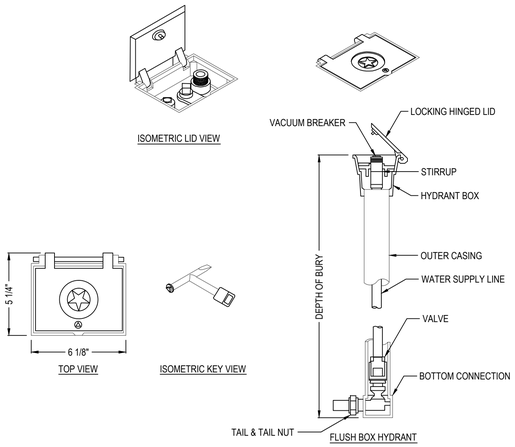
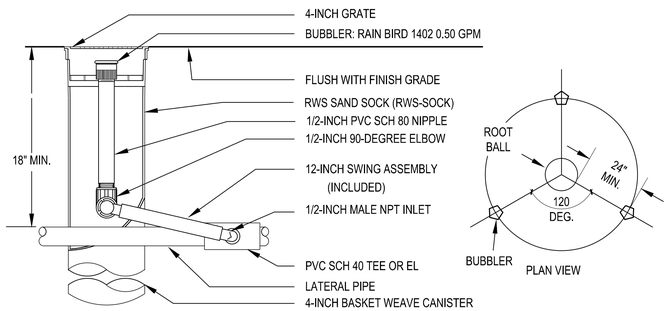


1 FLUSH BOX HYDRANT
N.T.S.

TREE BUBBLER NOTE:
1. INSTALL BUBBLER AFTER TREE INSTALLATION.
2. LOCATE BUBBLER 24" FROM TRUNK, OR AT EDGE OF ROOTBALL, WHICHEVER IS GREATER.
3. THREE BUBBLERS PER TREE, OR PER PLAN.
4. ACCURATELY RECORD LOCATION OF BUBBLER AND PIPING ON AS-BUILTS IMMEDIATELY UPON INSTALLATION.
5. RAIN BIRD ROOT WATERING SYSTEM RWS-BG02 (INCLUDES 1402 0.50 GPM BUBBLER WITH RISER, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET, AND BASKET CANISTER).



2 UNDERGROUND TREE BUBBLER SYSTEM
N.T.S.

IRRIGATION NOTES

1. SCHEDULE SITE WALK WITH SCOTT BURGESS - CITY OF BELLEVUE, 425-452-5221, AND LANDSCAPE ARCHITECT MINIMUM 14 DAYS PRIOR TO DEMOLITION TO RECEIVE ASSISTANCE IN IDENTIFYING IRRIGATION COMPONENTS TO BE PRESERVED AND VIEW EXISTING RECORD DRAWINGS.
2. CONTRACTOR SHALL VERIFY AND MAP THE WIRE PATH OF EXISTING VALVES USING AN ELECTROMAGNETIC WIRE DETECTOR. VALVE WIRES ORIGINATING IN OR PASSING THROUGH AREAS OF CONSTRUCTION SHALL BE LOCATED, MARKED, AND PROTECTED JUST OUTSIDE LIMIT OF WORK FOR FUTURE RECONNECTION.
3. PROVIDE SPARE WIRES AT ENDS OF MAINLINE AS INDICATED ON PLAN. LOOP SPARES THROUGH EACH INTERMEDIATE VAULT BACK TO CONTROLLER. LABEL ALL WIRES AS THEY PASS THROUGH EACH VAULT. USE 3M-DBY WIRE CONNECTORS.
4. STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL. PLAN IS DIAGRAMMATIC. NO VAULTS TO BE PLACED WITHIN TURF AREAS OR PLAYFIELDS. SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB, OR PAVING.
5. ALL IRRIGATION UNDER BUILDINGS, ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED. SLEEVES SHALL BE 1-1/2 TIMES THE DIAMETER OF THE INSERT PIPE, 6" MINIMUM, OR AS INDICATED. SLEEVING MAY BE INCLUDED FOR FUTURE WORK.
6. ALL PIPE SHOWN UNDER PAVING ADJACENT AND PARALLEL TO PLANTED AREAS IS INTENDED TO BE PLACED IN THAT AREA WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNERS PROPERTY.
7. INSTALL IN-LINE CHECK VALVES ON LATERAL EVERY 8' OF ELEVATION CHANGE WHERE THERE IS OVER 10' OF ELEVATION CHANGE ACROSS A ZONE.
8. MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY.
9. LATERAL LINE SHALL HAVE 18" OF COVER, AND MAIN LINES 24". 30" MAXIMUM COVER.
10. REFER TO PLANTING PLAN FOR EXACT LAYOUT. INTENT IS THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER.
11. PROJECT HAS MULTIPLE POINTS OF CONNECTION ON TWO DIFFERENT WATER PRESSURE ZONES. LOW AND HIGH PRESSURE SYSTEMS SHALL NOT BE INTERCONNECTED.
12. TEST STATIC PRESSURE AT NEW POINT OF CONNECTION & SUBMIT WRITTEN RESULTS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK. STATIC PRESSURE IS ANTICIPATED TO BE 98 PSI.
13. NO PIPING IS PERMITTED UNLESS WATER SUPPLY IS ACTIVE AND AVAILABLE.
14. USE VARIABLE ARC NOZZLES ONLY WHERE FIXED ARC NOZZLES ARE NOT SUFFICIENT.
15. SEE PROJECT SPECIFICATIONS FOR FURTHER INFORMATION AND ADDITIONAL DETAILS.

VALVE KEY

VALVE	SIZE	GPM	PSI
1	2"	81	45
2	1.5"	54	45
3	2"	75	30
4	1.5"	43	30
5	2"	64	30
6	2"	91	30
7	1"	27	30
8	1"	8	30
9	1.5"	52	30
10	1.5"	37	30
11	1.5"	37	40
12	1.5"	37	45
13	1.5"	30	30
14	2.5"	122	45
15	1.5"	60	45
16	1"	23	30
17	1.5"	45	30
18	1"	23	30
19	1.5"	33	30
20	2.5"	115	70
21	1.5"	40	70
22	2.5"	115	70
23	2"	92	70
24	1.5"	40	70
25	2"	65	40
26	1.5"	50	40
27	2.5"	112	70
28	-	-	-
29	-	-	-
30	-	-	-

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	P.S.I.	RADIUS
	HUNTER RZWS-18-50-CV TREE BUBBLERS AS DETAILED		
	HUNTER PROS-XX-CV 5' SERIES NOZZLES	30	5'
	HUNTER PROS-XX-CV 8' SERIES NOZZLES	30	8'
	HUNTER PROS-XX-CV 10' SERIES NOZZLES	30	10'
	HUNTER PROS-XX-CV 12' SERIES NOZZLES	30	12'
	HUNTER PROS-XX-CV 15' SERIES NOZZLES		
	HUNTER PROS-XX-CV STRIP SERIES NOZZLES - 15EST, 15SST, 15RCS, 15LCS	30	15'
	USE RAIN BIRD PCS SCREENS TO CONTROL OVERSPRAY		
	HUNTER PROS-XX-PRS40-CV POP-UP WITH HUNTER MP1000 ROTOR NOZZLE	40	15'
	HUNTER PROS-XX-PRS40-CV POP-UP WITH HUNTER MP2000 ROTOR NOZZLE	40	20'
	HUNTER PROS-XX-PRS40-CV POP-UP WITH HUNTER MP3000 ROTOR NOZZLE	40	30'
	HUNTER PROS-XX-PRS40-CV POP-UP WITH HUNTER MP3500 ROTOR NOZZLE	40	30'
	HUNTER I-20-06-R FULL CIRCLE SHRUB ROTOR, Q=3, H=6, NOZZLES	45	40'
	HUNTER I-20-06-R PART CIRCLE SHRUB ROTOR, Q=3, H=6, NOZZLES	45	40'
	RAIN BIRD 8005 PART CIRCLE ROTOR	70	60'
	RAIN BIRD 8005 FULL CIRCLE ROTOR	70	60'
	EXISTING IRRIGATION WATER METER - 5 TOTAL		
	AUTOMATIC CONTROL VALVE, WEATHERMATIC 8000 SERIES BRASS, SIZE PER VALVE KEY		
	QUICK COUPLER VALVE - BUCKNER QB5LRC10		
	CONTROLLERS - EXISTING, 5 TOTAL		
	2" DCVA BACKFLOW ASSEMBLY TO REPLACE EXISTING DOUBLE CHECK VALVE ASSEMBLY AS DETAILED		
	FLOW SENSOR AND MASTER VALVE ASSEMBLY - SEE DETAIL PK-031		
	ISOLATION VALVE		
	MURDOCK M6100 FROST RESISTANT FLUSH BOX HYDRANT WITH LOCKING LID ON POTABLE WATER LINE		
	IN-LINE CHECK VALVE, SAME SIZE AS PIPE		
	NETAFIM TECHLINE CV DRIP LINE TLCV6-12XX 0.6 GPH EMITTERS AT 12" SPACING		
	NETAFIM DRIP FLUSH VALVE		
	4" SCHEDULE 40 PVC IRRIGATION MAINLINE		
	2" 200 PSI POTABLE WATER MAINLINE		
	SCHEDULE 40 PVC LATERAL PIPE - SIZE AS INDICATED		
	SCHEDULE 40 PVC SLEEVE - 6" SIZE UNLESS OTHERWISE INDICATED		
	DUCTILE IRON SLEEVE PER SPECIFICATIONS - 6" SIZE UNLESS OTHERWISE INDICATED		
NOT SHOWN	# 14 AWS TYPE UF CONTROL WIRE, RED = SIGNAL, WHITE = COMMON, YELLOW = SPARE		

FOR SPRAY NOZZLES, USE RAIN BIRD 1800-SAM-PRS 4" POP-UP HEADS IN TURF AREAS, AND 1812-SAM-PRS 12" POP-UP HEADS IN ALL SHRUB AND GROUND COVER AREAS.
FOR MP ROTATOR NOZZLES, USE HUNTER PROS-PRS40-CV 6" BODIES IN TURF AREAS AND HUNTER PROS-PRS40-CV 12" BODIES IN SHRUB AND GROUND COVER AREAS.

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IRRIGATION DETAILS

DATE JANUARY 2015
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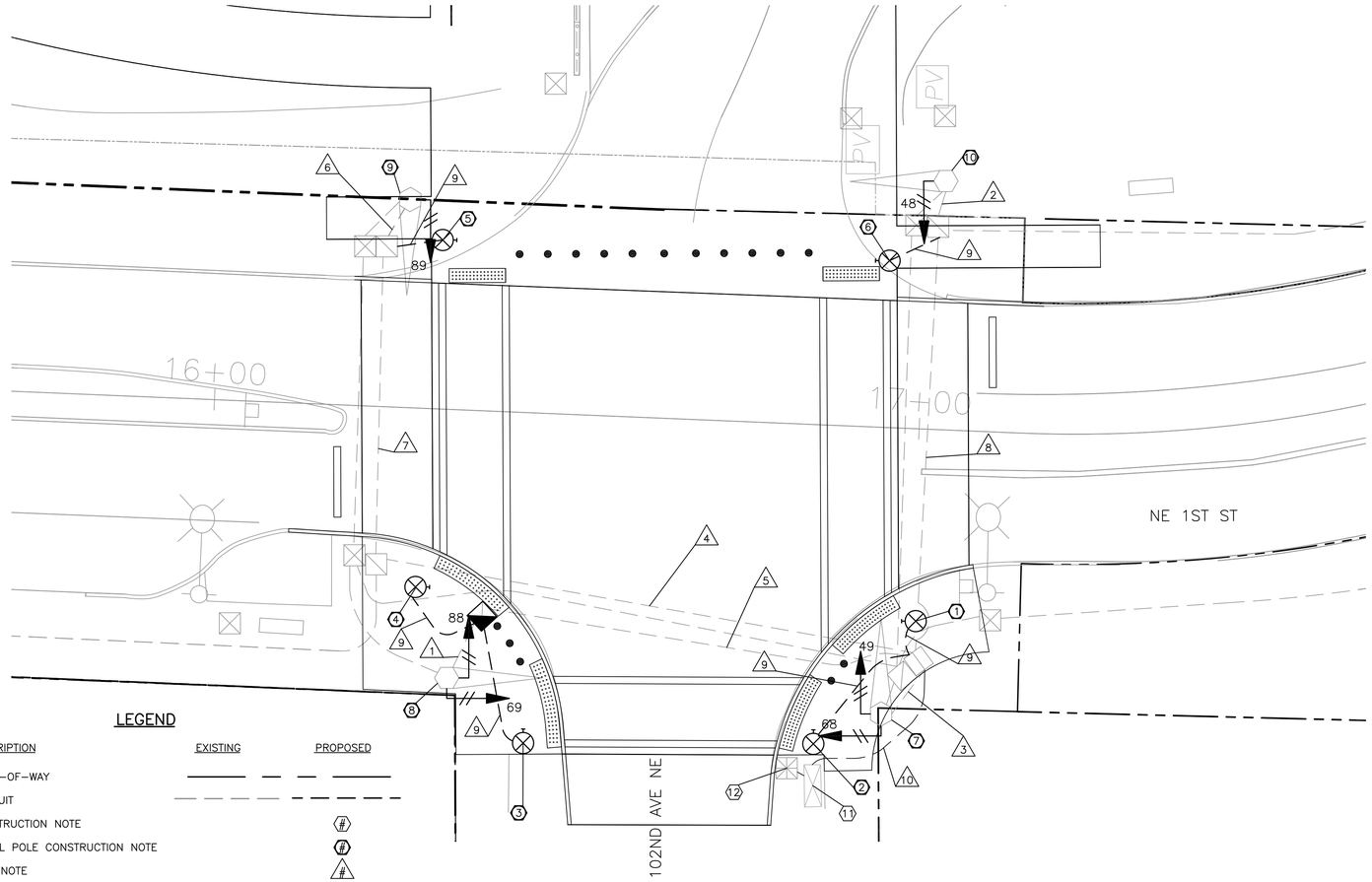
OFFICE: BDK Dwg name: C:\Main\Consult\MacLeodR\Bellevue Park\09R\1306-PRSC.dwg User: Bill Stewart Plot time: Jan-27-15 @ 10:46am

SEC. 32, T. 25 N., R. 5 E., W.M.



LEGEND

DESCRIPTION	EXISTING	PROPOSED
RIGHT–OF–WAY		
CONDUIT		
CONSTRUCTION NOTE		#
SIGNAL POLE CONSTRUCTION NOTE		#
WIRE NOTE		#
PEDESTRIAN SIGNAL HEAD		
PEDESTRIAN PUSHBUTTON		
PEDESTRIAN PUSHBUTTON POST		
CONTROLLER CABINET		
SERVICE CABINET		
TYPE 1 JUNCTION BOX		
TYPE 2 JUNCTION BOX		
TYPE 8 JUNCTION BOX		

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) STANDARDS AND SPECIFICATIONS, WSDOT STANDARD PLANS, AND THE PROJECT SPECIAL PROVISIONS.
2. THE LOCATION OF EXISTING FEATURES AND UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION START.
3. ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. CONTACT UTILITY LOCATE CENTER 48 HOURS PRIOR TO CONSTRUCTION.
4. POLE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. FACE OF POLES SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM THE FACE OF CURB.
5. PEDESTRIAN SIGNAL HEADS SHALL BE COUNTDOWN TYPE LED WITH Z CRATE VISORS. ALL PEDESTRIAN SIGNAL HEAD MOUNTS SHALL BE PER WSDOT STANDARD PLAN J–75.10–01.
6. PEDESTRIAN PUSH BUTTONS SHALL BE APS TYPE, NAVIGATOR MODEL BY POLARA.
7. CONTRACTOR SHALL LOCATE PEDESTRIAN PUSHBUTTONS TO CURRENT ADA STANDARDS. PEDESTRIAN PUSHBUTTONS SHALL BE FACING TOWARDS THE INTERSECTION WITHIN A 10 IN. REACH OF A 4FT BY 4FT FLAT LANDING WITHOUT VERTICAL OBSTRUCTION
8. THE LOCATION OF ALL CONDUITS, JUNCTION BOXES, POLES AND CABINETS SHOWN ON THIS PLAN MAY BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS AND MEET ADA REQUIREMENTS (PER COB STANDARD DRAWINGS TSSL–29 AND TSSL–30). CONDUIT RUNS SHALL BE CONSTRUCTED WITHIN PROPOSED RIGHT–OF–WAY. ALL FINAL LOCATIONS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES

1. INSTALL TYPE PPB POST PER WSDOT STANDARD PLAN J–20.15–03. INSTALL ONE POLARA ACCESSIBLE PEDESTRIAN SIGNAL (APS) PUSHBUTTON ASSEMBLY ON THE POST. THE FACE OF THE PUSHBUTTON SHALL BE PARALLEL TO THE RESPECTIVE CROSSWALK; SEE GENERAL NOTE #7.
2. INSTALL TYPE PPB POST PER WSDOT STANDARD PLAN J–20.15–03. INSTALL ONE POLARA ACCESSIBLE PEDESTRIAN SIGNAL (APS) PUSHBUTTON ASSEMBLY ON THE POST. THE FACE OF THE PUSHBUTTON SHALL BE PARALLEL TO THE RESPECTIVE CROSSWALK; SEE GENERAL NOTE #7.
3. INSTALL TYPE PPB POST PER WSDOT STANDARD PLAN J–20.15–03. INSTALL ONE POLARA ACCESSIBLE PEDESTRIAN SIGNAL (APS) PUSHBUTTON ASSEMBLY ON THE POST. THE FACE OF THE PUSHBUTTON SHALL BE PARALLEL TO THE RESPECTIVE CROSSWALK; SEE GENERAL NOTE #7.
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7. EXISTING SIGNAL POLE TO REMAIN. REMOVE TWO EXISTING PEDESTRIAN PUSHBUTTON ASSEMBLIES, AND PEDESTRIAN SIGNAL HEADS. INSTALL TWO LED COUNTDOWN SIGNAL HEADS AND CONNECT TO EXISTING TERMINAL STRIP. FILL AND REPAIR HOLES IN POLE WITH WATERTIGHT SEAL.
8. EXISTING SIGNAL POLE TO REMAIN. REMOVE TWO EXISTING PEDESTRIAN PUSHBUTTON ASSEMBLIES, TWO PEDESTRIAN SIGNAL HEADS, AND MASTARM WITH ASSOCIATED SIGNAL HEADS AND WIRING. INSTALL TWO LED COUNTDOWN SIGNAL HEADS AND CONNECT TO EXISTING TERMINAL STRIP. FILL AND REPAIR HOLES IN POLE WITH WATERTIGHT SEAL.
9. EXISTING SIGNAL POLE TO REMAIN. REMOVE TWO EXISTING PEDESTRIAN PUSHBUTTON ASSEMBLIES, AND PEDESTRIAN SIGNAL HEADS. INSTALL ONE LED COUNTDOWN SIGNAL HEAD AND CONNECT TO EXISTING TERMINAL STRIP. FILL AND REPAIR HOLES IN POLE WITH WATERTIGHT SEAL.
10. EXISTING SIGNAL POLE TO REMAIN. REMOVE TWO EXISTING PEDESTRIAN PUSHBUTTON ASSEMBLIES, AND PEDESTRIAN SIGNAL HEAD MODULES. INSTALL ONE LED COUNTDOWN SIGNAL HEAD AND CONNECT TO EXISTING TERMINAL STRIP. FILL AND REPAIR HOLES IN POLE WITH WATERTIGHT SEAL.
11. APPROXIMATE LOCATION OF RELOCATED SIGNAL CONTROLLER CABINET, CABINET RELOCATED PER OTHERS.
12. APPROXIMATE LOCATION OF RELOCATED SERVICE CABINET, CABINET RELOCATED PER OTHERS.

SIGNAL HEADS

LED COUNTDOWN PEDESTRIAN HEADS

48, 49
68, 69
88, 89

N

CALL 48 HOURS BEFORE YOU DIG
1–800–424–5555

0 5 10 20 30

WIRING SCHEDULE (SERVICE AGREEMENT #)														
△ RUN NO	RACEWAY CONDUIT SIZE*	LOOP LEAD–IN 2C(SH)			EVP DETECTOR 3C(SH)			APS PED PPB 2C			VEHICLE/PED HEAD 5C		
		EX.	RE.	NEW	EX.	RE.	NEW	EX.	RE.	NEW	EX.	RE.	NEW
1	EX 3"										3		
2	EX 3"				2						3	1	
3	EX 3"				2						4		
4	EX 3"	2								1	3	1	
5	EX 3"									2	3		
6	EX 3"										3	1	
7	EX 3"									1	3	1	
8	EX 3"	5			2					1	3	1	
9	2" SCH40									1			
10	EX 3"									4	12	2	

*ALL CONDUIT SHALL BE PVC AND SHALL CONTAIN A NO. 8 GROUND WIRE, UNLESS OTHERWISE NOTED.

EX – EXISTING
RE – REMOVE EXISTING

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RYAN PETERSON
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DRAWN	RDM
CHECK	RWP
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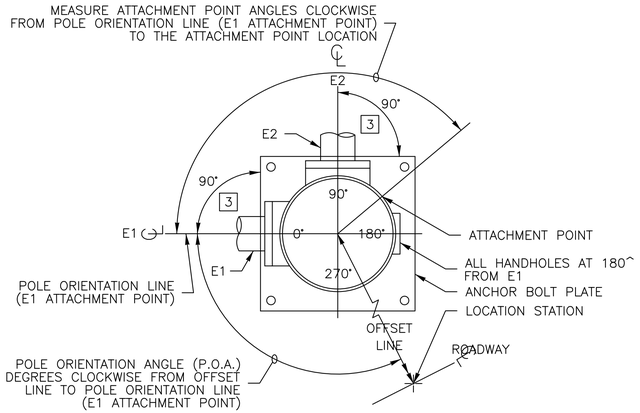
TRAFFIC SIGNAL PLAN

DATE	JANUARY 2015
SHEET	T1.0

OFFICE: BEN Dwg name: M:\131\13104.00 – Bellevue Downtown Park\Engineering\CAD\Sheets\T001.dwg User: rreyong Plot time: Jan-27-15 @ 4:34pm



POLE ORIENTATION AND ATTACHMENT POINT DETAIL

NOTE:

TYPE E MOUNTS SHALL BE USED FOR PEDESTRIAN DISPLAYS ON TYPE II OR III SIGNAL STANDARDS, WITH THE FOLLOWING EXCEPTIONS: PEDESTRIAN DISPLAYS MOUNTED ON OCTAGONAL (8 SIDED) SIGNAL STANDARDS AT AN ANGLE OTHER THAN A 45^ INCREMENT SHALL USE A TYPE A MOUNT FOR TWO PEDESTRIAN DISPLAYS, OR A TYPE B MOUNT FOR SINGLE PEDESTRIAN DISPLAY.

STD. NO. XX	SIGNAL STANDARD NO.
SRXXX, MP XXX.XX	STATE ROUTE AND MILE POST NO.
MANUFACTURER APPROVED DWG. XXXXXX	APPROVED DRAWING NO.
FAB. X/XX/XXXX	FABRICATION DATE

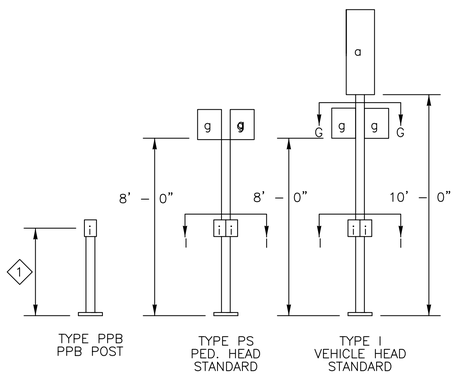
EXAMPLE

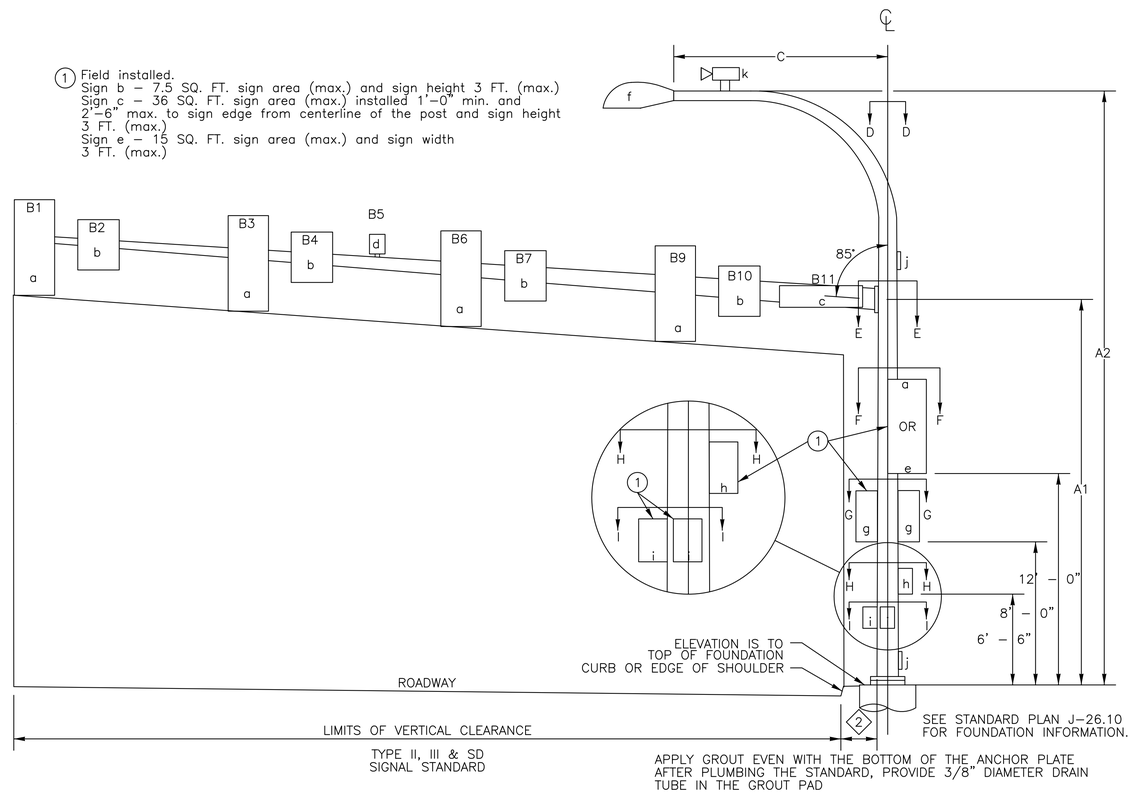
STD. NO. 02
SR97, MP 069.09
MANUFACTURER
APPROVED DWG. AB12345
FAB. 6/14/2002

NOTE:

CORROSION RESISTANT METAL TAG SECURED WITH (2) 0.125" RIVETS AS FOLLOWS: POLE SHAFT – LOCATED WITHIN 6" ABOVE HAND HOLE (TYPE II & III). SIGNAL AND LUMINAIRE MAST ARM (TYPE II & III) – LOCATED WITHIN 6" OF THE LUMINAIRE ARM AND THE POLE SHAFT CONNECTION POINT (TYPE III). TEXT SHALL BE A MINIMUM OF 3/16" HIGH, STAMPED OR EMBOSSED.

LUMINAIRE MAST ARM X Y Z (ft)^3	
MAST ARM LENGTH	XYZ (ft)^3
6'	19.8
8'	26.4
10'	33.0
12'	39.6
14'	46.2
16'	52.8





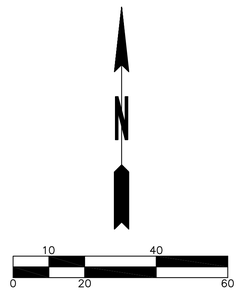
LEGEND

a. VEHICLE DISPLAY
b. MAST ARM MOUNTED SIGN
c. STREET NAME SIGN
d. PRE–EMPT DETECTOR
e. POST MOUNTED SIGN
f. LUMINAIRE
g. PEDESTRIAN DISPLAY
h. TERMINAL CABINET
i. PPB–M
j. HANDHOLE

1. HEIGHT OF PEDESTRIAN PUSH BUTTON: 42"
2. PLACEMENT SHALL BE 2' – 0" MIN. FROM FACE OF CURB OR EDGE OF SHOULDER; 3' – 0" MIN. FROM FACE OF GUARDRAIL; 4' – 0" MIN. FROM CONC. BARRIER TYPE 2 (MEASURED FROM A POINT WHERE THE BARRIER BASE MEETS THE SHOULDER SURFACE (TOE). MEASUREMENT TAKEN FROM TRAFFIC SIDE OF BARRIER; TO FACE OF POLE
3. DMS OR VMS IS NOT ALLOWED ON THIS POLE.
4. FOR POST MOUNTED SIGNS THERE SHALL BE 2' – 0" MIN. FROM THE FACE OF THE CURB OR THE EDGE OF THE SHOULDER TO THE EDGE OF THE SIGN

SIGNAL STANDARD DETAIL CHART

STANDARD NO.	FIELD LOCATION					TYPE	MOUNTING HEIGHT(FT)		SIGNAL MAST ARM DATA																																	REMARKS
									OFFSET DISTANCES (FT) (Z) (POLE ℄ TO ATTACHMENT POINT)									WINDLOAD AREAS (FT)^2 (X)(Y)									(X)(Y)(Z) TOTAL(FT)^3	LUM. ARM (FT)	POLE ATTACHMENT POINT ANGLES (deg)								FOUNDATION DEPTH(FT)				
	NE 1ST ST STATION	OFFSET	LT	RT	P.O.A.		A1	A2	B1	B2	B3	B4	B5	B6	B9	B11	B12	B1	B2	B3	B4	B5	B6	B9	B11	B12		C	D	E1	F	G1	G2	H	I1	I2	3' RD	3' SQ	4' RD	
1	17+01	27.5'		x	–	PPB																													268.3					
2	16+87	45.5'		x	–	PPB																													0					
3	16+46	47.0'		x	–	PPB																													0					
4	16+30	25.5'		x	–	PPB																													89.5					
5	16+31	24.0'	x		–	PPB																													269.5					
6	16+95	23.5'	x		–	PPB																													88.3					
7	EXISTING																															177.5	267.6								
8	EXISTING																															87.6	177.5								
9	EXISTING																															267.7									
10	EXISTING																															87.1									



90% SUBMITTAL

MacLeod Reckord PLLC
83 Columbia Street, Suite 306
Seattle, Washington 98104
206-323-7919
FAX 323-9242

RYAN PETERSON
STATE OF WASHINGTON
47363
REGISTERED
PROFESSIONAL ENGINEER

90% DOCUMENTS

BELLEVUE DOWNTOWN PARK
Complete The Circle

DESIGN	RPM
DRAWN	RPM
CHECK	RWP
REVISION	
REVISION	
REVISION	

TRAFFIC SIGNAL DETAILS

DATE	JANUARY 2015
SHEET	T1.1

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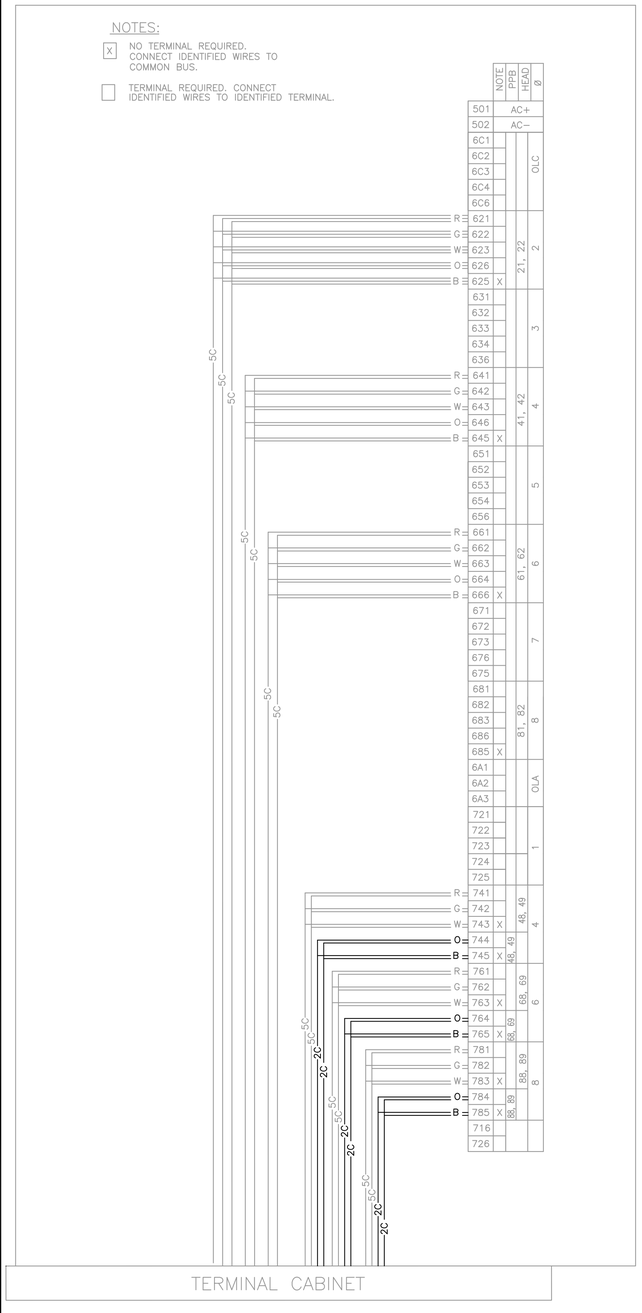
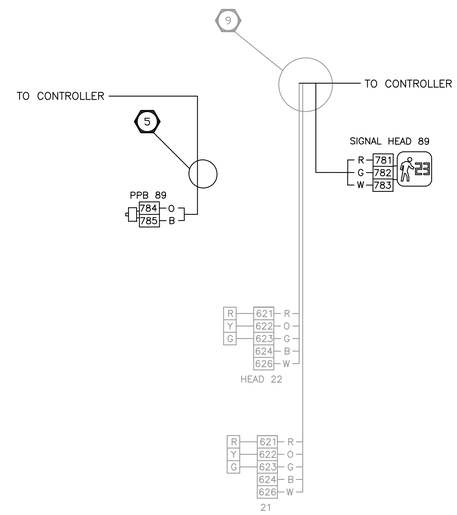
83 Columbia Street, Suite 306
Seattle, Washington 98104
206-323-7919
FAX 323-9242

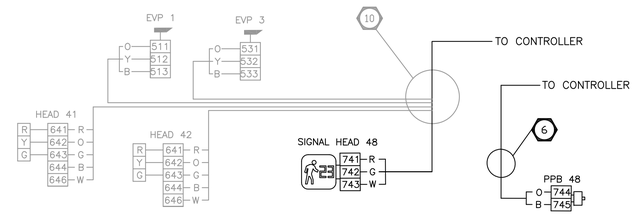
NOTES:

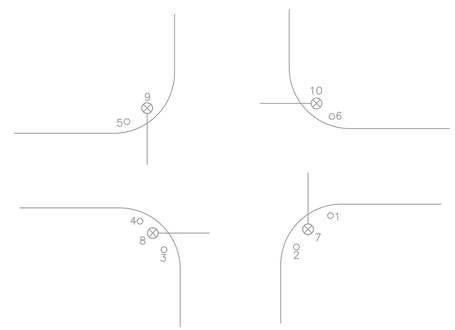
X — NO TERMINAL REQUIRED. CONNECT IDENTIFIED WIRES TO COMMON BUS.

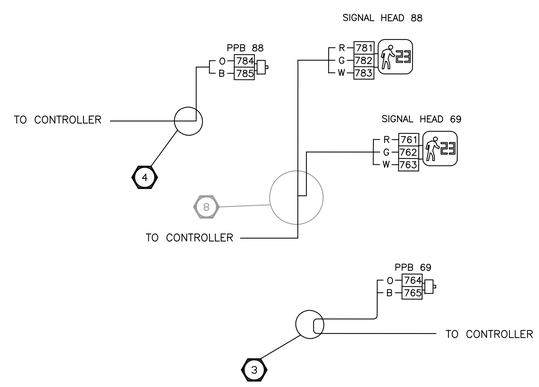
☐ — TERMINAL REQUIRED. CONNECT IDENTIFIED WIRES TO IDENTIFIED TERMINAL.

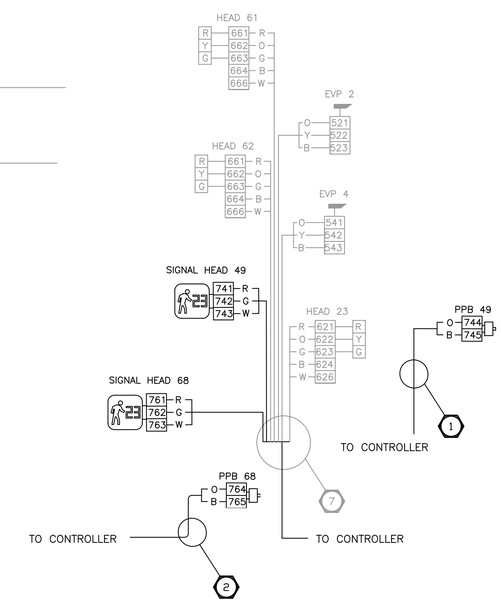












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BELLEVUE
DOWNTOWN PARK
Complete The Circle

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DRAWN	RDM
CHECK	RWP
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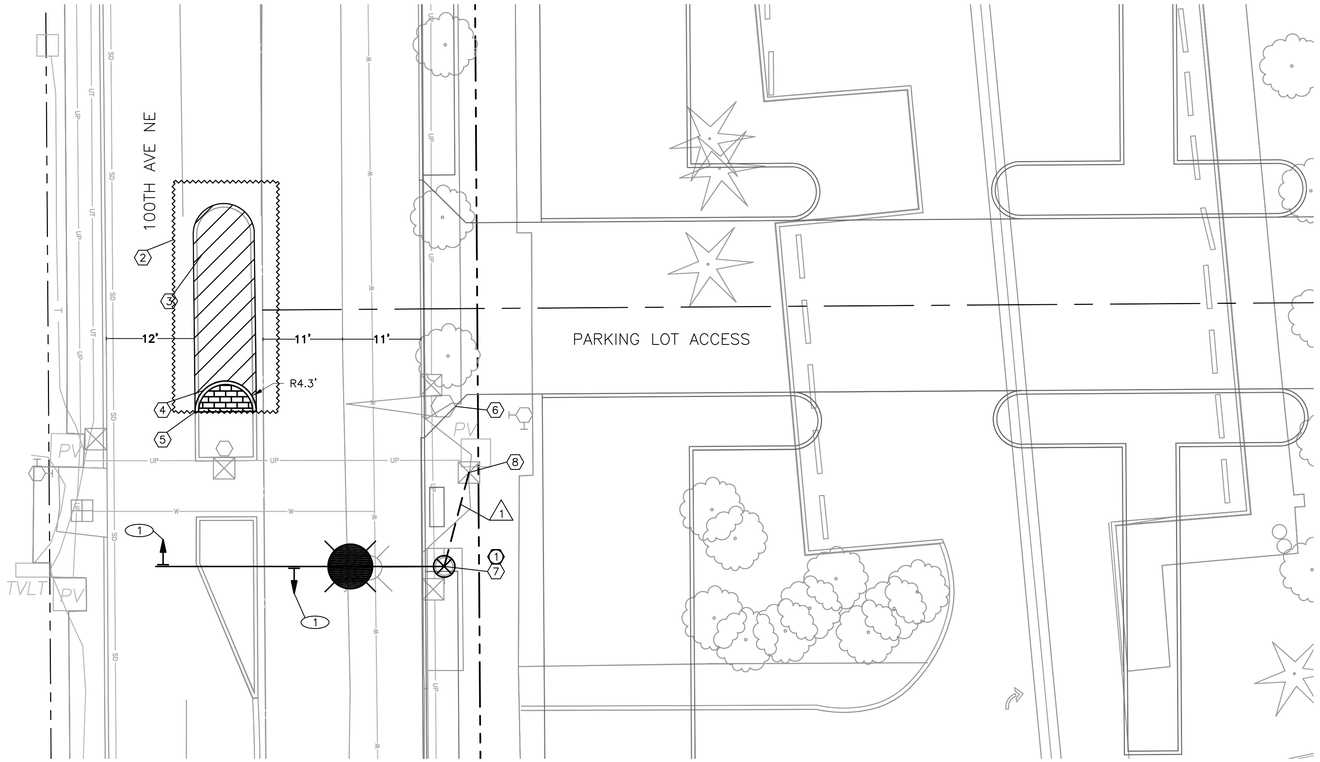
REVISION	
REVISION	

TRAFFIC SIGNAL DETAILS

DATE	JANUARY 2015
SHEET	T1.2



CONSTRUCTION NOTES

1. CONSTRUCT FOUNDATION PER WSDOT STANDARD PLAN J-26.15-01 (CASE B). INSTALL TYPE III SIGNAL POLE WITH 40FT MAST ARM, AND NEW TERMINAL CABINET ON POLE. INSTALL SALVAGED SIGNS AND BEACON CONTROLLER CABINET FROM EXISTING POLE (SEE CN 6). INSTALL COBRA HEAD MEDIUM CUTOFF TYPE III DISTRIBUTION LUMINAIRE WITH 250W HPS LAMP ON 10FT DAVIT ARM PER CITY OF BELLEVUE STANDARD PLAN TSSL-2, AT 35FT MOUNTING HEIGHT ON THE POLE.
2. SAW CUT AND REMOVE EXISTING MEDIAN NOSE, CURB AND ASPHALT IN ACCORDANCE WITH BELLEVUE STANDARD PLAN ROW-3 AND ROW-4.
3. INSTALL ASPHALT PER CITY OF BELLEVUE STANDARD PLAN ROW-9, TO MATCH ADJACENT PAVEMENT DESIGN. PATCHED PAVEMENT GRADING SHALL MATCH EXISTING ROADWAY GRADING.
4. INSTALL 6" CEMENT CONCRETE TRAFFIC CURB PER CITY OF BELLEVUE STANDARD DRAWING TE-10.
5. INSTALL 6" PATTERNED, COLORED CONCRETE PER BELLEVUE STANDARD PLAN TE-32.
6. REMOVE EXISTING POLE, MAST ARM AND FOUNDATION. SALVAGE EXISTING SIGNS AND REMOVE EXISTING CONDUCTORS BACK TO ADJACENT JUNCTION BOX.
7. REMOVE EXISTING LUMINAIRE POLE AND FOUNDATION.
8. EXISTING JUNCTION BOX PULL EXISTING ILLUMINATION, SIGN, AND BEACON CONDUCTORS FROM EXISTING POLE TO JUNCTION BOX. INSTALL NEW CONDUIT TO NEW POLE AND RUN EXISTING CONDUCTORS TO NEW POLE.

SIGN LEGEND

1
EXISTING ILLUMINATED OVERHEAD SIGN

LEGEND

DESCRIPTION	EXISTING	PROPOSED
RIGHT-OF-WAY		
CONDUIT		
SAW-CUT LINE		
CONSTRUCTION NOTE		#
SIGNAL POLE CONSTRUCTION NOTE		#
SIGN NOTE		##
SIGNAL POLE AND MAST ARM		
MAST ARM MOUNTED SIGN		
PAVEMENT RESTORATION AREA		
STAMPED PAVEMENT AREA		
TYPE 1 JUNCTION BOX		
LUMINAIRE		

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) STANDARDS AND SPECIFICATIONS, WSDOT STANDARD PLANS, AND THE PROJECT SPECIAL PROVISIONS.
2. THE LOCATION OF EXISTING FEATURES AND UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION START.
3. ALL WORK SHALL BE CONSISTENT WITH UTILITY AGENCY REQUIREMENTS. CONTACT UTILITY LOCATE CENTER 48 HOURS PRIOR TO CONSTRUCTION.
4. POLE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. FACE OF POLES SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM THE FACE OF CURB.
5. THE LOCATION OF ALL CONDUITS, JUNCTION BOXES, POLES AND CABINETS SHOWN ON THIS PLAN MAY BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS AND MEET ADA REQUIREMENTS. CONDUIT RUNS SHALL BE CONSTRUCTED WITHIN PROPOSED RIGHT-OF-WAY. ALL FINAL LOCATIONS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL REPLACE ALL DAMAGED PAVEMENT MARKINGS IN ACCORDANCE WITH CITY OF BELLEVUE STANDARD PLANS.

FOUNDATION DEPTH TABLE

ALLOWABLE LATERAL BEARING PRESSURE (psf)	FOUNDATION TYPE	XYZ (CUBIC FEET) TYPE II,III AND SD MAST ARM STANDARDS					
		600	900	1,200	1,500	1,900	2,300
1,000	3' ROUND	10'	10'	11'	11'	13'	15'
	3' SQUARE	8'	8'	9'	9'	10'	11'
	4' ROUND	8'	8'	9'	9'	10'	11'
1,500	3' ROUND	8'	8'	9'	11'	13'	15'
	3' SQUARE	7'	7'	7'	8'	8'	9'
	4' ROUND	7'	7'	7'	8'	8'	9'
2,500	3' ROUND	6'	6'	7'	11'	13'	15'
	3' SQUARE	6'	6'	6'	6'	7'	7'
	4' ROUND	6'	6'	6'	6'	7'	7'

THIS TABLE BASED ON A Ø VALUE OF 26°. FOR DOUBLE MAST ARM STANDARDS WITH 90° BETWEEN ARMS, USE THE LARGER XYZ VALUE FOR FOUNDATION DEPTH SELECTION. A SPECIAL FOUNDATION DESIGN IS REQUIRED FOR DOUBLE ARM STANDARDS IF THE ANGLE IS NOT 90°.

WIRING SCHEDULE

△ NO	RACEWAY CONDUIT SIZE*	ILLUMINATION AND GROUND	SIGN ILLUMINATION	BEACON CIRCUIT
1	2" SCH40	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING

N

5 20
0 10 30

SIGNAL STANDARD DETAIL CHART

STANDARD NO.	FIELD LOCATION			TYPE	MOUNTING HEIGHT(FT)		SIGNAL MAST ARM DATA: OFFSET DISTANCES (FT) (Z) (POLE ℄ TO ATTACHMENT POINT)								WINDLOAD AREAS (FT)² (X)(Y)								(X)(Y)(Z) TOTAL(FT)³	LUMINAIRE ARM (FT)	POLE ATTACHMENT POINT ANGLES (deg)								FOUNDATION DEPTHS (FT)			REMARKS
	NORTHING	EASTING	P.O.A.		A1	A2	B1	B2	B3	B4	B5	B6	B9	B11	B1	B2	B3	B4	B5	B6	B9	B11		C	D*	E**	F	G1	G2	H	I1	I2	3' RD	3' SQ	4' RD	
1	226393.9	1301662.5	–	III				39.3		21.0						16		16					990	10	90	180							11	9	9	

*BEACON CONTROLLER CABINET
**TERMINAL CABINET

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CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

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REGISTERED PROFESSIONAL ENGINEER

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CHECK	RWP
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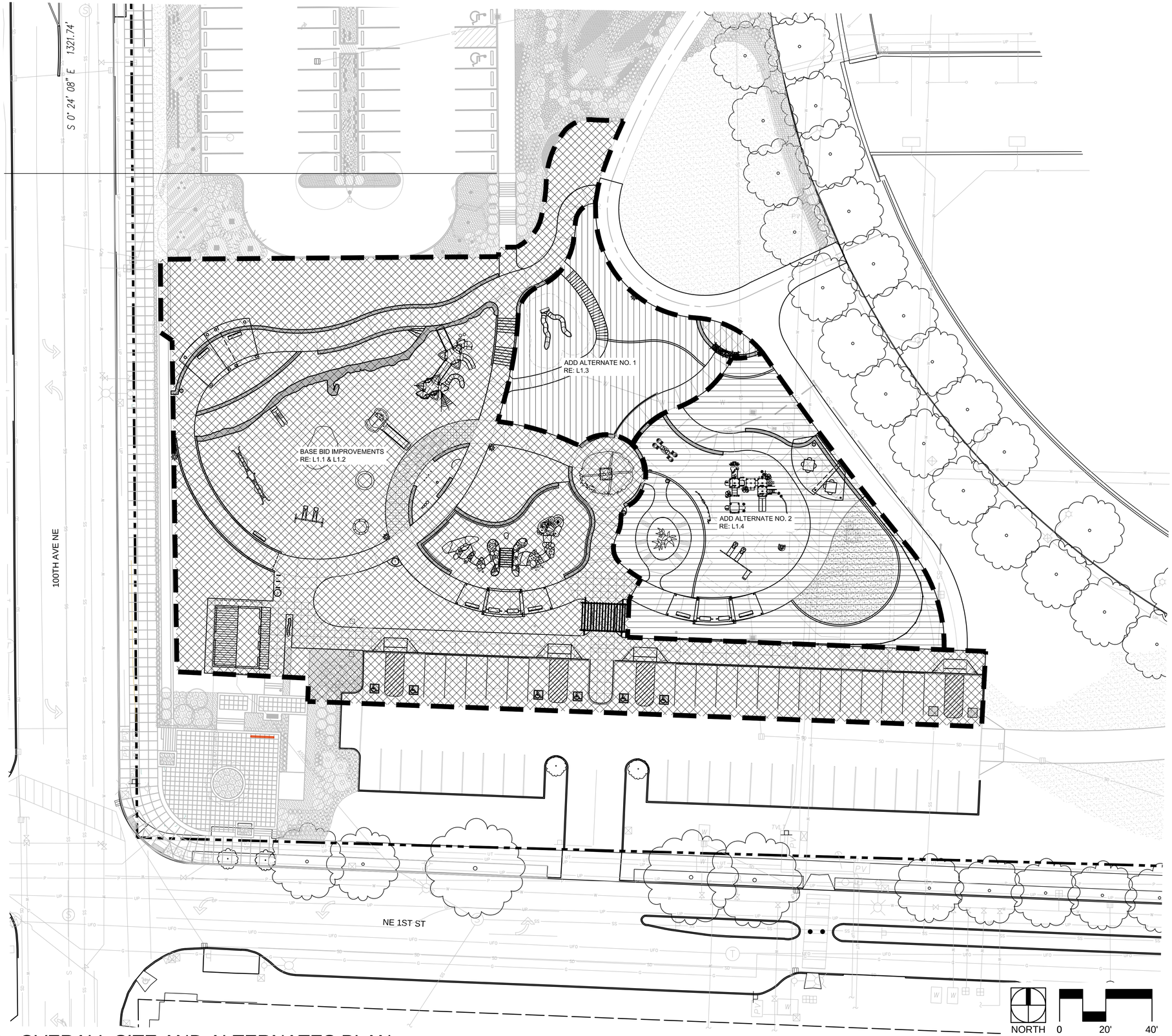
REVISION	
REVISION	

MEDIAN PLAN

DATE	JANUARY 2015
SHEET	PV1.0



1 OVERALL SITE AND ALTERNATES PLAN

Scale: 1" = 20'-0"

LEGEND

- BASE BID IMPROVEMENTS
- ADD ALTERNATE #1 IMPROVEMENTS
- ADD ALTERNATE #2 IMPROVEMENTS

SITE NOTES

1. Grading and utility extents for base bid, extend into Alternate #1 and Alternate #2 areas.

DESIGN CONCEPTS
www.dcla.net 303.664.5301
211 North Public Rd.
Suite 200
Lafayette, CO
80026

DOWNTOWN PARK
INSPIRATION PLAYGROUND

CITY OF BELLEVUE, WA

NOT FOR CONSTRUCTION

Project No.: 21260.01

Issued For:	**date:**
30% CDS XX.XX.15	XX.XX.15

Revision:	**date:**

Checked By: CH
Drafted By: BB

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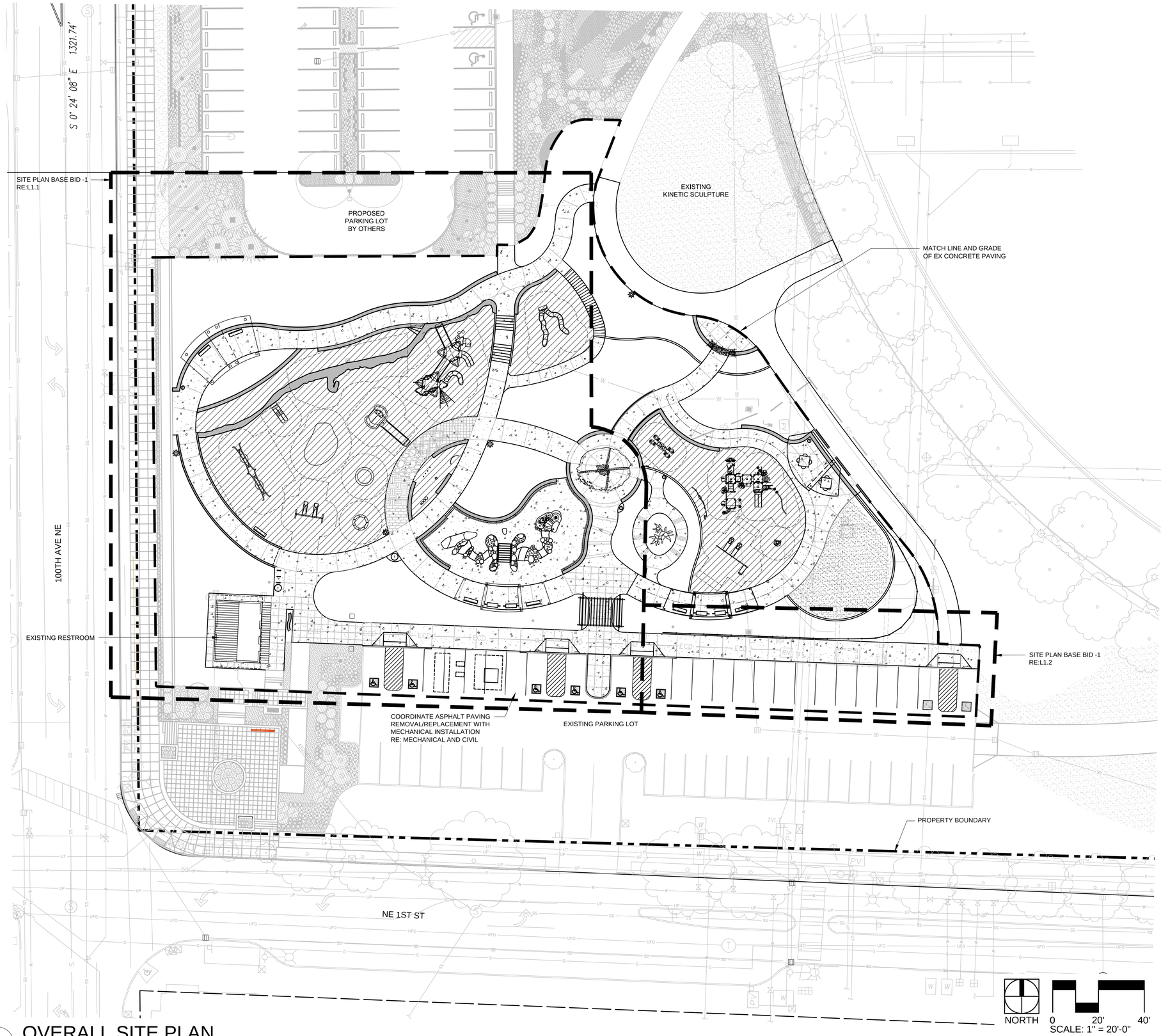
OVERALL SITE AND ALTERNATES PLAN

G3.0



LEGEND

- EXISTING TREE TO REMAIN
- LIMITS OF CONSTRUCTION
- PROPOSED ORNAMENTAL FENCE/RAILING
- PROPOSED CONCRETE FLATWORK, 5" DEPTH
- PROPOSED POURED-IN-PLACE SURFACING
- PROPOSED SYNTHETIC TURF
- PROPOSED WALL OR SEATWALL
- PROPOSED BENCH
- PROPOSED PICNIC TABLE
- PROPOSED ADA PICNIC TABLE
- PROPOSED TRASH RECEPTACLE
- PROPOSED LANDSCAPE OR SEAT BOULDER
- PROPOSED BICYCLE RACK
- 12' PEDESTRIAN LIGHT POLE
- EX DRINKING FOUNTAIN

SITE NOTES

1. All dimensions shall be field verified by contractor prior to construction. Any deviation from these plans must be approved by the Landscape Architect prior to construction.
2. Prior to excavation, underground utilities must be field verified (see general notes).
3. See Civil for additional control points, monuments and benchmarks.
4. All control joints shall be sawcut and spaced as indicated on the plans and details, expansion joints shall be placed as indicated on the drawings and details or every 20' O.C. or every third joint along the concrete paving. Contractor shall layout all control joints and expansion joints in the field for approval by the Landscape Architect.
5. Install 1/2" expansion joint material and caulk joints at all vertical intersections between new and existing concrete and between new concrete and buildings, wall or other vertical features.
6. All site improvements (play equipment, picnic tables, benches, trash receptacles, etc.) must be field surveyed and staked by contractor. Landscape Architect shall approve staked location of improvements prior to installation.
7. Landscape Architect shall approve final staking by contractor of all concrete flatwork and concrete walls prior to construction and all form work prior to pouring.
8. See specification section 129300 for model number and manufacturer of all site furniture.
9. Additional layout information will be provided to the Contractor prior to construction, as necessary. Landscape Architect will provide digital files of the site plan in AutoCAD. Allow 72 hours after request for delivery of files.
10. Play areas to have play equipment supplied and installed by playground supplier and Certified Playground Safety Inspector (CPSI). Contractor shall coordinate play area edge and walls, subgrade, drainage, and surfacing with play equipment installation.

1 OVERALL SITE PLAN

Scale: 1" = 20'-0"

DESIGN CONCEPTS
www.dcla.net 303.664.5301
211 North Public Rd.
Suite 200
Lafayette, CO
80026

DOWNTOWN PARK
INSPIRATION PLAYGROUND
CITY OF BELLEVUE, WA

NOT FOR CONSTRUCTION

Project No.: 21260.01

Issued For:	date:
30% CDS XX.XX.15	XX.XX.15

Revision:	date:

Checked By: CH
Drafted By: BB

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OVERALL SITE PLAN

L1.0

City of Bellevue Submittal Requirements	27

ENVIRONMENTAL CHECKLIST – NONPROJECT SEPA

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

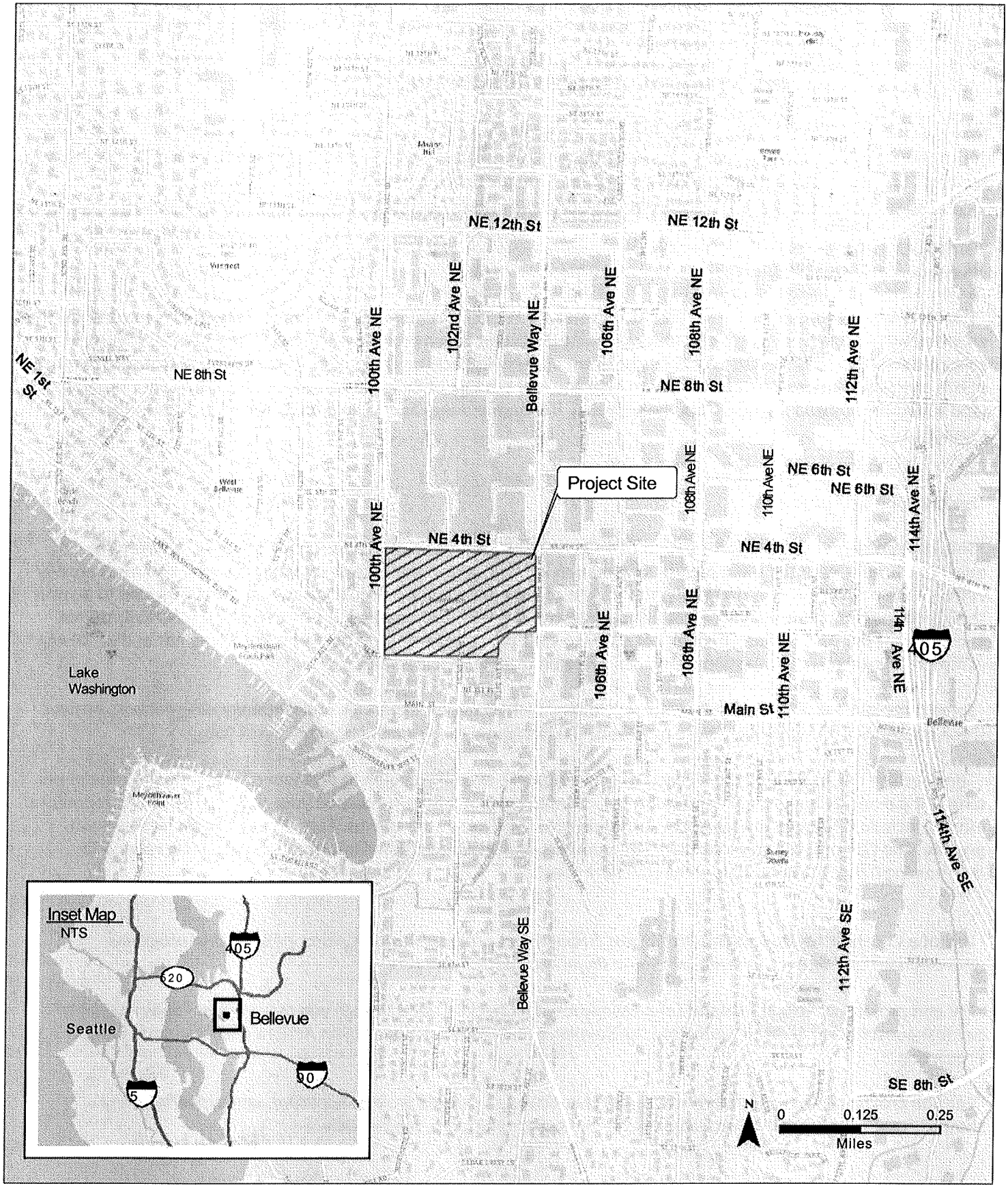
For non project proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Non project Actions available from Permit Processing.

For non project actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 '/z" x 11 vicinity map which accurately locates the proposed site.

Received
MAR 20 2015
Permit Processing

LT
3/25/15



U:\GIS\GIS\Projects\13xxxx\D130306_BellevueDwnTwnPark\mxd\Fig01-Vicinity.mxd\ ; 8/12/2014

SOURCE: GeoEngineers, 2014; WSDOT, 2007

Downtown Park Vicinity Map
Bellevue, Washington

LT
3/25/15

City of Bellevue Submittal Requirements	27
ENVIRONMENTAL CHECKLIST – NONPROJECT LEVEL SEPA	

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: City of Bellevue

Proponent: City of Bellevue: Parks and Community Services Department

Contact Person: Ken Kroeger, Project Manager
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 450 110th Avenue NE, Bellevue, WA 98009-9012

Phone: 425-452-4624

Proposal Title: Bellevue Downtown Park – Master Plan Update

Proposal Location: 10201 NE 4th Street, Bellevue, WA – NE 4th Street/Bellevue Way/NE 2nd Street/100th Ave NE
(Street address and nearest cross street or intersection) Provide a legal description if available. 131 103rd Ave NE 10001 NE 4th St. 10201 NE 4th St. ~~204 100th Ave NE~~ 210 100th Ave NE

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:

This is a nonproject proposal that updates the City Council adopted Beckley/Meyers Architects Downtown Park design and 1984 Downtown Park Master Plan and Environmental Impact Statement.

The Bellevue Downtown Park was initiated in December 1983 with the acquisition of 17.5 acres of land from the Bellevue School District. In 1984, an international competition for the design of a park resulted in the selection of a design created by Beckley/Myers Architects.

As developed by Beckley/Meyers and selected by a Citizens Advisory Committee, the Downtown Park design was adopted by the City Council in 1984. The design solidified both the desire for a passive park that allows for maximum flexibility and contains opportunities for walking, relaxing and people watching, while creating a park with a strong visual character unique to Bellevue.

In 1986 and in 1990 construction of a couple of major phases of the ~~1984~~ 1984 Master Plan were implemented. Phase one construction consisted of the north east quarter and phase two consisted of the western half of the Park. Since that time, several small improvements have been made to the Park.

A substantial portion of the Downtown Park was built in these two construction phases. However, the lack of land to complete the Park and lack of funds to develop certain features had hampered implementation of the total Park concept as approved in the original 1984 Downtown Park Master Plan. Additionally, critical acquisitions in the northeast, southwest and southeast quadrants of the park added approximately 4-acres to the original site, and the NE 2nd / NE 1st S-curve roadway connection was completed after 1984, forming the Park's southeast boundary.

As the City continued to mature and the downtown evolved into one of the region's important urban centers, a number of issues related to the Downtown Park surfaced that required further analysis and direction. A Master Plan Update was needed to achieve the goal of completing the Park as originally conceived, while at the same time addressing issues impacting the Park more than a decade after its conception.

In the fall of 1996, Mayor Ron Smith convened a twelve member Citizens Advisory Committee (chaired by John Ellis, the former Chair of the Downtown Park Design Competition and original Citizens' Committee) to review solutions for the raised issues that confronted the Park and would be sensitive to the original Park' vision. Of particular importance:

- long-term park boundaries;
- the various entryway improvements;
- future development of the southeast corner;
- potential siting of the Bellevue Art Museum;
- relationship to Bellevue Way, the "S" curve, and adjacent privately owned land;
- parking-reasonable expectations - surface/underground/location/capacity;
- conversion of pond to skating rink in winter;
- appropriateness, location, and size of a proposed amphitheater;
- disposition of the building used by Ballet Arts Studio;
- relationship to Old Bellevue/Meydenbauer Bay;
- surrounding business and residential interface with the Park; and
- the inclusion of more active recreation facilities in the area outside the circle

Working with the team of consultants who developed the original design and implemented subsequent construction phases, the CAC created the 1997 Master Plan Update with the goal of completing the Park as originally conceived, while at the same time addressing issues impacting the Park.

The CAC met on five separate occasions over a four month period before reaching consensus on the various issues. The results of those discussions were included in the recommended 1997 DT Park Master Plan Update and Design Report.

The key recommendations of the CAC for the 1997 Master Plan Update include the following:

- Southeast Entrance and Circle – The construction of the 1st/2nd "S" curve roadway creates a natural boundary to the southern edge of the Park. The right-of-way acquired for this road improvement allows for the completion of the circle. The southeast corner improvements include the completion of the primary design feature of the park: shaded circular promenade, canal, and double row of trees. This feature also creates a terraced, grassy slope in the inner circle with low retaining walls that can be used for seating and as a gathering space. At the southern terminus of the Park at 102nd Street NE, a formal entry with a grand staircase and cascading waterfall would serve as a strong visual entrance to and from the Old Bellevue retail and commercial area. The slope between the promenade and the "S" curve would be lushly planted to provide a strong visual edge to the road and a clear separation between road and park.

- Corner Entries - Key park improvements will be the completion of the NE, NW, and SW entrances to the park. These entrances would better connect the park with Downtown, Meydenbauer Bay and the surrounding neighborhoods and help to create a more visible presence and park identity on the surrounding streets:
    - The NE corner is an important connection to downtown and the Pedestrian Corridor which terminates a half block north of this intersection (NE 4th Street and Bellevue Way). The corner will be developed as an entry Plaza. The plaza will widen, from which one can enter either the area of the canal and promenade to

the west or the formal garden to the south. This second plaza will have a major fountain, another water feature different from others in the Park.

- The NW corner entry plaza provides an important entrance to the park for adjacent residential neighborhoods and activity centers. This entrance is at the highest elevation of the Park. From this prominent point, spectacular panoramic views open into and across the Park to Mt. Rainier. This vantage point also provides views to the bandstand which serves as the terminus to a series of stepped terraces leading into the Park. This important corridor into the Park occurs between private residential development along the northern edge of the park and parking to the south. Extensive planting will occur along either side of this view corridor to screen these developments.
- The SW corner connects the Park to Meydenbauer Bay and the western edge of Old Bellevue. A rapid change in elevation at this corner will call for a plaza directly accessible from the corner with stairs descending from 100th Avenue NE and ascending from NE 1st Street. This plaza will provide direct access to the children's play area and picnic area. Restrooms and pergolas to be used for Park shelters will be located here as well, and a small plaza area is accessible from this entrance.

- Consolidated Parking - After extensive discussion, the CAC recommended the consolidation of existing parking into a single lot along 100th Avenue NE. The Master Plan Update calls for the provision of approximately 23 parallel parking stalls along the east side of 100th Avenue NE, together with a terraced surface parking lot for 130 cars along the west side of the park that would replace the existing lots along 100th Avenue NE and NE 1st Street. Within the Park boundaries, additional parking for off-site uses was not recommended.

  The Park occupies a unique location downtown, bounded by commercial, retail, and residential areas. The land uses surround the Park impact whatever parking supply might be provided in the Park. The Park, in turn, impacts parking facilities in surrounding areas. Special events, the season and time of day all pose specific problems for providing Park access by automobile. The recommendations contained here are aimed at providing adequate parking for the everyday uses of the Park, while maximizing the amount of land that can be used for Park purposes, as originally intended in the purchase of this land. The Park should not be used to solve the parking problems associated with surrounding land uses.

- Landscape and Infrastructure Enhancements – The primary objective in completing the landscape portion of the Park is to appropriately provide planting along the edges which will guide people to the Park entrances, create a strong street edge to the Park, and create small scale openings and sequences of spaces along the edge of the Park in contrast to the sweeping area of lawn which serves as its core. In completing the Park's landscaping, it will be critical to configure and organize the planting in a manner that gives the park user a sense of safety and visibility.
- Museum Siting – A museum located within the boundaries of the Park would serve neither the Museum nor the Park's interests. Access to the Museum by people and vehicles would be severely compromised and the Park itself would be overwhelmed by a building of this magnitude. A Museum located in the Park is not recommended, though a Museum located adjacent to the Park could be a great asset.
- Amphitheater – An amphitheater holding up to 3,000 people is not recommended. The size and scope is beyond the Park's capacity. Especially problematic is the amount of parking required, permanent improvements needed and service provisions necessary for a limited duration of use. A smaller bandstand that could be used for small, ad-hoc performances, as a park shelter for picnics, weddings and other smaller gatherings is recommended. The structured lawn area recommended in the southeast corner will more conveniently accommodate larger gatherings.
- Active Recreation – Further opportunities for recreation were identified:
  - Expanded Children's Play Area: A children's play area was part of the original park concept and a temporary play area was built, which has proven to be quite popular. The original design was a fantasy garden for children, a play area unlike all others in Bellevue. The present play area does not meet this goal, but its present popularity suggests that a children's play area should be retained and expanded. The southwest corner of the Park can be expanded dramatically to accommodate more play opportunities and

a family picnic area. More planting in this area should give the children's area a greater sense of security from cars and parking and make strong linkages to the areas of the pool and waterfall. Restrooms in this area are also an essential addition for the comfort of users.

- Basketball Courts: Outdoor basketball is a socializing activity for youths and young adults. While the original programming, based on community surveys, did not identify basketball as a critical activity to accommodate in this Park, a small hard surface area with backboard and hoop for pick-up games may add an important attraction to the Park for this population.
- Ballet Arts Studio: In the earliest phases of programming and master plan development, it was determined that maintaining the structure that houses the Ballet Arts Studio was not consistent with goals for the Downtown Park. Park features were intended to be for general community use, not special purpose facilities requiring membership such as the Ballet Arts Studio. In addition, the existing building style is not compatible with the park architecture and the structure blocks views into and across the park. As part of the redevelopment of the west side for new construction of restrooms, expansion of the play/family area and consolidation of the parking area, it will be removed or relocated from the site.
- Ice Skating: A provision to use the pool for ice skating was created when the waterfall and pool area were designed. A dam and drainage system exists which would allow for the continuous operation of the waterfall while the water level of the pond is lowered to allow for freezing and ice-skating. Limited by the season and weather conditions it is predicted that use of such a facility would be limited to ninety days a year. Because of the investment it would require to prepare and operate the pool for use as an ice rink this option is not recommended at this time.

- Restroom and Shelters – Further infrastructure was noted as part of the Master Plan Update, which included the need for additional restrooms:
  - Southwest corner: The area developed for children's play and family picnics is particularly in need of restrooms for users of this part of the park. Pergolas, a traditional form of park shelter, could usefully extend the times and seasons for use of this area, and provide a shelter for family picnics, a protected place to gather during surprise showers, or a place to retreat out of the sun, etc.
  - Formal Garden: The formal garden was designed to have a Pergola along its eastern edge with wings at either end, extending to the west and connecting to the restrooms. The addition of the pergola here would enhance the use of this part of the Park for weddings, receptions and small gatherings, as well as provide shelter for the everyday users approaching the Park through the northeast entrance.

The Parks & Community Services Board and the Citizens' Advisory Committee recommended that the Master Plan Update and Design Report dated March 1997 be adopted by the City Council and accepted as an amendment to the original Downtown Park Master Plan. The updated Master Plan has served as the framework for park planning, development, and budgeting decisions.

2. **Acreage of site:**
   21.41 acres (932,661 square feet)

3. **Number of dwelling units/buildings to be demolished:**
   This is a nonproject planning level document, no dwelling units/buildings will be demolished. There are no dwelling units within the park property.
   Per the original Master Plan and this Update, the demolition of the Ballet Arts Building will be included.

4. **Number of dwelling units/buildings to be constructed:**
   This is a nonproject planning level document, no dwelling units/buildings will be constructed.
   The original Master Plan and this Update, identified the addition of one bandstand and one restroom structure.

5. **Square footage of buildings to be demolished:**
   This is a nonproject planning level document, no buildings to be demolished.
   Per the original Master Plan and this Update, the demolition of the approximate 1,500 SF Ballet Arts Building will be included.

6. **Square footage of buildings to be constructed:**
   No buildings will be constructed per this nonproject action.
   The Master Plan Update includes an approximate 600 SF restroom building. At project level, design will inform design of these typical park structures.

7. **Quantity of earth movement (in cubic yards):**
   This is a nonproject planning level document, no earth movement will take place.
   At project level, design will inform earth movement calculations for project level SEPA review and development permit approvals.

8. **Proposed land use:**
   No change to land use is proposed. The existing land use is CITY PARK in a DNTN-MU.

9. **Design features, including building height, number of stories and proposed exterior materials:**
   The 1997 Master Plan Update includes an open-air south entry stair plaza and water feature, complete circular promenade, canal, and ring of trees, terraced seating area, relocated and consolidated parking, and new landscaping. The main exterior material is cast concrete.

10. **Other**:
    None

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

This is a nonproject planning level document. Implementation of phasing is dependent upon City Council priorities and funding. Completion of the Circle and expansion of the playground are anticipated to be constructed in 2015. Future implementation of Downtown Park phasing is dependent upon City Council priorities and funding and is not known at this time

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

This proposal is a nonproject action that establishes a conceptual Master Plan Update for future phased park design, permitting (including project-level SEPA) and construction that will proceed after completion of this planning-level project. As provided by WAC 197-11-330(2)(b), environmental analysis of the specific park elements will be more useful and appropriate in the future, when more details are known. The Master Plan Update is a conceptual, program document. It does not contain detailed construction, engineering, architectural, or environmental information.

There are no plans for future additions, expansion, or further activity outside of the scope shown on the Master Plan Update and connected to this proposal.

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

1984 Downtown Park Master Plan Environmental Impact Statement - City of Bellevue – August 1984
2015 Downtown Park Project Level SEPA - City of Bellevue – March 2015

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.

No other applications or government approvals are required for the Master Plan Update have been submitted as part of this nonproject approval.

Project level applications for government approval will be submitted and comply with appropriate national, state, county, and city code requirements. Implementation of Downtown Park projects are dependent upon City Council priorities and funding. Completion of the Circle and expansion of the playground are anticipated to be constructed in 2015 and are noted in the project level SEPA checklist.

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.

The Master Plan Update will be approved by the Bellevue City Council. Applications for permits and government approvals required for implementation of the Master Plan Update will be submitted as separate approval process(es). Dependin on construction phasing, anticipated future permit applications will include: project level SEPA, clear and grade, right of way, building, electrical and plumbing permits. Completion of the Circle and expansion of the playground are anticipated to be constructed in 2015 and are noted in the project level SEPA checklist.

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**
- ✓ **Other:**
  1984 Bellevue Downtown Central Park Environmental Impact Statement
  1997 Bellevue Downtown Park Master Plan Update and Report

A. ENVIRONMENTAL ELEMENTS

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)?**
There is an 18% grade in the northwest corner of the site.

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.**
Based on subsurface investigations, the site contains loose to medium dense fill consisting of silty sand with variable gravel. The fill thickness varies from about two to nine feet. Medium dense to very dense glacial till underlies the fill (GeoEngineers, 2014).

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
There is no history or indications of unstable soils in the immediate vicinity.

e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
No filling or grading is required for this nonproject action.
A project level review of the design will inform quantities of filling or grading calculations for project level SEPA and development permit approvals.

f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
No clearing, construction, or use is required for this nonproject action.
The disturbance of soils during construction has the potential to increase erosional effects. In order to meet the current Ecology Construction Storm Water General Permit requirements, a properly developed, constructed, and maintained erosion control plan consistent with City standards along with construction best management practices (BMPs) would be required to control erosion during construction of the proposed projects.
A project level review of the design will inform erosion control measures for project level SEPA and development permit approvals.

g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
The amount of impervious surface at the site will not be affected by this nonproject action.
However, the estimated total impervious surface after construction will be approximately 24%.

h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
No erosion would result from this nonproject action; therefore, no mitigation is necessary.
During construction, the project(s) require a Temporary Erosion and Sedimentation Control (TESC) plan, as required by Ecology. Other BMPs and construction water quality treatment measures would be installed to minimize erosion and to treat stormwater runoff during construction.
A project level review of the design will inform erosion control measures for project level SEPA and development permit approvals.

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.**
This nonproject action would not result in any changes in emission.
During construction fugitive dust, emissions, and odor from equipment and trucks typical of a large construction project can be anticipated. After the project(s) are complete the park will be a more active venue than in the past and may result in an increased number of events and activities which could contribute to increased automobile odors in the area.
A project level review of the design will inform air emission measures for project level SEPA and development permit approvals.

b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**
There are no off-site sources of emissions or odors that would affect the adoption or implementation of the Bellevue Downtown Park Master Plan Update.
A project level review of the design will inform any sources of emissions or odor at the time of project level SEPA and development permit approvals.

c. **Proposed measures to reduce or control emissions or other impacts to the air, if any:**
No air quality impacts would result from this nonproject action; therefore, no mitigation is necessary.
During construction best management practices to control fugitive dust, emission and odors will control a majority of impacts to air. Once in operation, attendees to events and activities will be encouraged to travel by modes other than single occupant motor vehicles and some events may warrant special shuttle service be provided by event hosts to decrease the amount of automotive odors.
A project level review of the design will inform emission or other air control measures.

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 appropriate, state what stream or river it flows into.**
Meydenbauer Bay is approximately two blocks (800 feet) from the southwest corner of the site. There are no natural surface water bodies on the site, however there are several artificial water features: Belvedere Fountain, the Grotto, the Canal, and Waterfall Fountain.

(2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, lease describe and attach available plans.**
There would be no construction as a result of the Downtown Park Master Plan Update over, in, or adjacent to any surface water body.

(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.**
No fill or dredge material would be placed in or removed from surface water bodies as part of this nonproject action.

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

No, there are no natural surface waters on the site. Additionally, No surface water withdrawals or diversions would be required for this nonproject action.

(5) **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**
The site does not lie within a 100-year 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.**
This nonproject action does not involve any discharge of waste materials to surface waters. Sediment could leave the site during construction if erosion control measures are inadequate or improperly installed or maintained.

Typical pollutants associated with parking areas will be found in stormwater runoff from existing and proposed the parking lots, and from that portion of the adjacent street system that sheetflows to the parking lot stormwater collection system. These stormwater discharges will be treated for removal of total suspended solids (TSS) based on COB standards and code.
A project level review of the design will inform surface water issues for project level SEPA and development permit approvals.

b. Ground

(1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description.**
This nonproject action does not involve any ground water withdrawal or discharge.
Temporary dewatering may be required to control perched ground water conditions during construction - if conducted during the wet season. Otherwise, no groundwater will be withdrawn, and no water will be intentionally discharged to groundwater.
A project level review of the design will inform ground water issues for project level SEPA and development permit approvals.

(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.**
No waste materials would be discharged to the ground as a result of this nonproject action.

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.**
This nonproject action does not require and runoff or collection and disposal of water.
Paved areas in the park, including parking areas, are the source of stormwater runoff. Design will include appropriate storm water facilities including treatment where appropriate.
A project level review (SEPA and utiliites) of the design will inform water runoff methods/measures needed for approval.

(2) **Could waste materials enter ground or surface waters? If so, generally describe.**
This non project action does not produce any waste material discharge.
Waste material to ground or surface waters is anticipated to be minimal. Permits will require compliance with State, City, and County codes.

Sediment could leave the site during construction if erosion control measures are inadequate or improperly installed or maintained. Typical pollutants associated with parking areas will be found in stormwater runoff from existing and proposed the parking lots, and from that portion of the adjacent street system that sheetflows to the parking lot stormwater collection system. These stormwater discharges will be treated for removal of total suspended solids (TSS) based on COB standards and code.
A project level review of the design will inform surface water issues for project level SEPA and development permit approvals.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
There are no water runoff impacts associated with this nonproject related action.
Groundwater encountered during construction can be adequately managed by diverting to gravel lined collection ditches and/or use of sump pumps.
A project level review of the design will inform water runoff impacts for project level SEPA and development permit approvals.

4. Plants

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

- ✓ **deciduous tree: alder, maple, aspen, other:**
  A variety of ornamental and native species
- ✓ **evergreen tree: fir, cedar, pine, other:**
  A variety of ornamental and native species
- ✓ **shrubs:**
  A variety of ornamental and native species
- ✓ **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?
There are no changes to the vegetation associated with this nonproject related action. The master plan update proposes reconfiguration and redevelopment of an existing city park in downtown Bellevue.
A project level review of the design will inform the kind and amount of vegetation modifications for project level SEPA and development permit approvals.

c. List threatened or endangered species known to be on or near the site.
There are no threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
No measures are required for this nonproject action. The primary objective in completing the landscape portion of the Park is to appropriately provide planting along the edges which will guide people to the Park entrances, create a strong street edge to the Park, and create small scale openings and sequences of spaces along the edge of the Park in contrast to the sweeping area of lawn which serves as its core. In completing the Park's landscaping, it will be critical to configure and organize the planting in a manner that gives the park user a sense of safety and visibility.
A project level review of the design will inform the use of vegetation modifications for project level SEPA and development permit approvals. Where possible native plants will be utilized.

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:**
  Species accustomed to urban areas such as ducks, American crow, northern flicker, Bewick's wren, black-capped chickadee, spotted towhee, song sparrow, house sparrow, and pigeons
- ✓ **Mammals: deer, bear, elk, beaver, other:**
  Species accustomed to urban areas such as western gray squirrel, Norway rat, raccoons, opossums
- ☐ **Fish: bass, salmon, trout, herring, shellfish, other:**
  None

b. List any threatened or endangered species known to be on or near the site.
There are no threatened or endangered species known to be on or near the site.

c. Is the site part of a migration route? If so, explain.
The Puget Sound area is located within the Pacific Flyway, which is a flight corridor for migrating waterfowl and other avian fauna. The Pacific Flyway extends south from Alaska to Mexico and South America. No portion of the proposed project would interfere with or alter the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:
No impacts are anticipated, thus no measures are needed.

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.
No energy will be used or required for this nonproject action. The approval of the master plan update would not result in depletion of energy of natural resources. Some plan elements, such as the restroom or maintenance structures, may likely require more energy than is currently being consumed at the site. The project(s) will use electrical energy for lighting, security cameras, operation of the water features, and for occasional public events. All system elements will be installed by competent contractors to maintain warrantees. The systems will be regularly-maintained by City of Bellevue Parks Department staff. The potential impact(s) is not expected to be substantial or to deplete available energy resources. A project level review of the design will inform the kinds of energy use for project level SEPA and development permit approvals.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The project would not interfere with the use of solar energy by any adjacent properties.

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:
There are no energy conservation features associated with this nonproject approval.
A project level review of the design will inform the kinds of energy conservation features for project level SEPA and development permit approvals.

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.**
There are no known environmental health hazards that could occur as a result of this nonproject action or anticipated at the time of development.

(1) Describe special emergency services that might be required.
No special emergency services would be required for this nonproject action.

(2) **Proposed measures to reduce or control environmental health hazards, if any.**
None required for this nonproject action.

b. **Noise**

(1) **What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?**
While there is no noise associated with this nonproject action and a project level review of the types of noise in the area which may affect the project, the Downtown Park is located in a developed urban environment, typical road and City noise will prevail.

(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.**
The plan calls for formal development of park land to park use. Little or no change in noise created within the park is anticipated.
A project level review of the design will inform the types and levels of noise for project level SEPA and development permit approvals.

(3) **Proposed measures to reduce or control noise impacts, if any:**
There are no noises to reduce or control as part of this nonproject approval.

8. Land and Shoreline Use

a. **What is the current use of the site and adjacent properties?**
The current use of the site is City Park. Adjacent properties include commercial, retail, and multi-family residential structures.

b. **Has the site been used for agriculture? If so, describe.**
The site may have been used for agriculture in the late 1800's before being platted in the early 1900's.

c. **Describe any structures on the site.**
There is a small ballet school building, located off 100th Avenue NE; several small structures (utility vaults and transformers) and are used for maintenance of the park; waterfall, pond, and associated pump station; concrete staircase; concrete belvedere with water feature; obelisk-mounted lights surrounding the promenade that are approximately 12 feet in height; and an existing block and wood sided structure with a standing seam metal roofed restroom on site with separated male and female restrooms, as well as, a single stall family restroom. Additionally, there are two restroom structures on the east end of the park, one male and one female facility.

d. **Will any structures be demolished? If so, what?**
No structures would be removed as part of this nonproject action.
At time of development per the Master Plan and this update, the remaining ballet school building, foundation, and associated site elements will be removed.
A project level review of the design will inform any demolition on site for project level SEPA and development permit approvals.

e. **What is the current zoning classification of the site?**
The current site zoning is DNTN-MU - Downtown Multiple Use District.
DNTN-OB - Downtown Old Bellevue Land Use District

f. **What is the current comprehensive plan designation of the site?**
The current comprehensive plan designation of the site is DNTN — Downtown.

g. **If applicable, what is the current shoreline master program designation of the site?**
The projects are not located within a shoreline district.

h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**
The City of Bellevue's Critical Areas maps indicate there are areas on the site mapped for liquefaction and steep slopes. **N/A per LUC 20.25H.005 - the Critical Areas Overlay District does not apply to the Downtown.**

i. **Approximately how many people would reside or work in the completed project?**
No people would reside or work in the completed projects.

j. **Approximately how many people would the completed project displace?**
The projects will not displace any people.

k. **Proposed measures to avoid or reduce displacement impacts, if any:**
None required.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
The project does not propose any changes in land use, so no measures are required.

9. Housing

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
No housing units would be provided.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
No housing units would be eliminated.

c. **Proposed measures to reduce or control housing impacts, if any:**
None required.

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?**
There are existing obelisk-mounted lights surrounding the promenade that are approximately 12 feet in height and constructed of cast concrete. Additionally, there are parking lot lights which are approximately 25 feet in height.

b. **What views in the immediate vicinity would be altered or obstructed?**
No views in the area would be altered or obstructed.

c. **Proposed measures to reduce or control aesthetic impacts, if any:**
None required.

11. Light and Glare

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
Adoption of the Master Plan Update would not create any light or glare.
Implementation of the Master Plan Update elements would create new sources of light. It is estimated that standard, 25 foot high light poles would provide security and safety lighting for parking lot, and additional lower light poles would provide security and lighting for the restroom(s), and pathways during

night time hours. Operational hours of the park would likely be the same as currently prescribed - from dawn to 11pm.
However, a project level review of the design will inform any specific types of light or glare for project level SEPA and development permit approvals.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
Adoption of the Master Plan Update would not create any light or glare.
New lighting installed for park elements could potentially be seen by neighboring areas, however, the location and design of the lighting facilities would minimize light and glare spillover onto adjacent property. Light and glare is not expected to be a safety hazard or interfere with views upon construction of the park.

c. **What existing off-site sources of light or glare may affect your proposal?**
No off-site sources of light or glare would affect adoption or implementation of the Master Plan Update.

d. **Proposed measures to reduce or control light or glare impacts, if any:**
No measures are required for this nonproject action.
Upon future implementation of the Master Plan Update, all lighting facilities would be designed and operated to avoid or minimize light and glare impacts. In addition, the retention of existing mature vegetation and the planting of additional landscaping would aid in shielding new light sources from surrounding areas. Project level design for Downtown Park elements will undergo a separate environmental review under SEPA, including the identification of additional mitigation measures for potential lighting impacts, if any.

12. Recreation

a. **What designated and informal recreational opportunities are in the immediate vicinity?**
The project site is a park, designated for informal and formal recreational opportunities. The site is currently used as an informal recreation area for walking, jogging, and on-leash dog walking along the promenade and in the open areas.

Additionally, there are several City Parks located within ½ mile from the Downtown Park, including Clyde Beach Park, Meydenbauer Beach Park, Goddard and Wildwood Parks. The Lake to Lake Trail also connects nine parks across Bellevue before terminating at the Meydenbauer Beach Park on Lake Washington. Moreover, the Boys & Girls Club is adjacent to the Park and provides recreation activities.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No recreational uses will be displaced per this nonproject action. The recommendations for the Master Plan Update proposes an increase in the recreational uses on site for future development.

Future build-out of the park would enhance and expand the existing informal recreational uses and provide recreational opportunities in the long-term. Some areas within the site may not be available during construction. These closures would be temporary and short-termed.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
No measures are required for this nonproject action. The intent of the Master Plan Update project is to enhance recreational opportunities at the Downtown Park. Impacts on recreational use during construction will be reduced with signage, but will be temporary in nature.

The frequency of future Park events may increase with the construction of new site features, but events would be similar to those currently being scheduled at the Park. Special Events at the

Downtown Park are also subject to review, coordination, and approval of the City's Special Use Committee.

By utilizing the west side of the Downtown Park, the Master Plan Update sites an appropriate location for consolidating parking. Parking consolidation will optimize the amount of land which can actually be used for park and recreational purposes.

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 properties currently documented to the NRHP are located within or adjacent to Bellevue Downtown Park. However, there are nine historic-age buildings (defined as built in 1964 or prior) directly adjacent to the Park. Pertinent information about these structures is summarized below (Table 1).

TABLE 1. HISTORIC-AGE BUILDINGS ADJACENT TO BELLEVUE DOWNTOWN PARK.

Address	Year Built	Level of Documentation	NRHP Eligibility Determination	Current Use	Citation
139 104th Ave. NE	1955	DAHP HPI — full	Not Eligible	Commercial	Kachmarsky, 2010
303 104th Ave. NE	1946	DAHP HPI — full	Not Eligible	Commercial	Kachmarsky, 2010
317 104th Ave. NE	1951	DAHP HPI — full	Not Eligible	Commercial	Kachmarsky, 2010
321 104th Ave. NE	1961	DAHP HPI — full	Not Eligible	Commercial	Kachmarsky, 2010
257 100th Ave. NE	1905	DAHP HPI — legacy	Potentially Eligible	Non-Profit	Stewart, 1975; Tobin, 1992
229 99th Ave. NE	1910	DAHP HPI — Assessor data only	Not Determined	Non-Profit	Artifacts Consulting, 2011
261 100th Ave. NE	1941	DAHP HPI — Assessor data only	Not Determined	Residential	Artifacts Consulting, 2011
401 104th Ave. NE	1951	DAHP HPI — Assessor data only	Not Determined	Commercial	Artifacts Consulting, 2011
10203 NE 1st St.	1953	DAHP HPI — Assessor data only	Not Determined	Commercial	Artifacts Consulting, 2011

As indicated in Table 1, the historic First Baptist Church, which has been documented but with no determination of NRHP eligibility made at the time of recording with DAHP, would appear to possesses integrity and is believed potentially eligible for listing under Criteria A and B. It is one of the oldest standing structures in Bellevue, directly associated with the city's founding and was designed by prominent regional architect, James Stephen (Furesz, 2011; Stewart, 1975; Tobin, 1992). Built in 1905 it was moved to its present location at 257 100th Ave. NE across the street to the west of the park in 1919 at which time an addition was constructed. It is currently owned and utilized by the Bellevue Boys and Girls Club.

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

No cultural resource surveys have been conducted within or adjacent to the park. According to the DAHP, there are no recorded archaeological sites or cemeteries within or adjacent to the park. However, based on DAHP's Statewide Predictive Model used to assess the risk of encountering precontact archaeological resources, the project location is classified as Very High Risk/High Risk (Survey Highly Advised) (DAHP, 2013).

The project is located within the traditional territory of the Lake Washington people, a Southern Coast Salish group who are subset of the larger group known as the Duwamish people. The Duwamish had numerous villages on the shores of Lake Washington and along the Duwamish, Cedar, Black, and Green Rivers (Haeberlin and Gunther, 1930:10; Smith, 1940:15; Spier, 1936:34; Swanton, 1969:423). There are five recorded Native American place names within a one-mile radius of the project area. These include names for specific places and resources on Lake Washington (Hilbert et al., 2001:90-93). The nearest recorded village site to the project area was located approximately two miles southeast at the mouth of Mercer Slough (Hilbert et al., 2001:45, 94).

The project area was first platted by the "Heirs of Matthew S. Sharp" in 1890 (US Surveyor General, 1977). Arriving in 1882, Matthew Sharp was one of the earliest settlers in the vicinity that would become Bellevue (McDonald, 2000:45-46). After his death in 1886 and the subsequent subdividing of his homestead, a portion containing the project area was acquired by D.M. Shanks who laid it out as the Cheriton Fruit Gardens tract (McDonald, 2000:61,70). Over subsequent decades, this parcel was gradually further subdivided (Kroll, 1912; Kroll, 1926; Kroll, 1930; Kroll, 1946; Metsker, 1926; Metsker, 1936). The primary usage of the land was small-scale agricultural, with the first development beyond domestic structures occurring in 1922 when a public elementary school was opened at the southeast corner of 102nd Ave. and 4th St. (Piro, 2008:4). (As a result of the construction of Bellevue Downtown Park, 102nd St. now terminates at 1st St., however prior it continued further north, terminating at 4th St. (Sanborn, 1929).) The school was torn down in 1985 when the land was acquired by the City of Bellevue and the creation of Downtown Park commenced. A portion of the footprint of this building is preserved as a design element within the northeast quadrant of the present-day park. It is unclear if this footprint consists of the original foundation or modern materials. A second school building was constructed on 102nd Ave. NE between NE 1st and NE 4th Streets across the street from the elementary and opened as Union High School in 1930. It later was as used as a junior high school. It was torn down in 1989 as work on the park progressed (Piro, 2008). Both schools had separate gymnasium structures directly adjacent, in the case of the elementary to the northeast, and in the case of the high school to the northwest. As of 1944 seven domestic structures, the majority with associated outbuildings, were located within present-day park boundaries (Sanborn, 1929; Sanborn, 1944). King County Assessor records and DAHP historic property inventories indicate limited additional development until the 1950s with the beginnings of commercialization of the area.

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

There are no impacts to reduce or control as part of this nonproject action. The Master Plan Update proposed reconfiguration and redevelopment of an existing City Park in downtown Bellevue – impacts are not anticpated.

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.**

The Park is bordered by NE 4th Street on the north, 100th Avenue NE on the west, NE 1st Street and NE 2nd Street on the south, and 104th Avenue NE/Bellevue Way NE on the east.

b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
There are five bus stops within two blocks of the east side of Bellevue Downtown Park that are served by both King County Metro Transit (route 249) and Sound Transit (routes 550 and 560).

c. **How many parking spaces would the completed project have? How many would the project eliminate?**
The 1997 Master Plan Update is consistent with the 1984 EIS data. The parking needs is based on review of (a) Usage and Activity at Existing Bellevue Parks; (b) Usage and Activity at Selected Parks in Neighboring Cities; and (c) Weekday Parking Demand at a Central Bellevue Downtown Park.

The 1997 Master Plan Update consolidates parking into a single terraced parking area for 130 cars accessible from 100th Ave NE, and calls for the provision of approximately 23 parallel parking stalls along the east side of 100th Avenue NE. The Master Plan Update recommends providing adequate parking for the everyday uses of the Park.

In 1997 there were 189 parking stalls located on site, located in three separate parking lots. The Master Plan Update accommodates 130 on-site parking stalls. Therefore, there are 59 on-site parking stalls that are being proposed to be eliminated.
A Project level review will require a transportation analysis prior to construction.

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).**
This nonproject action will not require any new roads or streets, or improvements to existing roads or streets, not including driveways. Frontage improvements are proposed along 100th Avenue NE, NE 1st Avenue, and 102nd Avenue NE. Pedestrian Improvements at the intersection of 100th Ave NE and NE 1st Street will include the reconstruction of the west side of the intersection to include revised curb lines, new ADA ramps, crosswalks across the north and west legs, and an RRFB system for the crossing of the north leg.
A Project level review will require a transportation analysis prior to construction.

e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
This nonproject action will not use or occur in the vicinity of water, rail or air transportation.

f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**
The 1997 Master Plan Update is consistent with the 1984 EIS data. The estimated total peak hour trips is 150.
A Project level review will require a transportation analysis prior to construction.

g. **Proposed measures to reduce or control transportation impacts, if any:**
No mitigation is required for this nonproject related action.
This 1997 Master Plan Update addresses parking and ensures easy, attractive access from the areas surrounding the Park. The Master Plan Update recommends providing adequate parking for the everyday uses of the Park. Two complementary actions are incorporated into the Master Plan: parallel parking along 100th Avenue NE (anticipated to provide 23 parking stalls) and a terraced surface parking lot for 130 cars which would replace the existing lots along 100th Avenue NE and NE 1st street.

Ongoing measures to reduce or control transportation impacts of Special Events at the Park involves review and permitting. City Staff (Transportation, Police, Fire, Parks etc.) evaluates events and permits event specific conditions such as parking plans and traffic controls (road closures/signage, Off-site parking agreements etc.).
Project level review will require parking/traffic analysis.

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.**
Site redevelopment is expected to remove direct access from NE 2nd Street to the interior of the park for public services. The impact might be slight addition to response time, as public service vehicles will be required to enter from the new access on 100th Ave NE.
Addition number of public service officials may be required for large special events.

Public parks can become areas of high security concern, as a result of their high use. Such concerns may include areas hidden from public view, inadequate light levels at night, vandalism, and other potential crime activities.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**
While no measures would be required with approval of this nonproject action, several measures are available.
New access to the interior of the park can be accomplished through the bridge system that is existing over the canal, as well as, continuing the broad pathway with adequate compaction may suffice.

Ongoing measures to reduce or control transportation impacts of Special Events at the Park involves review and permitting. City Staff (Transportation, Police, Fire, Parks etc.) evaluates events and permits event specific conditions such as parking plans and traffic controls (road closures/signage, Off-site parking agreements etc.).

Other measures to reduce public services include incorporating design features maximizing site security, minimizing opportunities for vandalism, providing light levels appropriate for security, and providing views into and from the park to the perimeter.

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.**
No changes in utility services are expected with the proposed nonproject action.

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..... **, City of Bellevue - Parks & Community Services.....**

Date Submitted.....17 March 2015.....

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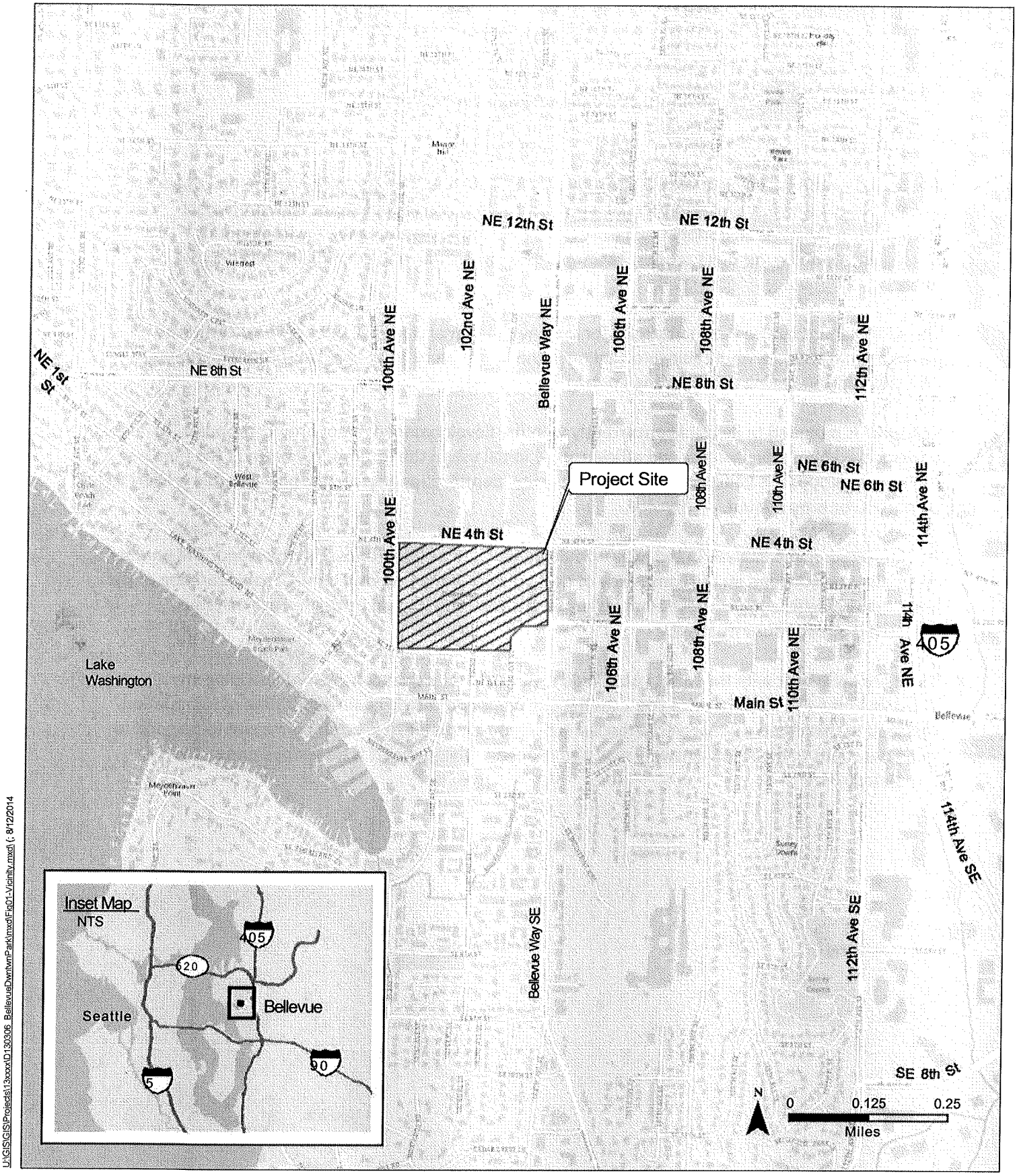

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SOURCE: GeoEngineers, 2014; WSDOT, 2007

Downtown Park Vicinity Map
Bellevue, Washington

SEPA Nonproject Review Form

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. The Nonproject Review Form (NPRF) is an optional tool to help the lead agency evaluate the environmental consequences of a nonproject proposal and to provide information to decision-makers and the public.

The NPRF cannot be used as a substitute for the environmental checklist, but may be attached as supplemental analysis. Applicable information in the NPRF can be referenced in the environmental checklist without having to repeat the information.

The NPRF is intended to be used concurrently with the development of a nonproject proposal. To achieve maximum effectiveness and efficiency the initial use of the form should begin at the time a nonproject proposal is being contemplated, i.e. upon identification that a plan, policy or rule is likely to be needed or is mandated.

The information and analysis in the NPRF should be updated as the proposal is developed. The number of revisions will depend on the complexity of the proposal. If the proposal is minor, one iteration of the NPRF may be sufficient. For more complex proposals, the NPRF should be revised as analysis is completed or key issues resolved.

If you are unfamiliar with the form, you should review all of the questions before providing any answers. This will help familiarize you with the questions and should avoid duplication of information. Please note that when a nonproject proposal is first contemplated, it is often premature to respond to some questions in the NPRF. Answers may also change as the proposal is developed and analysis is completed.

Jamie Tyler

NONPROJECT REVIEW FORM

DATE: 17 March 2015

COMPLETED BY: Ken Kroeger – Project Manager, City of Bellevue Parks & Community Services

PART I - FRAMEWORK

1) **Background**
   a) **Name of proposal, if any, and brief description.**
   Bellevue Downtown Park – 1997 Master Plan Update
   b) **Agency and contact name, address, telephone, fax, email**
   City of Bellevue – Parks & Community Services
   450 110th Ave NE – Bellevue, WA 98009
   Ken Kroeger, Project Manager
   p. 425.452.4624 / f. 425.452.2814 / e. kkroeger@bellevuewa.gov

   c) **Designated responsible official**
   Ken Kroeger, Project Manager

   d) **Describe the planning process schedule/timeline**
   This planning process was intended to achieve an update to the 1984 Master Plan and the City of Bellevue initiated a process to update the original 1984 Master Plan for the Downtown Park. This process included public outreach, EIS and Council adopted processes. This update began in the fall of 1996, Mayor Ron Smith convened a twelve member Citizens Advisory Committee to review solutions for the raised issues that confronted the Park and would be sensitive to the original Park' vision.

   The CAC met on five separate occasions over a four month period before reaching consensus on the various issues. What follows are the various minutes from the CAC meetings, which have been published in the Downtown Park Master Plan Update CAC report:
   October 23, 1996 - CAC Open Public Meeting – 1:
   - CAC introductions and expectations
   - DTP History – purchase, international competition, original CAC, Phase 1 and 2 construction
   - DTP Design historical perspective
   - Issues identified for master planning update resolution by CAC:
     - long-term park boundaries;
     - the various entryway improvements;
     - future development of the southeast corner;
     - potential siting of the Bellevue Art Museum;
     - relationship to Bellevue Way, the "S" curve, and adjacent privately owned land;
     - parking-reasonable expectations - surface/underground/location/capacity;
     - conversion of pond to skating rink in winter;
     - appropriateness, location, and size of a proposed amphitheater;

LT 3/25/15

- disposition of the building used by Ballet Arts Studio;
- relationship to Old Bellevue/Meydenbauer Bay;
- surrounding business and residential interface with the Park; and
- the inclusion of more active recreation facilities in the area outside the circle

November 14, 1996 - CAC Open Public Meeting – 2:

- Bellevue Art Museum 2000 Vision overview
  - Creation of a new arts center in Bellevue
  - 1 of 3 possible sites (by Museum planning) identified was at Downtown Park
  - Historical discussion of siting a museum in the Downtown Park
  - Discussion of use of water and water features in the park
  - Request by CAC member Stu Vander Hoek to further study the feasibility/ appropriateness of locating the museum in the SE quadrant of the Park

December 12, 1996 - CAC Open Public Meeting – 3:

- After studying the SE quadrant: due to various site constraints, a Museum should not be located in the Park
- Discussion of water use in the future portions of the canal and existing features
- Discussion of terraced seating area to not have fixed seats
- Discussion of grand entry and connection to Old Bellevue
- Discussion of parking issues – surface parking, structured parking, and underground parking
- Discussion of ice skating in the Park and using the existing Pond
- Discussion of NW corner of the Park
  - Placement of an amphitheater in the Park and appropriate scale for an amphitheater
  - Connection between Park and rest of the Downtown area
  - Entry plaza importance
- Discussion of parking
  - Design team favored consolidating the parking lot with the lot along 100th, providing more place for Park use
  - Discussion of phasing and capacity of underground parking
  - Questioning using large portions of the Park to build parking if it was for uses unrelated to the Park
- Discussion of importance of views from the Park to Meydenbauer Bay and Mount Rainier
- Consensus developed on several issues:
  - SE Corner is not appropriate location for a Museum
  - Circle should be completed
  - Full scale amphitheater with fixed seating would demand space and parking exceeding Park capacity
  - A band shell would lend itself to the space and uses in the Park
  - The NE, NW, and SW corners be developed
  - A major entry to the Park be developed in the area of the 102nd right of way
  - Restrooms, storage and active recreation be developed adjacent to an expanded children's play and picnic area
  - The design team explore parking options, including a parking structure of 200 spaces
  - Ice skating should occur in the existing pond and be used on a temporary basis

December 13, 1996 - Community Services Cabinet Meeting – 1:

- DTP Background and History
- CAC formation and members
- Summary of Process and Timeline
- Summary of current CAC discussion and issues
- Conclusions
- No formal action requested – for information only

January 23, 1997 – CAC Open Public Meeting – 4:

- Parking discussion:
    - Recap of previous meeting discussion
    - Structured parking could be placed on west side of Park; terraced parking lot or single parking structure
    - Pedestrian access from the parking options to the Park
    - Lighting and security questions about structured parking
    - Deficiencies in Old Bellevue and need for additional parking
        - Additional parking included in the Park was for Park use and is not appropriate for local merchants
        - Creating a public facility for private use was not an issue resolved by the City Council
        - Providing a 200 space parking lot in the Park was not going to solve the issue for the merchants
        - Demand for parking – park users, adjacent employees, and customers
        - Additional on street parking options
- Inclusion into the Comprehensive Plan and recommendations that structures not related to Park uses be prohibited in the Park

February 12, 1997 – CAC Open Public Meeting – 5:

- Parking alternatives – Carryover discussions and conclusion:
    - Expanding the west lot in a southerly fashion (into the Ballet Art Studio area)
    - Adding on street parking along 100th Ave NE along park frontage
    - Adding angled stalls along 100th would create a safety issue
    - Design team continues to recommend the consolidation of parking into the west parking area
    - Temporary parking option to use the south lot
    - Slight changes to the layout of the parking lot for improved access
    - Parking lot/structure impacts to existing Park use
    - Parking solution should serve the Park and there needs to be a different solution to solve the business parking issues in the area
    - Is the ratio of the parking needs in the Park different than at other neighborhood parks
    - Present daily use at the Park and vehicle parking does not overwhelm parking at this time; parking should not bear the parking for big all-City events
    - Parking issues in the Old Bellevue area should look at Land Use Codes and the Comprehensive Plan
    - Park use is actually a traffic reliever and that special events cause any issue with Park use. The Park was developed for daily use and special events – not as a competitor to Old Bellevue

- A parking structure in the Park site is not the best spot for downtown parking – and even the merchant's don't want parking there
- The City cannot commit to building a garage in the Park, as it does not adequately meet the needs of Old Bellevue

- Review of the Master Plan Update report components
  - Type of report
  - Recommended changes to the existing Master Plan
  - Priorities

March 7, 1997 - Bellevue Chamber of Commerce Meeting/Presentation– 1:

- DTP Background and History
- CAC formation and members
- Summary of CAC Process and Timeline

March 11, 1997 - Parks & Comm Service Board Meeting/Presentation – 1:

- DTP Background and History
- CAC formation and members
- Progress report of CAC Master Planning Update
- No formal action requested – for information only

April 15, 1997 - Parks & Comm Service Board Meeting/Presentation – 2:

- Master Plan Update Public Hearing
- CAC Master Plan Update recommendations include:
  - SE Corner Completion – completion of the primary design features of the Park: shaded circular promenade, canal, and double row of trees; as well as, a formal connection between the Park and Old Bellevue at the termination of 102nd Ave NE
  - Corner Entries – key Park improvements to the NE, NW, and SW entrances to the Park; better connecting the Park to the downtown, Meydenbauer Bay, and the surrounding neighborhoods and help to create a more visible presence and park identity on the surrounding streets.
  - West Side Development – Consolidating the existing parking into a single lot along 100th Ave NE. The recommendation calls for parking to be consolidated into a 113-stall surface parking lot along the west side of the park and the addition of approximately 25 parallel parking stalls along the east side of 100th Ave NE. Within the Park boundaries, additional parking of off-site use is not recommended
  - A small bandstand to be located near the NW corner of the park for small events
  - To the south of the new parking area, will be a multi-use plaza area, restrooms and covered shelters near the family picnic and expanded children's play areas
  - Modifications should be made to the Land Use Code and policy language be added within the Comprehensive Plan to identity the importance of the Downtown Park as integral to the success and viability of the Downtown now and in the future
  - Priorities:
    1. SE corner: complete canal/promenade, tiered seating, 102nd Ave NE entry
    2. NE corner: plaza, fountain, covered shelters

3. West side: parking, bandstand, play area, restroom/shelters, basketball
4. NW corner: entry plaza

- Conclusion: CAC recommends that the Master Plan Update and Design Report dated March 1997 be adopted by the City Council and accepted as an amendment to the original Downtown Park Master Plan. The Updated Master Plan shall serve as the framework for future park planning, development, and budgeting decisions.

June 9, 1997 - City Council Study Session – 1:

- DTP Background and History
- CAC formation and members
- Progress report of CAC Master Planning Update and Report
- No formal action requested – Staff seeking review of and comment regarding the Master Plan Update.

July 21, 1997 - City Council Regular Session -1:

- Formal CAC recommended Master Plan Update and Design Report
- Accept and approve 1997 DT Master Plan Update and Report (Resolution 6122)

Full minutes of CAC meetings are available upon request.

e) Location - Describe the jurisdiction or area where the proposal is applicable. (Attach map(s) if appropriate)

The site is located at 10201 NE Fourth Street, Bellevue, WA, which is under the jurisdiction of the City of Bellevue.

f) What is the legal authority for the proposal?

City of Bellevue – Parks & Community Services

g) Identify any other future nonproject actions believed necessary to achieve the objectives of this action.

None known at this time.

2) Need and Objectives

a) Describe the need for the action. (Whenever possible this should identify the broad or fundamental problem or opportunity that is to be addressed, rather than a legislative or other directive.)

The City of Bellevue initiated a process to update the original 1984 Master Plan for the Downtown Park. In the intervening 12 years between the original DT Master Plan and the 1997 Master Plan Update, critical acquisitions (including property in the NE, SW, and NW corners of the Park) have added approximately 4 acres to the original 17 acre site.

As the Park developed, it had become a central gathering place for special events and emerges as an important factor in the developing identity of downtown Bellevue. As the City matured and the downtown evolved into an important urban center, there were a number of significant design and development issues relating to the Park which required further analysis and direction. Of particular importance:

- long-term park boundaries;

- the various entryway improvements;
- future development of the southeast corner;
- potential siting of the Bellevue Art Museum;
- relationship to Bellevue Way, the "S" curve, and adjacent privately owned land;
- parking-reasonable expectations - surface/underground/location/capacity;
- conversion of pond to skating rink in winter;
- appropriateness, location, and size of a proposed amphitheater;
- disposition of the building used by Ballet Arts Studio;
- relationship to Old Bellevue/Meydenbauer Bay;
- surrounding business and residential interface with the Park; and
- the inclusion of more active recreation facilities in the area outside the circle

b) Describe the objective(s) of the proposal, including any secondary objectives which may be used to shape or choose among alternatives.

The original design for the Downtown Park was approved by the City Council in 1984. The plan established the long-term vision for the Park. In the intervening 12 years, critical acquisitions, including property on the northeast, southwest and northwest corners of the Park, and several parcels along its west boundary, have added approximately four acres to the original 17-acre site.

As the Park has developed over the past decade, it has become a favorite destination for walking, jogging and people-watching. It serves as a central gathering place for special events and has emerged as an important factor in the growing identity of downtown Bellevue. As the City continues to mature and the downtown evolves into one of the region's important urban centers, there have been a number of significant design and development issues identified relating to the Downtown Park, which have required further analysis and direction. The major issues that needed to be resolved in the Park's Master Plan update included:

- long-term park boundaries;
- various entry improvements;
- future development of the southeast corner;
- potential siting of the Bellevue Art Museum;
- relationship to Bellevue Way, the "S" curve, and adjacent privately-owned land;
- parking - issues related to location, capacity and surface vs. underground;
- conversion of pond to skating rink in winter months - feasibility, scope and management;
- appropriateness, location and size of a proposed amphitheater;
- options for the Ballet Arts Studio site on 100th Avenue NE;
- connection of the Park to Old Bellevue and Meydenbauer Bay;
- surrounding business and residential interface with the Park; and
- the inclusion of more active recreation facilities in the areas outside the circle

As noted on the Bellevue City Council Resolution 6122 Agenda Memorandum, fulfillment of legislative directives for the 1997 Master Plan Update included:

- The Comprehensive Plan, Policy PA-27 states, "Designate active and passive recreation uses and cultural use of park land through master plan approval process." Furthermore, the Comprehensive Plan, Parks, Open Space and Recreation Element, states: Goal #4: "To develop, operate, and maintain parkland and cultural and recreation facilities in a manner that is responsive to the site and the needs of the community;" #7: "To provide and promote partnerships to offer a variety of community services and programs that enhance the quality of life for Bellevue residents."

- A goal in the Downtown Subarea Plan calls for the City: "to provide urban parks, recreation opportunities and open space within the Downtown." Further Policy S-DT-24 states that the City should, "provide recreational facilities and parks."
- In addition, the 1997 Master Plan Update complies with the Parks and Open Space System Plan short-term capital recommendation to complete the Downtown Park.

c) Identify any assumptions or constraints, including legal mandates, which limit the approach or strategy to be taken in pursuing the objective(s).

This proposal is a nonproject action that establishes a conceptual plan for future phased park design, permitting (including project-level SEPA), and construction that will proceed after completion of this planning project. As provided by WAC 197-11-330(2)(b), environmental analysis of the specific park elements will be more useful and appropriate in the future, when more details are known. The Master Plan Update is a conceptual, program document. It does not contain detailed construction, engineering, architectural, or environmental information. The Master Plan Update evaluates existing and forecasted demand for the Bellevue Downtown Park. This checklist does not assess detailed environmental impacts or mitigation measures associated with the specific capital improvements, but it does identify the probable broader impacts of implementing the Master Plan Update in a phased review. The City of Bellevue acknowledges additional environmental analysis is needed, and development of mitigation measures as appropriate is essential. However, it is not prudent or practical to complete detailed analysis until the Master Plan Update is approved.

Environmental analysis will be conducted for the specific aspects of the Master Plan Update in accordance with SEPA laws, rules, and guidelines. Many of the projects identified are inter-related and some may not proceed without others. In addition, there may be physical constraints that are presently unknown that may preclude certain improvements. Environmental analysis of such projects is not possible without more detailed information.

As provided by WAC 197-22-055, 197-11-050(5), and 197-11-335(4), the details of which park elements will be completed and how they will be built are not sufficiently definite to allow environmental analysis. The City of Bellevue commits to timely, subsequent environmental analysis consistent with WAC 197-11-055 through 197-11-070. Specifically, WAC 197-11-055(7) states, "For their own public proposals, lead agencies may extend the time limits prescribed in these rules." The environmental review of the park improvements will be conducted in phases.

d) If there is no legislative or other mandate that requires a particular approach, describe what approaches could reasonably achieve the objective(s).

Legislative action is required for adoption of the Master Plan Update. This proposal is a nonproject action that establishes a conceptual plan for future phased park design, permitting (including project-level SEPA at time of development).

3) Environmental Overview

Describe in broad terms how achieving the objective(s) would direct or encourage physical changes to the environment. Include the type and degree of likely changes such as the likely changes in development and/or infrastructure, or changes to how an area will be managed.

The Master Plan Update called for completion of specific sections of the Park which, in total, achieve the goal of completing the Park as originally conceived, while at the same time addressing issues impacting the Park more than a decade after its conception, including automobile parking, access from the surrounding areas, an expanded children's play and family picnic area, a bandstand, an enhanced area for larger events, and an area to play basketball.

The key recommendations of the CAC for the Master Plan Update include the following:

- Southeast Entrance and Circle – The construction of the 1st/2nd "S" curve roadway creates a natural boundary to the southern edge of the Park. The right-of-way acquired for this road improvement allows for the completion of the circle. The southeast corner improvements include the completion of the primary design feature of the park: shaded circular promenade, canal, and double row of trees. This feature also creates a terraced, grassy slope in the inner circle with low retaining walls that can be used for seating and as a gathering space. At the southern terminus of the Park at 102nd Street NE, a formal entry with a grand staircase and cascading waterfall would serve as a strong visual entrance to and from the Old Bellevue retail and commercial area. The slope between the promenade and the "S" curve would be lushly planted to provide a strong visual edge to the road and a clear separation between road and park.
- Corner Entries - Key park improvements will be the completion of the NE, NW, and SW entrances to the park. These entrances would better connect the park with Downtown, Meydenbauer Bay and the surrounding neighborhoods and help to create a more visible presence and park identity on the surrounding streets:
    - The NE corner is an important connection to downtown and the Pedestrian Corridor which terminates a half block north of this intersection (NE 4th Street and Bellevue Way). The corner will be developed as an entry Plaza. The plaza will widen, from which one can enter either the area of the canal and promenade to the west or the formal garden to the south. This second plaza will have a major fountain, another water feature different from others in the Park.
    - The NW corner entry plaza provides an important entrance to the park for adjacent residential neighborhoods and activity centers. This entrance is at the highest elevation of the Park. From this prominent point, spectacular panoramic views open into and across the Park to Mt. Rainier. This vantage point also provides views to the bandstand which serves as the terminus to a series of stepped terraces leading into the Park. This important corridor into the Park occurs between private residential development along the northern edge of the park and parking to the south. Extensive planting will occur along either side of this view corridor to screen these developments.
    - The SW corner connects the Park to Meydenbauer Bay and the western edge of Old Bellevue. A rapid change in elevation at this corner will call for a plaza directly accessible from the corner with stairs descending from 100th Avenue NE and ascending from NE 1st Street. This plaza will provide direct access to the children's play area and picnic area. Restrooms and pergolas to be used for Park shelters will be located here as well, and a small plaza area is accessible from this entrance.

- Consolidated Parking - After extensive discussion, the CAC recommended the consolidation of existing parking into a single lot along 100th Avenue NE. The Master Plan Update calls for the provision of approximately 23 parallel parking stalls along the east side of 100th Avenue NE, together with a terraced surface parking lot for 130 cars along the west side of the park that would replace the existing lots along 100th Avenue NE and NE 1st Street. Within the Park boundaries, additional parking for off-site uses was not recommended.

The Park occupies a unique location downtown, bounded by commercial, retail, and residential areas. The land uses surround the Park impact whatever parking supply might be provided in the Park. The Park, in turn, impacts parking facilities in surrounding areas. Special events, the season and time of day all pose specific problems for providing Park access by automobile. The recommendations contained here are aimed at providing adequate parking for the everyday uses of the Park, while maximizing the amount of land that can be used for Park purposes, as originally intended in the purchase of this land. The Park should not be used to solve the parking problems associated with surrounding land uses.

- Landscape and Infrastructure Enhancements – The primary objective in completing the landscape portion of the Park is to appropriately provide planting along the edges which will guide people to the Park entrances, create a strong street edge to the Park, and create small scale openings and sequences of spaces along the edge of the Park in contrast to the sweeping area of lawn which serves as its core. In completing the Park's landscaping, it will be critical to configure and organize the planting in a manner that gives the park user a sense of safety and visibility.
- Museum Siting – A museum located within the boundaries of the Park would serve neither the Museum nor the Park's interests. Access to the Museum by people and vehicles would be severely compromised and the Park itself would be overwhelmed by a building of this magnitude. A Museum located in the Park is not recommended, though a Museum located adjacent to the Park could be a great asset.
- Amphitheater – An amphitheater holding up to 3,000 people is not recommended. The size and scope is beyond the Park's capacity. Especially problematic is the amount of parking required, permanent improvements needed and service provisions necessary for a limited duration of use. A smaller bandstand that could be used for small, ad-hoc performances, as a park shelter for picnics, weddings and other smaller gatherings is recommended. The structured lawn area recommended in the southeast corner will more conveniently accommodate larger gatherings.
- Active Recreation – Further opportunities for recreation were identified:
  - Expanded Children's Play Area: A children's play area was part of the original park concept and a temporary play area was built, which has proven to be quite popular. The original design was a fantasy garden for children, a play area unlike all others in Bellevue. The present play area does not meet this goal, but its present popularity suggests that a children's play area should be retained and expanded. The southwest corner of the Park can be expanded dramatically to accommodate more play opportunities and a family picnic area. More planting in this area should give the children's area a greater sense of security from cars and parking and make strong linkages to the areas of the pool and waterfall. Restrooms in this area are also an essential addition for the comfort of users.
  - Basketball Courts: Outdoor basketball is a socializing activity for youths and young adults. While the original programming, based on community surveys, did not identify basketball as a critical activity to accommodate in this Park, a small hard surface area with backboard and hoop for pick-up games may add an important attraction to the Park for this population.
  - Ballet Arts Studio: In the earliest phases of programming and master plan development, it was determined that maintaining the structure that houses the Ballet Arts Studio was not consistent with goals for the Downtown Park. Park features were intended to be for general community use, not special purpose facilities requiring membership such as the Ballet Arts Studio. In addition, the existing building style is not compatible with the park architecture and the structure blocks views into and across the park. As part of the redevelopment of the west side for new construction of restrooms, expansion of the play/family area and consolidation of the parking area, it will be removed or relocated from the site.

- Ice Skating: A provision to use the pool for ice skating was created when the waterfall and pool area were designed. A dam and drainage system exists which would allow for the continuous operation of the waterfall while the water level of the pond is lowered to allow for freezing and ice-skating. Limited by the season and weather conditions it is predicted that use of such a facility would be limited to ninety days a year. Because of the investment it would require to prepare and operate the pool for use as an ice rink this option is not recommended at this time.

- Restroom and Shelters – Further infrastructure was noted as part of the Master Plan Update, which included the need for additional restrooms:
  - Southwest corner: The area developed for children's play and family picnics is particularly in need of restrooms for users of this part of the park. Pergolas, a traditional form of park shelter, could usefully extend the times and seasons for use of this area, and provide a shelter for family picnics, a protected place to gather during surprise showers, or a place to retreat out of the sun, etc.
  - Formal Garden: The formal garden was designed to have a Pergola along its eastern edge with wings at either end, extending to the west and connecting to the restrooms. The addition of the pergola here would enhance the use of this part of the Park for weddings, receptions and small gatherings, as well as provide shelter for the everyday users approaching the Park through the northeast entrance.

4) Regulatory Framework

a) Describe the existing regulatory/planning framework as it may influence or direct the proposal.

The planning framework for the Master Plan Update included:

- Establishment of Citizen's Advisory Committee to help identify issues relating to the Park, work with the City's consultant to develop Master Plan options for future park development, and forward recommendations to the Park Board and City Council. (October 1996)
- Solicitation of public input through CAC open public meetings (October 1996 – June 1997)
- Solicitation of public input through a formal public hearing (April 15, 1997)
- Solicitation of review and comment of planning documents by the Park & Community Services Board (March 11 and April 15, 1997)
- Solicitation of review and comment of planning documents by the Bellevue City Council prior to adoption (June 9, 1997)
- Accepting and Approval in concept the 1997 Master Plan Update and Report by Bellevue City Council – Resolution #6122 (July 21, 1997)
- Compliance with WAC Title 197 – Nonproject environmental review and approval

b) Identify any potential impacts from the proposal that have been previously designated as acceptable under the Growth Management Act (GMA), chapter 36.70A RCW.

In addition to its regional draw, the Downtown Park is significant amenity for Downtown Bellevue, which is the City of Bellevue's major growth center and where a majority of the planned development will occur over the next 20 years. Currently, there are about 44,800 jobs within Downtown and 10,500 residents. By 2035, this is expected to increase to 72,000 jobs and 20,000 residents. This growth and addition of new amenities are fueling Downtown's attractiveness for tourism and visitors. From a "day-time population" stand-point (a metric that includes the peak number of workers, residents, shoppers and visitors in Downtown at a given time), the current estimate of 61,300 people is expected to increase to about 101,000 by 2035.

The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. A comprehensive plan shall be adopted and amended with public participation as provided in RCW 36.70A.140.

Each comprehensive plan shall include a plan, scheme, or design. Additionally, a capital facilities plan element consisting of: (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities are included in the capital facilities plan element.

5) Related Documentation

a) Briefly describe any existing regulation, policy or plan that is expected to be replaced or amended as a result of the proposal. (Adequate descriptions in section 4.a may be referenced here, rather than repeated.)

The 1997 Master Plan Update and Report is intended to amend the existing City Council approved Beckley-Myers design for the Downtown Park.

b) List any environmental documents (SEPA or NEPA) that have been prepared for items listed in 4.a. or that provide analysis relevant to this proposal. Note: Impacts with previous adequate analysis need not be re-analyzed, but should be adopted or incorporated by reference into the NPRF. Identify the:

- **i) Type of document**
- **ii) Lead agency and issue date**
- **iii) Where copies can be viewed or obtained**
- **iv) The portions of the document applicable to the current proposal and briefly explain relevancy. Summarize the relevant impact assessment or, provide reference to discussion(s) in Part II that includes this information.**

No SEPA or NEPA was prepared for items listed in 4 a. or that provide analysis relevant to this proposal.

c) List other relevant environmental documents/studies/models which have been identified as necessary to support decision making for this proposal.

1984 Bellevue Downtown Central Park Environmental Impact Statement

6) Public Involvement (Optional)

a) Identify agencies with jurisdiction or expertise, affected tribes, and other known stakeholder groups whose input is likely to be specifically solicited in the development of this proposal.

- Citizen's Advisory Committee
- Bellevue Parks & Community Services Board
- Bellevue City Council

- Design Team – Beckley Meyers / MacLeod Reckord / ARC Architects / kpff Engineers

b) Briefly describe the processes used or expected to be used for soliciting input from those listed. [Examples: ad hoc committees, tribal consultations, interagency meetings, public workshops or hearings, newsletters, etc.]
   - Solicitation of public input through CAC open public meetings
   - Solicitation of public input through a formal public hearing
   - Solicitation of review and comment of planning documents by the Park & Community Services Board
   - Solicitation of review and comment of planning documents by the Bellevue City Council prior to adoption/approval
   - City staff led open house / community outreach

PART II – IMPACT ANALYSIS AND ALTERNATIVES

7) Affected Environment

Generally describe the existing environmental landscapes or elements (e.g., character and quality of ecosystem, existing trends, infrastructure, service levels, etc.) likely to be affected if the proposal is implemented. Include a description of the existing built and natural environment where future "on the ground" activities would occur that would be influenced by the nonproject proposal.
Note: When complete, this section needs to provide information on existing conditions for the elements of the environment discussed in sections 8 and 9. A list of both the built and the natural elements of the environment is found in WAC 197-11-444, and included at the end of this form.

The Downtown Park has become the focal point of the Bellevue park system. The 20-acre park's "circle within a square" design includes a large grassy meadow encircled by a canal and tree-lined walkway. The canal is about 1,200 feet long; water spills over a series of small waterfalls and cascades into a one-acre, shallow pond in the Park's southwest quadrant. The 20-foot-wide promenade is lined with London Plane trees that will reach a height of 80 feet. Classical obelisk-shaped light standards also line the promenade; they were designed to demarcate the circular area and create an immediate sense of place. As the trees mature and the canopy thickens, the light standards are intended to recede into the landscape.

The formal entrance to the park is from the north, where a belvedere—a raised platform that can be used as a performing stage—provides visitors with a dramatic vista of the entire park. The east entrance leads from a busy street toward a grove of elms that serves as a memorial to three local soldiers who died in World War I. Low walls mark the foundations of original buildings on the site and provide seating for picnickers and concert-goers.

The park is located in the central business district (CBD), several blocks west of the office core and immediately south of Bellevue Square, and is two blocks south of 6th Street, proposed to be developed as the city's main pedestrian way, and is an element of the city's ambitious program

for a downtown pedestrian network that is being built incrementally as new development comes on line.

8) Key Issue Assessment

List the identified key issues or areas of controversy or concern and include a brief statement of why each is a key issue. For each item listed:

a) Identify alternative options or solutions for the objective or concern.

b) Describe the environmental considerations/impacts relevant to each of the alternatives identified in 8.a.

c) Describe reasonable mitigation of adverse impacts identified.

d) Identify those alternatives to be carried forward for further analysis.

e) Briefly describe why those alternatives rejected from further consideration were not carried forward.

A range of options for the Downtown Park was studied as part of the update. The CAC developed recommendations based on their review of the issues surrounding the Downtown Park, including:

1. long-term park boundaries;
2. the various entryway improvements;
3. future development of the southeast corner;
4. potential siting of the Bellevue Art Museum;
5. relationship to Bellevue Way, the "S" curve, and adjacent privately owned land;
6. parking-reasonable expectations - surface/underground/location/capacity;
7. conversion of pond to skating rink in winter;
8. appropriateness, location, and size of a proposed amphitheater;
9. disposition of the building used by Ballet Arts Studio;
10. relationship to Old Bellevue/Meydenbauer Bay;
11. surrounding business and residential interface with the Park; and
12. the inclusion of more active recreation facilities in the area outside the circle

- Southeast Entrance and Circle – The construction of the 1st/2nd "S" curve roadway creates a natural boundary to the southern edge of the Park. The right-of-way acquired for this road improvement allows for the completion of the circle. The southeast corner improvements include the completion of the primary design feature of the park: shaded circular promenade, canal, and double row of trees. This feature also creates a terraced, grassy slope in the inner circle with low retaining walls that can be used for seating and as a gathering space. At the southern terminus of the Park at 102nd Street NE, a formal entry with a grand staircase and cascading waterfall would serve as a strong visual entrance to and from the Old Bellevue retail and commercial area. The slope between the promenade and the "S" curve would be lushly planted to provide a strong visual edge to the road and a clear separation between road and park.
- Corner Entries - Key park improvements will be the completion of the NE, NW, and SW entrances to the park. These entrances would better connect the park with Downtown, Meydenbauer Bay and the surrounding neighborhoods and help to create a more visible presence and park identity on the surrounding streets:
    - The NE corner is an important connection to downtown and the Pedestrian Corridor which terminates a half block north of this intersection (NE 4th Street and Bellevue Way). The corner will be developed as an entry Plaza. The plaza will widen, from which one can enter either the area of the canal and promenade to the west or the formal garden to the south. This second plaza will have a major fountain, another water feature different from others in the Park.

- The NW corner entry plaza provides an important entrance to the park for adjacent residential neighborhoods and activity centers. This entrance is at the highest elevation of the Park. From this prominent point, spectacular panoramic views open into and across the Park to Mt. Rainier. This vantage point also provides views to the bandstand which serves as the terminus to a series of stepped terraces leading into the Park. This important corridor into the Park occurs between private residential development along the northern edge of the park and parking to the south. Extensive planting will occur along either side of this view corridor to screen these developments.
- The SW corner connects the Park to Meydenbauer Bay and the western edge of Old Bellevue. A rapid change in elevation at this corner will call for a plaza directly accessible from the corner with stairs descending from 100th Avenue NE and ascending from NE 1st Street. This plaza will provide direct access to the children's play area and picnic area. Restrooms and pergolas to be used for Park shelters will be located here as well, and a small plaza area is accessible from this entrance.

- Consolidated Parking - After extensive discussion, the CAC recommended the consolidation of existing parking into a single lot along 100th Avenue NE. The Master Plan Update calls for the provision of approximately 23 parallel parking stalls along the east side of 100th Avenue NE, together with a terraced surface parking lot for 130 cars along the west side of the park that would replace the existing lots along 100th Avenue NE and NE 1st Street. Within the Park boundaries, additional parking for off-site uses was not recommended.

  The Park occupies a unique location downtown, bounded by commercial, retail, and residential areas. The land uses surround the Park impact whatever parking supply might be provided in the Park. The Park, in turn, impacts parking facilities in surrounding areas. Special events, the season and time of day all pose specific problems for providing Park access by automobile. The recommendations contained here are aimed at providing adequate parking for the everyday uses of the Park, while maximizing the amount of land that can be used for Park purposes, as originally intended in the purchase of this land. The Park should not be used to solve the parking problems associated with surrounding land uses. The CAC did not move forward the recommendation for structured parking.

- Landscape and Infrastructure Enhancements – The primary objective in completing the landscape portion of the Park is to appropriately provide planting along the edges which will guide people to the Park entrances, create a strong street edge to the Park, and create small scale openings and sequences of spaces along the edge of the Park in contrast to the sweeping area of lawn which serves as its core. In completing the Park's landscaping, it will be critical to configure and organize the planting in a manner that gives the park user a sense of safety and visibility.
- Museum Siting – A museum located within the boundaries of the Park would serve neither the Museum nor the Park's interests. Access to the Museum by people and vehicles would be severely compromised and the Park itself would be overwhelmed by a building of this magnitude. A Museum located in the Park is not recommended, though a Museum located adjacent to the Park could be a great asset.
- Amphitheater – An amphitheater holding up to 3,000 people is not recommended. The size and scope is beyond the Park's capacity. Especially problematic is the amount of parking required, permanent improvements needed and service provisions necessary for a limited duration of use. A smaller bandstand that could be used for small, ad-hoc performances, as a park shelter for picnics, weddings and other smaller gatherings is recommended. The structured lawn area recommended in the southeast corner will more conveniently accommodate larger gatherings.

- Active Recreation – Further opportunities for recreation were identified:
    - Expanded Children's Play Area: A children's play area was part of the original park concept and a temporary play area was built, which has proven to be quite popular. The original design was a fantasy garden for children, a play area unlike all others in Bellevue. The present play area does not meet this goal, but its present popularity suggests that a children's play area should be retained and expanded. The southwest corner of the Park can be expanded dramatically to accommodate more play opportunities and a family picnic area. More planting in this area should give the children's area a greater sense of security from cars and parking and make strong linkages to the areas of the pool and waterfall. Restrooms in this area are also an essential addition for the comfort of users.
    - Basketball Courts: Outdoor basketball is a socializing activity for youths and young adults. While the original programming, based on community surveys, did not identify basketball as a critical activity to accommodate in this Park, a small hard surface area with backboard and hoop for pick-up games may add an important attraction to the Park for this population.
    - Ballet Arts Studio: In the earliest phases of programming and master plan development, it was determined that maintaining the structure that houses the Ballet Arts Studio was not consistent with goals for the Downtown Park. Park features were intended to be for general community use, not special purpose facilities requiring membership such as the Ballet Arts Studio. In addition, the existing building style is not compatible with the park architecture and the structure blocks views into and across the park. As part of the redevelopment of the west side for new construction of restrooms, expansion of the play/family area and consolidation of the parking area, it will be removed or relocated from the site.
    - Ice Skating: A provision to use the pool for ice skating was created when the waterfall and pool area were designed. A dam and drainage system exists which would allow for the continuous operation of the waterfall while the water level of the pond is lowered to allow for freezing and ice-skating. Limited by the season and weather conditions it is predicted that use of such a facility would be limited to ninety days a year. Because of the investment it would require to prepare and operate the pool for use as an ice rink this option is not recommended at this time.
- Restroom and Shelters – Further infrastructure was noted as part of the Master Plan Update, which included the need for additional restrooms:
    - Southwest corner: The area developed for children's play and family picnics is particularly in need of restrooms for users of this part of the park. Pergolas, a traditional form of park shelter, could usefully extend the times and seasons for use of this area, and provide a shelter for family picnics, a protected place to gather during surprise showers, or a place to retreat out of the sun, etc.
    - Formal Garden: The formal garden was designed to have a Pergola along its eastern edge with wings at either end, extending to the west and connecting to the restrooms. The addition of the pergola here would enhance the use of this part of the Park for weddings, receptions and small gatherings, as well as provide shelter for the everyday users approaching the Park through the northeast entrance.

9) Proposed Nonproject Action or Alternative Actions

Describe a range of reasonable alternatives or the preferred alternative that will meet the objective(s). For each alternative, answer the following questions referring again to the list of the elements of the environment in WAC 197-11-444:

a) If this alternative were fully implemented (including full build-out development, redevelopment, changes in land use, density of uses, management practices, etc.), describe where and how it would direct or encourage demand on or changes within elements of the

human or built environment, as well as the likely affects on the natural environment. Identify where the change or affect or increased demand constitutes a likely adverse impact, and describe any further or additional adverse impacts that are likely to occur as a result of those changes and affects.

b) Identify potential mitigation measures for the adverse impacts identified in 9.a and describe how effective the mitigation is assumed to be, any adverse impacts that could result from the use of the mitigation, and any conflict or concern related to the proposal objectives and/or key issues identified.
c) Identify unavoidable impacts and those that will be left to be addressed at the project level.
d) Describe how the proposal objectives will or will not be met if the impacts described in 9.c were to occur.

Note: Alternatives may be rejected at any point in the process if: they have no environmental benefit, are not within existing authority, are determined unfeasible, or do not meet the core objectives.

A range of options for the Downtown Park was studied as part of the update. The CAC developed recommendations based on their review of the issues surrounding the Downtown Park, as previous described. The alternatives below were not recommended as part of the CAC for the master plan update:

No changes to the Master Plan / No Action Taken – Do not implement changes to the original 1984 Beckley - Myers design. No action would eliminate the following key recommendations (described previously):

a. Environmental impacts associated with implementing this alternative include property boundary conflicts with roadways, inadequate parking and inadequate access for public services.
b. Mitigation measures would need to include a Master Plan update.
c. Project Level analysis remain the same.
d. The CAC process objectives would not be met and all Master Plan Update recommendations would be rejected.

Potential siting of the Bellevue Art Museum - A museum located within the boundaries of the Park would serve neither the Museum nor the Park's interests. Access to the Museum by people and vehicles would be severely compromised and the Park itself would be overwhelmed by a building of this magnitude. A Museum located in the Park is not recommended, though a Museum located adjacent to the Park could be a great asset.

a. Including a museum on site would decrease recreational use, increase parking needs, increase traffic impacts, require additional storm drainage, and other associated building issues. A museum may also alter or obstruct views from the immediate vicinity.
b. Mitigation measures could include purchasing more land for recreation use or siting the museum in a close proximity to the park.
c. Storm drainage impacts, transportation impacts, light and glare impacts, recreation impacts, and aesthetic impacts could be associated with implementing a museum in the park.
d. The City Council approved CAC recommendations would not be met and would not meet the proposal objectives.

Conversion of pond to skating rink - A provision to use the pool for ice skating was created when the waterfall and pool area were designed. A dam and drainage system exists which would allow for the continuous operation of the waterfall while the water level of the pond is lowered to allow for freezing and ice-skating. Limited by the season and weather conditions it is

predicted that use of such a facility would be limited to ninety days a year. Because of the investment it would require to prepare and operate the pool for use as an ice rink this option is not recommended at this time.

a. If a conversion of the pond to skating rink were included, there would be increased electrical requirements as well as capital improvements required, at the same time, increasing recreational benefits.

b. Season use of the pond as a skating rink could allow for temporary systems to be included in the pond and decrease the need for permanent capital improvements.

c. Additional energy demands and greater chance of air emissions through mechanical systems to the air.

d. The City Council approved and CAC recommendations would not be met.

Appropriateness, location, and size of a proposed amphitheater - An amphitheater holding up to 3,000 people is not recommended. The size and scope is beyond the Park's capacity. Especially problematic is the amount of parking required, permanent improvements needed and service provisions necessary for a limited duration of use. A smaller bandstand that could be used for small, ad-hoc performances, as a park shelter for picnics, weddings and other smaller gatherings is recommended. The structured lawn area recommended in the southeast corner will more conveniently accommodate larger gatherings.

a. Including a large scale amphitheater (up to 3000 people) would increase parking demands and require additional capital improvements.

b. Mitigation measures could include purchasing more land for Park use.

c. Storm drainage impacts, transportation impacts, and recreation impacts could be associated with implementing a 3000 person amphitheater in the park

d. The City Council approved and CAC recommendations would not be met.

Disposition of the building used by Ballet Arts Studio - In the earliest phases of programming and master plan development, it was determined that maintaining the structure that houses the Ballet Arts Studio was not consistent with goals for the Downtown Park. Park features were intended to be for general community use, not special purpose facilities requiring membership such as the Ballet Arts Studio. In addition, the existing building style is not compatible with the park architecture and the structure blocks views into and across the park. As part of the redevelopment of the west side for new construction of restrooms, expansion of the play/family area and consolidation of the parking area, it will be removed or relocated from the site.

a. No environmental impacts associated with not demolishing the Ballet Arts Studio. However, without demolishing this structure, the consolidated parking area would be achievable.

b. Mitigation measure could include revising Land Use codes for transportation and parking requirements.

c. Unavoidable impacts would include the need to remove other areas of the park for parking use. This would decrease the recreational use on site and effect water runoff, ground water, removal of additional vegetation, and may require additional capital improvements.

d. Consolidation of the parking lot would not be achievable without the removal of the Ballet Arts Studio, which would not meet the recommendations of the City Council and CAC.

The recommendations contained here are aimed at providing adequate parking for the everyday uses of the Park, while maximizing the amount of land that can be used for Park purposes, as originally intended in the purchase of this land. The Park should not be used to solve the parking problems associated with surrounding land uses.

PART III – IMPLEMENTATION CONSIDERATIONS

10) Consistency of the proposal with other plans, policies and laws.

a) Internal consistency - If there are internal inconsistencies between this proposal and your agency's previously adopted or ongoing plans and regulations, identify any strategies or ideas for resolving these inconsistencies.

b) External consistency - If there are external inconsistencies between this proposal and adopted or ongoing plans and regulations of adjacent jurisdictions and/or other agencies, identify any strategies or ideas for resolving these inconsistencies.

The Master Plan Update is consistent with the City's previously adopted plans and regulations. The Master Plan Update shall be an internally consistent document and all elements shall be consistent with the future land use map. The Update wil be adopted and amended with public participation as provided in RCW 36.70A.140 and other City codes.

11) Monitoring and Follow-up

a) Describe any monitoring that will occur to ensure the impacts were as predicted and that mitigation is effective, including responsible party, timing, and method(s) to be used.

Project Level SEPA
Master Plan Updates
Parks and Community Services Board comment
Public comment
O&M policies
Best Management Practices

b) Identify any plans or strategies for updating this proposed action based on deviation from impact projections or other criteria.

Project level SEPA as plan is implemented

WAC 197-11-444, Elements of the Environment *(For REFERENCE ONLY)*

Natural Environment

a. **Earth**
   Geology, Soils, Topography, Unique physical features, Erosion/enlargement of land area
b. Air
   Air quality, Odor, Climate
c. Water
   Surface water movement/quantity/quality, Runoff/absorption, Floods
d. **Plants and animals**
   Habitat for and numbers or diversity of species of plants, fish, or other wildlife, unique species, Fish or wildlife migration routes
e. **Energy and natural resources**

Built Environment

a. **Environmental health**
   Noise, Risk of explosion, Releases or potential releases to the environment affecting public health
   There is no risk of explosion, release or potential releases to the environment affecting public health with the nonproject approval.
b. **Land and shoreline use**
   Relationship to existing land use plans and to estimated population, Housing, Light and glare, Aesthetics, Agricultural crops
c. **Transportation**
   Transportation systems, Vehicular traffic, Waterborne, rail, and air traffic, Parking, Movement/circulation of people and goods, Traffic hazards
d. **Public services and utilities**
   Fire, Police, Schools, Parks and other recreational facilities, Maintenance, Communications, Water/storm water, Sewer/solid waste, other governmental services or utilities

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

4/18/02

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms. If you have any questions, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
   Adoption of the proposed Downtown Park Master Plan Update would not directly increase discharges to water, emissions to air, production, storage, or release of toxic or hazardous substances, or produce noise.

   Future implementation of the Master Plan Update could result in stormwater runoff from parking lots, paths, and landscaped areas. Each source would be evaluated for collection, treatment and flow control. Natural dispersion and low impact development practices would be used to the extent practical to meet City of Bellevue Surface Water Engineering Code requirements.

   Upon future implementation of the Master Plan Update, there would be a short-term increase in noise during construction of park elements. Except for noise from special events, operation of the Downtown Park is not expected to create any significant long-term sources of noise.

   Proposed measures to avoid or reduce such increases are:
   Stormwater runoff flow control and treatment would be designed to meet the City of Bellevue current Surface Water Engineering Code requirements upon design and permitting prior to implementation of the Master Plan Update. At that time, surface water would be collected and infiltration of surface water over and around the perimeter of the project would be minimized.

   Future development of the site under the Master Plan Update would not likely require additional noise reduction measures, but will be evaluated under a separate, project-specific SEPA review.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
   No vegetation removal or direct wildlife impacts would result from adoption of the Master Plan Update. The Master Plan Update proposes reconfiguration and redevelopment of an existing park in downtown Bellevue. No threatened or endangered plant or animal species are known to be on or near the site.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   Upon future implementation of the Master Plan Update, a landscape planting and maintenance plan will be developed that will include plantings of native trees and shrubs / groundcover to enhance the Park, reduce on-going maintenance, and provide a buffer to surrounding developments, as well as, to mitigate for the loss of vegetation during development.

3. **How would the proposal be likely to deplete energy or natural resources?**
The adoption of the Master Plan Update would not result in depletion of energy or natural resources. Some Master Plan Update elements, such as the restroom or maintenance structures may likely require more energy than is currently being consumed at the site. This potential impact is not expected to be substantial or to deplete available energy resources.

Proposed measures to protect or conserve energy or natural resources are:
Many sustainable measures have been embedded directly into park elements and system design. Other initiatives may include drought-tolerant plant selection, water-conserving irrigation systems, , and stormwater capture for reuse on-site. Trees and other structures would be used to shade heat producing park surfaces (e.g., parking lots). Low-impact development construction techniques might also be used, such as the selection and use of regionally-sourced "green" materials.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**
Adoption of the Master Plan Update would not directly affect environmentally sensitive areas. There are no wilderness areas, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, floodplains, or prime farmlands located at the project site. The Master Plan Update proposes reconfiguration and redevelopment of an existing park in downtown Bellevue. Implementation of the Master Plan Update elements would add to an existing park site.

Proposed measures to protect such resources or to avoid or reduce impacts are:
Upon final design, potential impacts to the environment would be analyzed and mitigation measures would be developed under a separate, project-specific SEPA review.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
The proposal is compatible with existing and projected land use plans under the following City of Bellevue Comprehensive Plan policies: Policy PA-18 to develop a variety of active and passive facilities in a coordinated system of neighborhood community parks; and, Policy PA-19 to develop parks and facilities in a quality manner to assure attractiveness, full utilization, and long-term efficiency. The Master Plan Update proposes reconfiguration and redevelopment of an existing park in downtown Bellevue. The project site is not within the designated shoreline area.

Proposed measures to avoid or reduce shoreline and land use impacts are:
No measures are proposed for adoption of the master plan update. The project, when designed, will provide a park, open space and recreational amenities, as well as improve existing groundwater and stormwater systems in the Downtown Park.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
Proposed measures to reduce or respond to such demand(s) are:
Adoption of the Master Plan Update would not require any roadway changes.
This 1997 Master Plan Update addresses parking and ensures easy, attractive access from the areas surrounding the Park. The Master Plan Update recommends providing adequate parking for the everyday uses of the Park. Two complementary actions are incorporated into the Master Plan: parallel parking along 100th Avenue NE (anticipated to provide 23 parking stalls) and a terraced surface parking lot for 130 cars which would replace the existing lots along 100th Avenue NE and NE 1st street. Parking for 130 cars is the estimated average peak use based on park size and activities within the park system. Future implementation and Project level review will require parking/traffic analysis.

Adoption of the Master Plan would not require any public services or utilities. Public services opportunities such as recreation will expanded with development of the park. Redevelopment of new and existing park land will require minor extensions and/or reconfiguration of utilities on-site. The utilities that would be included as part of future implementation of the Master Plan Update include electricity, water, sanitary sewer, refuse service, and telephone. Future construction of Bellevue Downtown Park will require project level SEPA and compliance with building codes.

Proposed measures to reduce or respond to such demand(s) are:
Environmental conscientious design and construction will include rain gardens, water sensitive planting, impervious materials, recycled sustainable materials and energy rated equipment whenever feasible.

Measures to reduce or control transportation impacts at the Park involves review and permitting of Special Events. City Staff (Transportation, Police, Fire, Parks etc.) evaluate Special Event impacts and requires event specific conditions such as Parking Plans and traffic controls (road closures/signage, Off-site parking agreements etc.).

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**
The Downtown Park Master Plan Update is consistent with city, state and federal programs to protect the environmental health and safety of the City residents.

City of Bellevue
Post Office Box 90012 • Bellevue, Washington • 98009 9012

May 6, 1997

RE: Downtown Park Master Plan Update
City Council Study Session - June 9, 1997

Received
MAR 20 2015
Permit Processing

Dear Resident:

I am writing to notify you that the study session date for the Bellevue City Council to review the Downtown Park Master Plan Update recommendation from Park Board has been postponed from May 12, 1997 until June 9, 1997. Other pressing Council business necessitated the schedule change. Although the Council will not be holding a public hearing that evening, you are invited to address the Council at the beginning of the meeting for three minutes or less on any topic.

If you have questions, I may be reached at 637-5258.

Thank you.

Sincerely,

Michael Shiosaki
Project Management Supervisor

Parks & Community Services Department • Planning, Design & Project Management Division
Phone (206) 455-6881 • Fax (206) 451-7259 11511 Main Street, 4th floor • Bellevue, WA 98004

City of Bellevue
Post Office Box 90012 • Bellevue, Washington • 98009 9012

May 6, 1997

RE: Downtown Park Master Plan Update
City Council Study Session - June 9, 1997

Dear Citizens' Advisory Committee member:

I am writing to notify you that the study session date for the Bellevue City Council to review the Downtown Park Master Plan Update has been postponed from May 12, 1997 until June 9, 1997. Other pressing Council business necessitated the schedule change.

If you have questions, I may be reached at 637-5258.

Thank you.

Sincerely,

Michael Shiosaki
Project Management Supervisor

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CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Legislative Issues Session

June 9, 1997
6:00 p.m.

Council Conference Room
Bellevue, Washington

PRESENT: Mayor Smith, Mayor Pro Tem Zumdieck, and Councilmembers Blacker, Creighton, Lee, Mosher, and Springman

ABSENT: None

1. Executive Session

Mayor Smith, who presided, called the session to order at 6:12 p.m. Upon roll call of the City Clerk, all members were present.

☞ Mr. Mosher moved to approve the agenda, and Mr. Creighton seconded the motion.

☛ The motion to approve the agenda carried by a vote of 6-0[1].

Mayor Smith announced that there would be no Executive Session.

2. Communications: Written and Oral

(a) Richard Welk, 2422 124th Place NE, representing the Bridle Trails Community Club, addressed Council regarding the pending improvements to NE 24th Street. He stated it will be difficult to make NE 24th Street wide enough to accommodate both sidewalks and bike paths due to the steepness of some of the lots on the north side of the street. In addition, he feels this project is an unnecessary duplication of services, considering that a bike path is being installed on SR-520. He feels the project is problematic because of the steepness of the street and the proximity of property fences. He believes the lots that will be most impacted are those on NE 24th between 124th and 126th. He stated the other area of concern is the stretch between 140th and 134th. He feels that bike paths would not be safe on this street, that it would be deceptive to imply such, and that the cost of the drainage in order to install these improvements is excessive.

(b) Bill McBurney, 401 100th Avenue NE, stated he is opposed to the construction of the 19-unit condominium project planned for the northwest corner of the Downtown Park. He praised the City's Parks and Community Services Department for its stewardship of the Downtown Park, and he feels this beauty will be compromised by this development. He stated these living units, as well as the deli planned for the ground floor, will compound the area's problems of congestion and limited parking. He urged the Council to consider

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[1] Mrs. Blacker arrived immediately following the vote on the agenda at 6:13 p.m.

the purchase of this property by the City so that it can be incorporated into the Downtown Park.

(c) Elizabeth Hausauer, property owner on the corner of 134th and NE 24th Street, thanked Council for the proposed sidewalk improvements which area residents appreciate. She stated that widening the road to build the bike lane is of great concern, however. In order to build the bike lane, the widening will necessitate the loss of numerous trees as well as the building of a 90-foot concrete retaining wall. The wall concerns her because she feels it will restrict drainage from the front pasture of her horse boarding facility. The retaining wall is also aesthetically objectionable to her as an interior designer. She stated the neighborhood will present a petition next week in opposition to the bikeway construction. She feels that this bikeway construction is unnecessary as duplicate facilities are planned for SR-520. Also, because the SR-520 bike lane is wider, she feels safety will be better accommodated by spending tax dollars on just the SR-520 bikeway. Due to hills, the necessity of the wall, and the expense necessary to ensure proper drainage she feels the bike lane component of this project should be reconsidered.

(d) Ronald Tice, 5217 Palantine Ave., Seattle, introduced himself as the artistic director of Ballet Bellevue located in the Ballet Arts Center in the southwest corner of the Downtown Park. Noting that the City's plan is to exclude this property from the park plan, he described the contribution that his organization makes to the City by bringing world class home-grown performances to Bellevue. He stated that although the group performs at the Meydenbauer Center, there is no rehearsal space available there. The Ballet Arts Center is needed by Ballet Bellevue, and he cited the attributes of this facility that cannot be found elsewhere such as the sprung floor, high overhead space, over 2,000 square feet of open floor, and restrooms and dressing rooms. He stated that every great society is remembered for its art, and he rhetorically asked what Bellevue's legacy will be. He stated that Ballet Bellevue creates great art, but it needs a home in Bellevue. The Ballet Arts Center is this home, and he feels this location adjacent to the park is consistent with great civilizations that have nestled arts facilities into green spaces. He stated fine art is not a luxury, is not cheap, and is part of Bellevue's bid to be a world class City. He asked that the Council keep this place in the Park open to Ballet Bellevue, as it cannot finance the half-million dollars it would take to replace this facility.

3. Legislative Issues Items

(a) Council business

Mr. Creighton stated he attended an update by the Department of Transportation on the I-405 Corridor Study this morning. He also attended an event marking the buy out of Red Lion by Doubletree Inns. This afternoon he attended the Bellevue Traffic Task Force meeting on concurrency on which he elaborated.

Mayor Pro Tem Zumdieck stated on June 3 she attended a meeting of the Police Efficiency Task Force. On June 5 she attended the Spring for Schools luncheon at Meydenbauer Center. She stated she was troubled by the $250,000 allocation by the foundation for reading recovery because she feels dollars are better spent on teaching children to learn properly. On the evening

of June 5, she helped present athletic awards to coaches and players participating in a program for disabled children. On June 6 she attended a discussion by Sammamish High School students on teen violence, ironically immediately following the vandalism of school property by students.

Mrs. Blacker reported that the Human Services Task Force delivered its recommendations to the Oversight Committee of the Growth Management Planning Council. She reviewed the recommendations and commented on the import of the regional governance and finance process. She stated she interviewed three candidates for the Arts Commission, and another interview is scheduled June 10.

Mr. Mosher attended the Spring for Schools luncheon where over $71,000 was raised. He attended the reception commemorating the transition of the Red Lion to a Doubletree Inn. Today he attended the Bellevue Chamber of Commerce luncheon featuring King County Executive Ron Sims.

Mr. Springman also attended the Spring for Schools event in addition to a number of other meetings.

Mr. Lee stated his week was focused on youth issues. He attended the Highland Center's awards for Special Olympics kids. He commended the Parks and Community Services Department for its support of these programs, as well as the volunteers and businesses that contribute to the program and the awards event. He also attended a recognition event for the parents of special needs individuals on June 7. He enjoyed the rocket-launching ceremony for Enatai Elementary School. He also attended the update on the I-405 Corridor Study. He attended the opening event of the Doubletree Inn and the Chamber of Commerce luncheon featuring the County Executive as speaker.

Mayor Smith met with Nancy McCormick of the Redmond City Council and attended another meeting with staff from Microsoft. He attended the honorary barbeque for special educators as well as the Bellevue Schools Foundation luncheon. On June 3 he attended the Economic Development Committee's Board meeting where various jurisdictional representatives presented the unique challenges faced in promoting economic development. Mayor Smith stated that he posed the potential role this group could play in facilitating the placement of technology-based infrastructure.

(b) Council new initiatives

No new initiatives were raised.

(c) Downtown Park Master Plan

Deputy City Manager Linda Barton explained that tonight's presentation is informational, providing Council with an update of the Downtown Park Master Plan. She stated that specific executive decisions dealing with the park, such as funding options or acquisitions, will be discussed in upcoming Executive Sessions. She introduced both Lee Springgate, Director of the Department of Parks and Community Services, and Robert Beckley, the original designer of the Downtown Park, and described the information both men would present.

Mr. Springgate provided a history of the Downtown Park, noting the original 17.5 acres were purchased in 1983 at a cost of $14.7 million. He described the international contest held to select the design, resulting in the choice of Mr. Beckley's design from among the 64 entries. Mr. Springgate described the failed matching bond issue, which was followed by the formation of the Downtown Park Corporation. This group, under the leadership of John Ellis, raised $1.8 million in private funds which financed the first phase of the park. He explained that the City actually leased the park property to the nonprofit Downtown Park Corporation, which then completed the first phase of the park in accordance with the Downtown Park Master Plan. Mr. Springgate described the purchase of additional properties in 1985 through 1993, noting that by 1996 it was decided to clarify the objectives of the park through the work of a Council-appointed Downtown Park Citizens' Advisory Committee (CAC).

Mr. Springgate explained the issues addressed by the update including the long-term park boundaries, the various entry-way improvements, the future development of the SE corner of the park, the potential siting of the Bellevue Art Museum, the relationship of the park to Bellevue Way, parking, possible conversion of the pond to a skating rink, the feasibility of an amphitheater, the disposition of the Ballet Arts Studio, the connection of the Park to Old Bellevue and Meydenbauer Bay, the interface between the park and surrounding residences and businesses, and the potential for active recreational facilities outside of the "circle" at the edges of the park.

Mr. Springgate stated it is staff's recommendation that the Downtown Park Master Plan Update be accepted formally by the City Council.

Mr. Beckley described his pleasure and surprise to be back in Bellevue after 13 years. He stated the controversy surrounding this project is not unusual for public projects of this magnitude, and he commended the CAC for its consideration of all the issues and the difficult decisions resulting from such. Mr. Beckley then provided a pictorial history of the Downtown Park through the use of a photo slide show. He described the local influences on the original design which, though inspired by New York's Central Park, was further refined by the citizens' survey, compatibility with surrounding urban scape, and the existing vegetation and topographical features. He used photos to compare design features of the Downtown Park to an assortment of internationally acclaimed urban parks.

Mr. Beckley then reviewed development of the park under phases one and two and elaborated on the key recommendations of the CAC within the Downtown Park Master Plan Update: (1) the southeast corner and the s-curve of Bellevue Way--complete canal/promenade, tiered seating, 102nd Avenue NE entry; (2) the northeast corner--plaza, fountain, and covered shelters; (3) the west side--parking, bandstand, play area, restrooms/shelters, and basketball courts; and (4) the northwest corner--entry plaza. He stated as its designer it gives him great pleasure to see users enjoying the space as he had envisioned. Mayor Smith then opened the floor for questions from members of the Council.

Mr. Mosher asked if the sound of the waterfall would interfere with performances at the amphitheater. Mr. Beckley explained that the waterfall could be turned off as needed, and he expounded on the event opportunities an amphitheater would offer to the City. Mr. Mosher questioned whether the 130-200 parking spaces planned for the west side of the park could

accommodate large events, and Mr. Beckley affirmed that parking for extremely large events is not included in the Master Plan. He advised that shuttle busses and other accommodations be included in the planning for very large events.

Mrs. Blacker praised the Master Plan and stated she is proud to be part of the first suburban City in this area to show the foresight to establish such a grand legacy. She feels already the wisdom of this investment is evident, and she is confident it will be appreciated even more in the future. She questioned where the stone arch would be placed that has been in storage since it was taken down from the old Union-S. High School. Mr. Beckley stated he feels the southwest corner of the Park would be appropriate, and Mrs. Blacker urged that this component not be lost. Mrs. Blacker raised the issue of parking along 100th Avenue NE, stating she favors the scheme now despite initial reservations. Mr. Springgate and Mr. Beckley confirmed that 100th Avenue NE would not be widened to accommodate such parking, but parallel parking along the park edge would be included as part of the street improvements.

Mr. Lee asked if any active recreational (versus passive recreational) uses were being considered for the Park and if any restaurants were envisioned to be adjacent to the Park. Mr. Beckley stated several opportunities came forward as the Park study was being done--the condominium with a deli and the siting of the new Bellevue Art Museum--although the Master Plan contains no specific proposals for restaurants or concession features. Mr. Beckley explained that Park features were intended to accommodate "organized" versus "active" recreational events.

In response to Mr. Creighton, Mr. Beckley explained how the priorities within the plan update were numbered, frequently on a difficulty/monetary basis. From a design perspective he stated the southeast corner would remain the highest priority for him, because its development completes the original concept of the Park.

Mr. Springman questioned the lack of a formal entrance along the s-curve, and Mr. Beckley stated that an entrance could be accommodated, but none is presently in the Master Plan. In response to Mr. Springman, Mr. Springgate explained that the sanitation and public safety problems associated with geese transcend both the issues of the Downtown Park and its Master Plan development. He stated this could be the subject of a future Council discussion.

Acknowledging the political nature of the topic, Mrs. Blacker stated that Vincent Scully, Yale University Professor of Art and Architectural History who served as the advisor to the jury of the original design competition, has opined that the northwest corner is the most important acquisition. Mr. Beckley acknowledged the difference of opinion he and Professor Scully share regarding the northwest corner including accommodating the view of Mt. Rainier. He stated that the condominiums could be screened.

Mayor Pro Tem Zumdieck noted the merit of the Downtown Park Master Plan process, but stated she had voted against the acquisition of properties in the northwest corner. Although important, she stated the Downtown Park is not the only park in the City. She spoke to the importance of investing in other areas of the City, as well as protecting small entertainment venues such as the Ballet Arts Center. She feels for the amount of money spent on the Park, some active uses should be accommodated.

Mayor Smith stated he enjoyed serving on the update committee because of its clear cut objectives and targeted goals. He supports the plan as conveyed which resolves many long-term issues. He defended the Council's decision not to purchase the land on which the proposed condominiums are to be built, stating that the Council had many priorities to weigh and citizens have the right to pay reasonable purchase prices.

☞ Mrs. Blacker moved to accept the Downtown Park Master Plan Update of 1997, and Mr. Lee seconded the motion.

Mr. Mosher noted that the plan lacks a schedule or specific policies. Mr. Springgate stated that contingent on Council's approval of the Update, staff had planned to return with a resolution on implementation of the plan. Mrs. Blacker revised her motion to reflect this directive.

Mr. Creighton stated he has some land use concerns, and Mayor Smith noted the ULI recommendation to tie the northeast corner to the Pedestrian Corridor and ultimately to Meydenbauer Bay. Mrs. Blacker reiterated her concern that the arch be included in the final plan.

☛ The motion to accept the Downtown Park Master Plan Update of 1997, instructing staff to return with a resolution detailing its implementation, carried by a vote of 7-0.

(d) Compensation discussion

City Manager Steve Bauer reminded Council of its earlier discussion and approval of a work plan to examine and revise the City's Compensation Policy. Tonight's presentation informs Council of how Bellevue compares to the market in terms of its wages and benefits. The policy question before Council is where it wishes the City's salaries to rank relative to the market. Mr. Bauer acknowledged the work of key staff in preparing this presentation--Linda Mathisen, HR Generalist; Mike Pivec, Benefits Administrator; Toni Cramer, Assistant Director of the Department of Planning and Community Development; Wendell Bowerman, Accounting Manager; and Linda Barton, Deputy City Manager. He explained that the Leadership Team has also played a key role in scrutinizing this data, and he explained that the third phase of this process will be to establish a policy for cost of living adjustments (COLAs) and an overall adjustment to market.

Mr. Bauer then reviewed the philosophy of the City's Compensation Policy, approved by Council in the fall of 1996, that describes the desired workforce as one that provides high quality services, adapts to change, is innovative, practices continuous improvement, is flexible, and is committed to the City. Mr. Bauer stated that the City must remain competitive in the marketplace to retain and attract this type of workforce. Mrs. Blacker feels it is important that staff are content and enthusiastic in their work and not committed to the City merely because they lack other opportunities.

Mr. Bauer then defined the City's market which is local for operational jobs, regional for specialized or technical positions, and national for upper management and highly specialized

DOWNTOWN PARK

HISTORY

- 1983 - Purchased 17.5 acres for $14.7M
- Council appointed Downtown Park Committee chaired by John Ellis
- Distributed community survey (5,500 returned)
- Conducted design competition

DOWNTOWN PARK

HISTORY (cont.)

- Floated "Matching" Bond Issue proposition
- Formed Downtown Park Corporation
- Private fundraising generated $1.8M
- Private non-profit built first phase
- 1988 Bond Issue financed second phase

DOWNTOWN PARK

HISTORY (cont.)

- 1985 to 1993 - 7 additional properties purchased on 100th Avenue NE & NE 4th Street
- 1996 - Property acquired within extended "circle"
- Mayor appointed Downtown Park Citizens' Advisory Committee

DOWNTOWN PARK MASTER PLAN UPDATE

MASTER PLAN ISSUES

- Long-term park boundaries
- Various entryway improvements
- Future development of SE corner
- Potential siting of Bellevue Art Museum

DOWNTOWN PARK MASTER PLAN UPDATE

MASTER PLAN ISSUES (cont.)

- Relationship to Bellevue Way, "S" curve, & adjacent privately-owned land
- Parking
  - Reasonable expectations
  - Surface
  - Underground
  - Location
  - Capacity

DOWNTOWN PARK MASTER PLAN UPDATE

MASTER PLAN ISSUES (cont.)

- Conversion of pond to skating rink
  - Feasibility
  - Scope
  - Management
- Proposed amphitheater
  - Appropriateness
  - Location
  - Size

DOWNTOWN PARK MASTER PLAN UPDATE

MASTER PLAN ISSUES (cont.)

- Disposition of Ballet Arts Studio on 100th Avenue NE
- Connection to Old Bellevue & Meydenbauer Bay
- Surrounding business & residential interface
- Active recreation facilities outside the "circle"

City of Bellevue
Post Office Box 90012 • Bellevue, Washington • 98009 9012

April 7, 1997

The Honorable Ron Smith
Mayor, City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

Dear Mayor Smith:

I would like to report on the successful completion of the work of the Downtown Park Master Plan Update Citizens' Advisory Committee and to provide you with a summary of the Committee's recommendations. Since the work of the Committee began in October 1996, the Committee met on five occasions to identify issues related to the Downtown Park, work with the City's consultant to develop master plan options, and reach consensus on recommendations for future park development.

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Recommendations

The Master Plan Update calls for completion of specific sections of the Park which, in total, will achieve much of what was proposed in the original design. The major recommendations of the Citizens' Advisory Committee include the following:

• Southeast Corner Completion - The southeast corner improvements include the completion of the primary design feature of the park - the shaded circular promenade and canal and the double row of trees, as well as a formal connection between the park and Old Bellevue at the termination of 102nd Avenue NE.

• Corner Entries - Key park improvements will be the completion of the northeast, northwest, and southwest entrances to the park. These entrances will better connect the park with Downtown, Meydenbauer Bay and the surrounding neighborhoods and help to create a more visible presence and park identity on the surrounding streets. As identified in the ULI recommendations, the park entrance improvements will provide a better connection through the park from Downtown to Meydenbauer Bay.

• West Side Development - After extensive discussion of automobile parking by the Committee, the group favored the consolidation of existing parking into a single lot along 100th Avenue NE. The recommendation calls for parking to be consolidated into a 130-stall surface parking lot along the west side of the park and the addition of approximately 25 parallel parking stalls along the east side of 100th Avenue NE. Within the Park boundaries, additional parking for off-site uses is not recommended.

In addition, the master plan calls for a bandstand for small events to be located near the northwest corner of the park. To the south of the proposed parking area will be a multi-use plaza area, restrooms, and covered shelters near the family picnic and expanded children's play areas.

The Committee also has recommended that modifications be made to the Land Use Code and policy language be added within Comprehensive Plan to identify the importance of the Downtown Park as integral to the success and viability of Downtown now and in the future.

Priorities

The committee also discussed extensively how to best prioritize the sections of future park development. The overall priority remains - the completion of the original vision of the Park. Flexibility will be necessary in the implementation of the Master Plan to allow for completion of portions of the park through donations or partnerships as opportunities arise in the future. The Committee established the following priorities for the various portions of future park development.

- 1st priority - southeast corner - complete canal/promenade, tiered seating, 102nd Avenue NE entry
- 2nd priority - northeast corner - plaza, fountain, covered shelters
- 3rd priority - west side - parking, bandstand, play area, restrooms/shelters, basketball
- 4th priority - northwest corner - entry plaza.

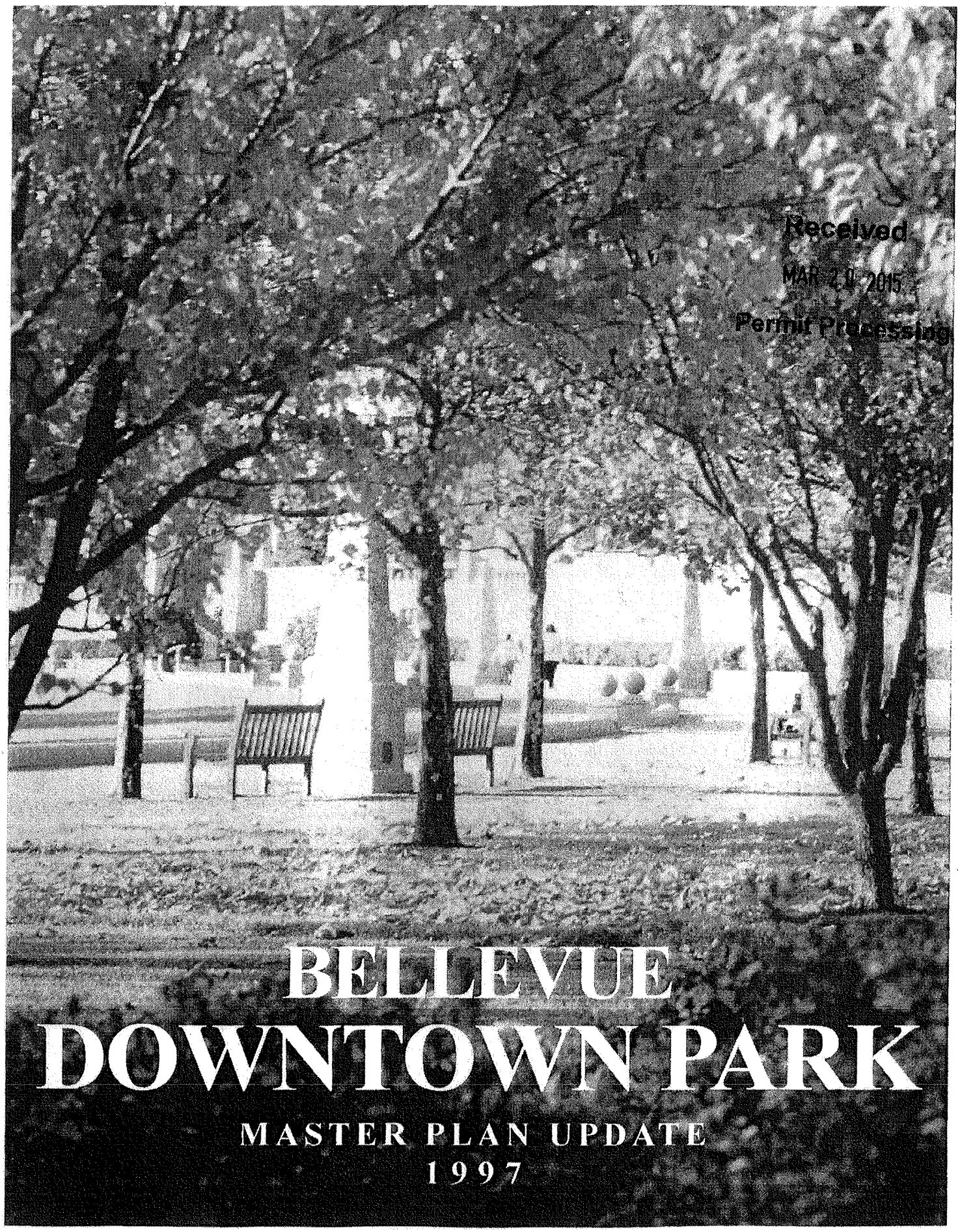
Conclusion

In ending, the Citizens' Advisory Committee recommends that the Master Plan Update and Design Report dated March 1997 be adopted by the City Council and accepted as an amendment to the original Downtown Park Master Plan. The updated Master Plan shall serve as the framework for future park planning, development, and budgeting decisions.

In updating the Master Plan, the Committee has affirmed the original vision of a world class park in Downtown Bellevue, while addressing key issues that have arisen since the Park's conception. The Committee eagerly awaits the completion of this jewel in Downtown Bellevue.

Sincerely,

John Ellis, Chair
Downtown Park Master Plan Update
Citizens' Advisory Committee



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BELLEVUE DOWNTOWN PARK

MASTER PLAN UPDATE

1997

City of Bellevue
Post Office Box 90012 • Bellevue, Washington • 98009 9012

April 7, 1997

The Honorable Ron Smith
Mayor, City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

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Citizens' Advisory Committee

ACKNOWLEDGMENTS

CITIZENS' ADVISORY COMMITTEE

John Ellis, Chair
The Honorable Ron Smith, Mayor of Bellevue
The Honorable Georgia Zumdieck, Mayor Pro Tem of Bellevue
The Honorable Rob McKenna, King County Councilmember
Harry Andresen
Eva Chiu
Alden Clark
George Kargianis
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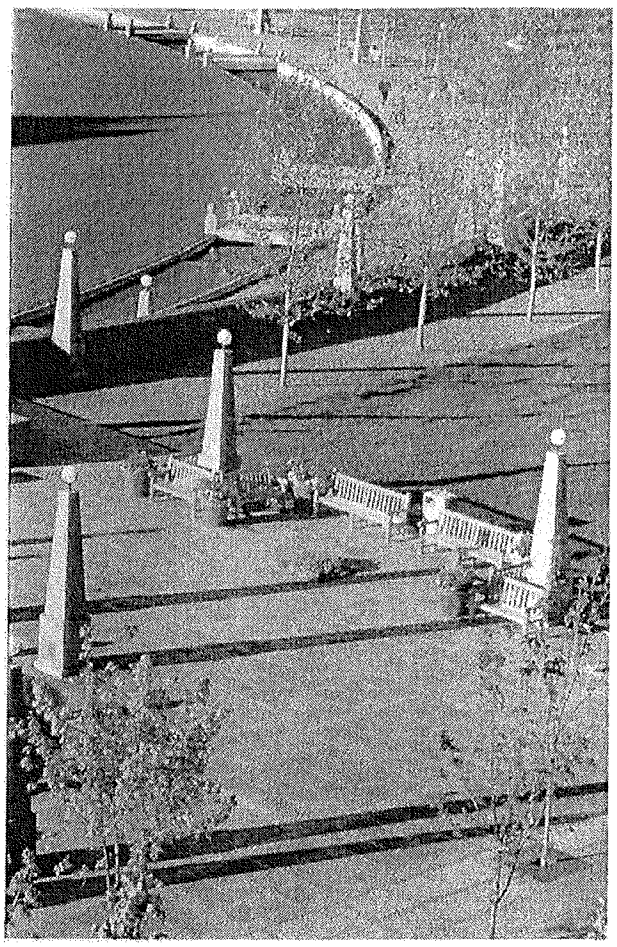
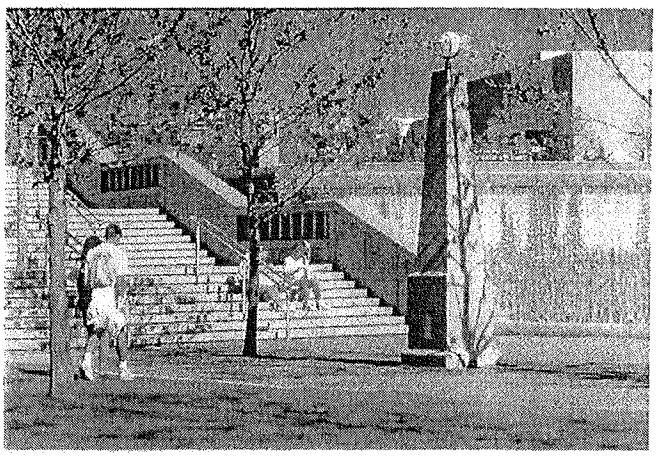
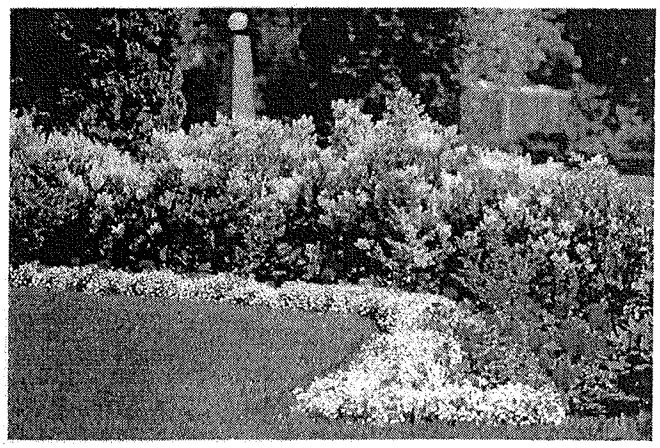


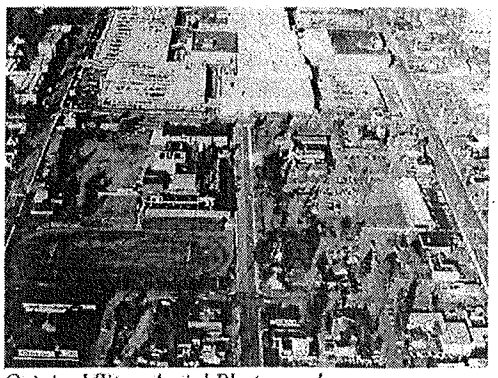




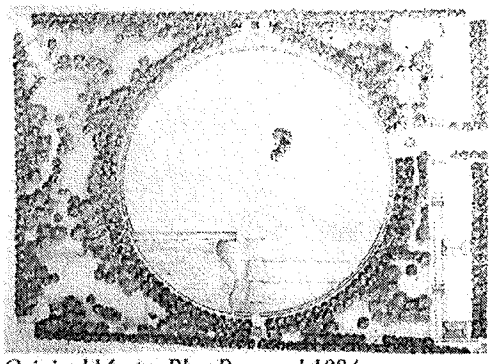
EXECUTIVE SUMMARY

The Bellevue Downtown Park was launched in December 1983 with the acquisition of 17.5 acres of land from the Bellevue School District. In 1984 an international competition for the design of a park on this site resulted in the selection of a design submitted by Beckley/Myers Architects. This design satisfied both the desire for a passive park which would contain opportunities for walking, relaxing and people watching with the desire to create a park with a strong visual character unique to Bellevue. Phase one construction consisting of the north east quarter of the competition design was completed in 1986 following a private fund raising drive chaired by Mr. John Ellis. A second phase of construction for the western side of the Park was completed in 1990 following approval of a City Parks Bond Issue. Since that time several small additional improvements have been made to the Park.

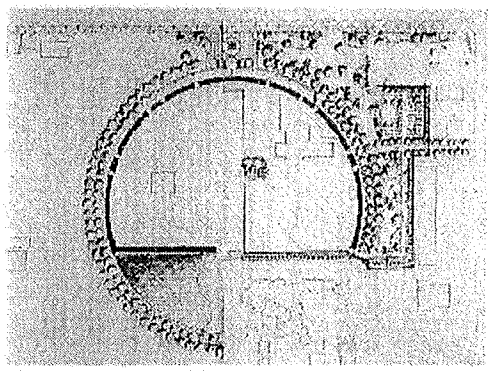
A substantial number of major park features were built in these two construction phases. Lack of land to complete the park and lack of budget to develop certain features have hampered implementation of the total Park concept as approved in the original Downtown Park Master Plan. This Downtown Park Master Plan Update has been made in response to recent land acquisitions, circumstances impacting the Parks design and new opportunities to continue development of the Park. A Citizens' Advisory Committee was appointed by the Mayor of Bellevue in the Fall of 1996 to study specific issues identified as impacting the Park's future. Working with the team of consultants who developed the original design and implemented subsequent construction phases, the Committee has created this Master Plan Update with the goal of completing the Park as originally conceived while at the same time addressing certain key issues impacting the Park more than a decade after its conception.



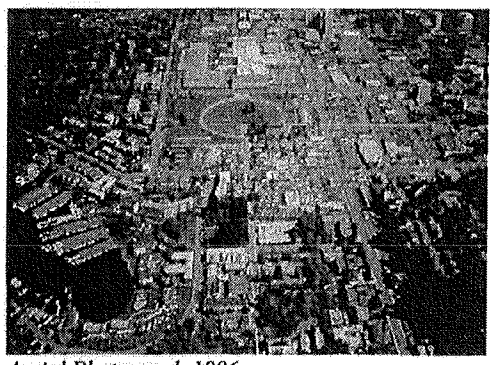
Original Site - Aerial Photograph



Original Master Plan Proposal 1984

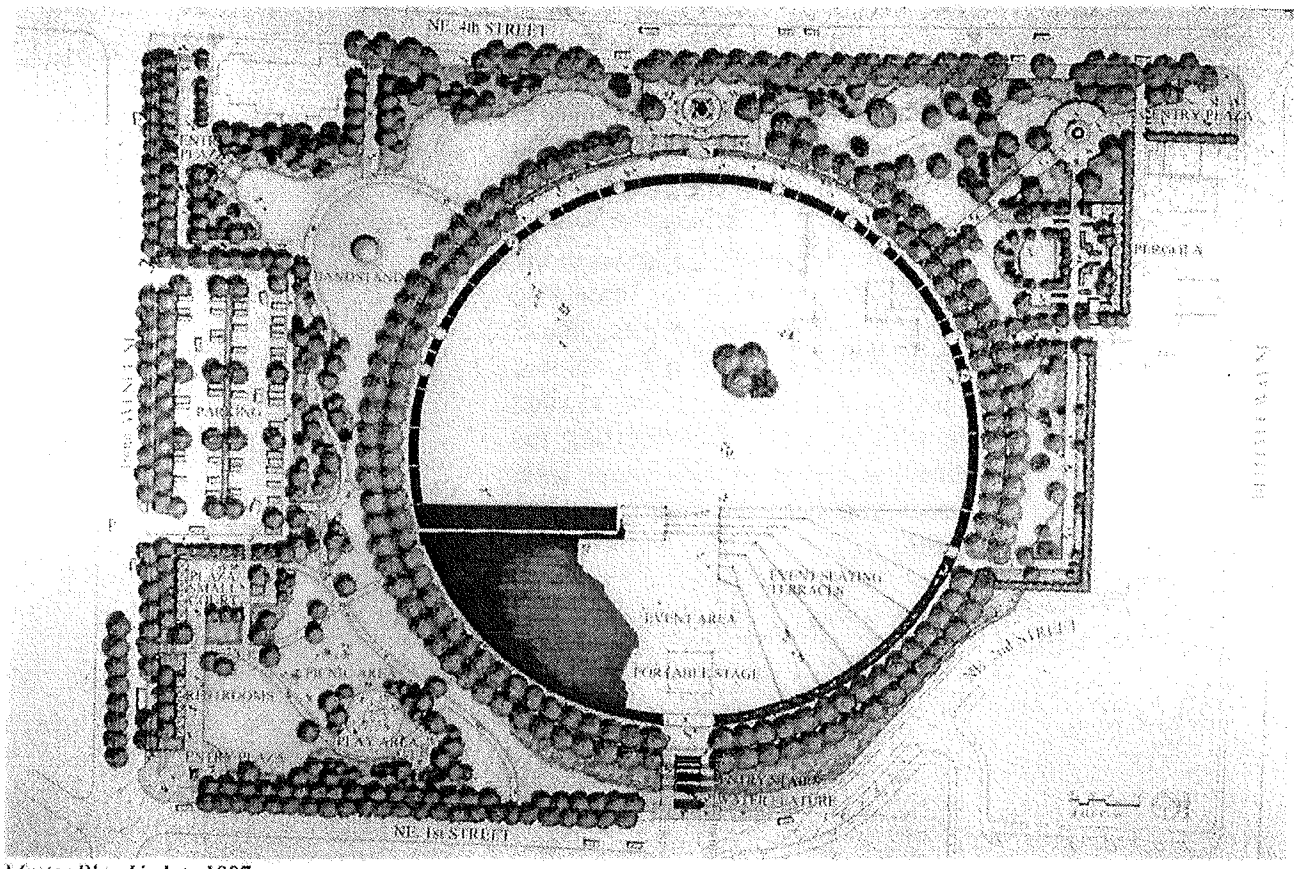


Current Developed Area 1996



Aerial Photograph 1996

This Master Plan Update calls for completion of specific sections of the Park which in total will achieve much of what was proposed in the original design. These improvements include: the completion of the primary design feature of the park—a shaded circular promenade and canal, the development of key entrances to the Park that connect it with various elements of downtown and the surrounding area, the addition of adequate automobile parking, additional event places, and children's play and family areas.

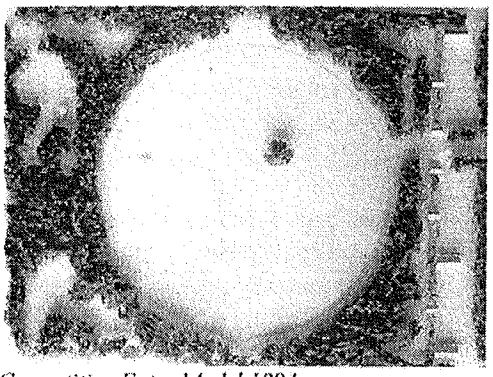


Master Plan Update 1997

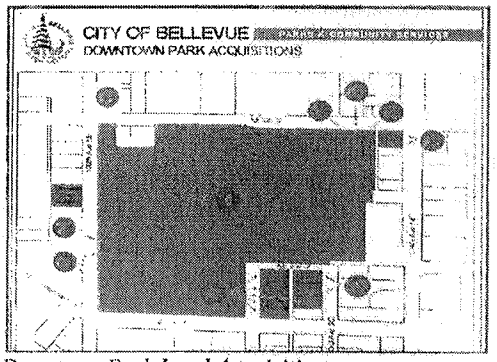
BACKGROUND

The original park master plan, approved by the City Council in 1984, established the long-term vision for the Downtown Park. In the intervening 12 years, critical acquisitions, including property in the northeast, southwest, and northwest corners of the park and several parcels along its west boundary, have added approximately four acres to the original 17-acre site.

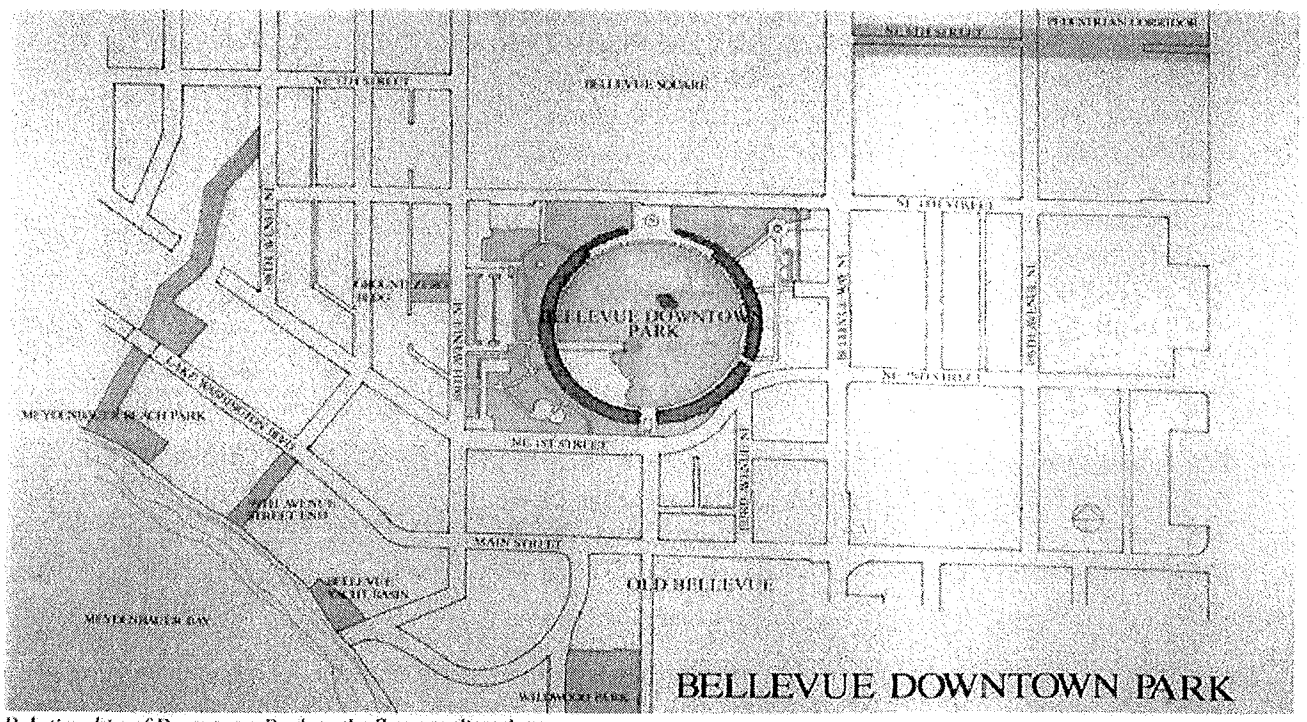
As the Park developed over the past decade, it has become a central gathering place for special events and emerged as an important factor in the developing identity of downtown Bellevue. The Park creates an important open space for downtown workers and residents and is used daily for walking, jogging, eating lunch and people-watching. It is one of Bellevue's finest assets and plays a pivotal role in making the downtown an appealing area to live, work, and play.



Competition Entry Model 1984



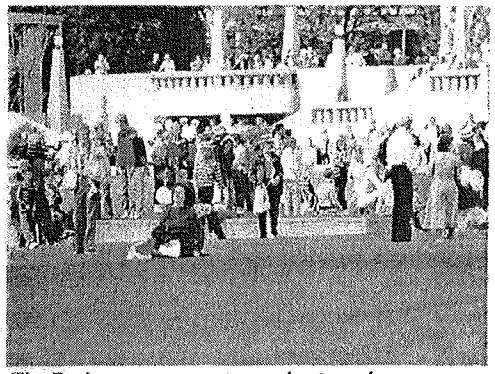
Downtown Park Land Acquisitions



Relationship of Downtown Park to the Surrounding Area

As the City continues to mature and our downtown evolves into one of the region's important urban centers, we find that there are a number of significant design and development issues relating to the Park which require further analysis and direction. Of particular importance to resolve are questions pertaining to the following:

- long-term park boundaries;
- the various entryway improvements;
- future development of the southeast corner;
- potential siting of the Bellevue Art Museum;
- relationship to Bellevue Way, the "S" curve, and adjacent privately owned land;
- parking-reasonable expectations surface/underground/location/capacity;
- conversion of pond to skating rink in winter;
- appropriateness, location, and size of a proposed amphitheater;
- disposition of the building used by Ballet Arts Studio;
- relationship to Old Bellevue/Meydenbauer Bay;
- surrounding business and residential interface with the Park; and
- the inclusion of more active recreation facilities in the area outside the circle.



The Park as a community gathering place

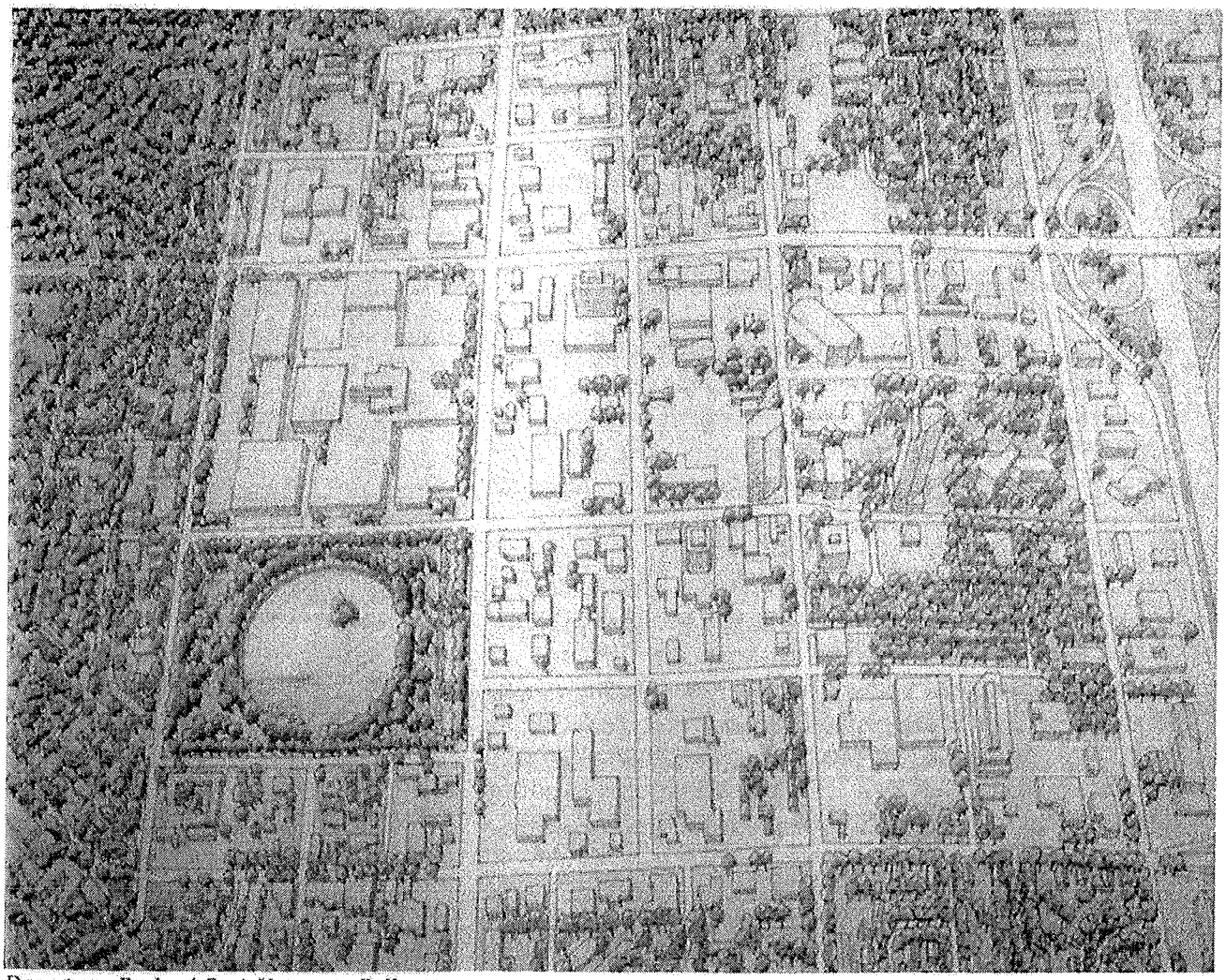
The Park as a place of solitude

Mayor Ron Smith convened a twelve member Citizens Advisory Committee chaired by John Ellis, the former Chair of the Downtown Park Design Competition and the Downtown Park Citizens' Committee, to review alternative solutions to the identified issues that would be sensitive to the original vision for the Park. Consultants MacLeod Reckord Landscape Architects, Architect Robert Beckley, FAIA, the original designer of the Downtown Park, and a team of subconsultants made up of ARC Architects, VanDeMark Partnership and KPFF Engineers were hired to assist the staff and Committee in analyzing issues and developing options for the Committee's consideration and to update the Master Plan.

The Committee met on five separate occasions over a four month period before reaching consensus on the various issues. The results of those discussions are included in the recommended master plan and this design report.

HISTORY/OVERVIEW

The idea for a park in downtown Bellevue was created from civic and private leadership which saw the city's potential for shaping its future during a time of rapid growth and development. In the early 1980s economic forces were rapidly influencing the character of downtown Bellevue. Its center was emerging as a vital regional magnet for commercial and business activity even as the city retained its attraction as a very desirable residential community. In the middle of this dynamic period of growth the City Council and community leaders saw the necessity of creating an amenity within the City which would help to define its character and provide open space in an increasingly urban downtown core. The idea for the Downtown Bellevue Park was born.



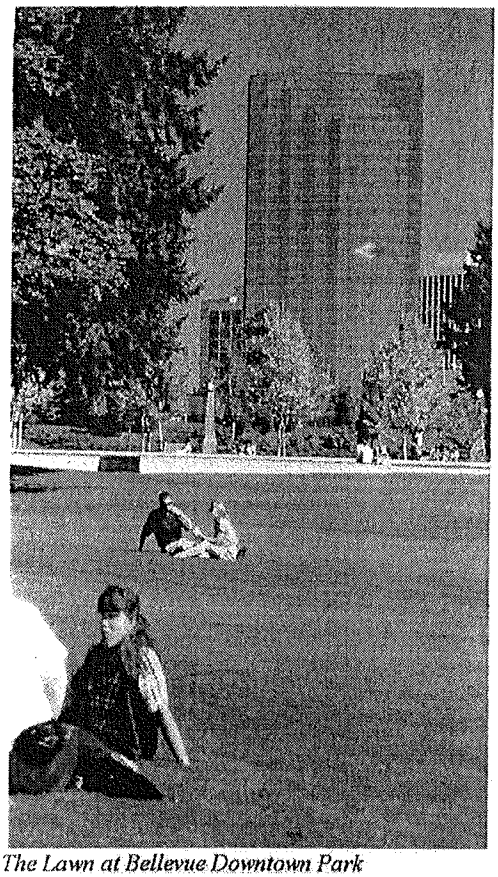
Downtown Park - A Park Unique to Bellevue

A competition was conceived of as a way of creating public involvement in the design process. Before the competition was begun a questionnaire was circulated among Bellevue citizens which asked what kind of park they would prefer in the downtown. The survey results, compiled from more than 5,500 people stated a preference for a park for walking (95%), resting and relaxing (65%), people watching (64%) and a place which had, open green space (57%), fountains (52%) and ponds (51%). This survey inspired the winning design entry of Beckley/Myers, Architects. Working with two blocks of land newly acquired by the City Council from the Bellevue School District totaling 17.5 acres, the winning design entry proposed shaping this land into a highly imagable open space which would be unique to Bellevue and the crown jewel in a necklace of parks which serve the outlying areas of the city.

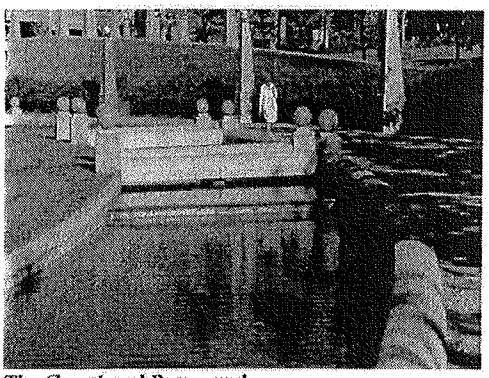
The design itself called for a circular promenade for walking which defined a large open green space bordered by a canopy of trees and a continuous canal terminating in a giant waterfall, cascades and a reflecting pool. Between the promenade and surrounding streets, the design proposed opportunities to create small park venues for other activities that ranked highly in the citizens' survey. These other activity areas included a formal garden, outdoor performances, picnicking, and children's play.

No public undertaking of this magnitude is accomplished with a single stroke of the brush and controversy is bound to ensue as circumstances and leadership change. The Downtown Park has commenced in stages. Meanwhile the city has acquired other property which will allow the original vision of the Park to be substantially completed.

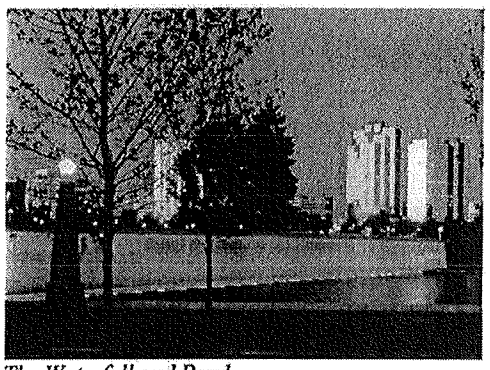
Over the last decade and a half, civic and private leadership have joined forces, supported by a strong professional team within the city administration, to keep the Park and its original vision on course. This Master Plan Update, created by a team of civic leaders and private citizens assembled by the Mayor and assisted by the same professional team who envisioned the original park concept, serves as a plan that can guide Park development through its concluding stages.



The Lawn at Bellevue Downtown Park



The Canal and Promenade



The Waterfall and Pond

DESIGN PRECEDENTS

The designers of the Park have been inspired by great urban parks from around the world. Features from many of these highly successful and proven parks have served as precedents for the Bellevue Downtown Park design.

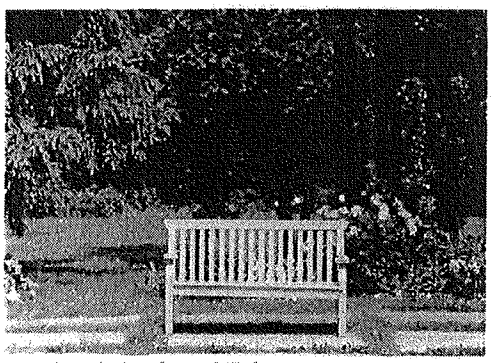
Walking: The Promenade and other paths.
objective: creating inviting places to walk

Resting and Relaxing: Benches, seating walls and lawn.
objective: creating formal and informal seating opportunities

People Watching: Overlooks and gathering places.
objective: creating a place where the whole world can be a stage

Open Green Space: A big and open lawn.
objective: creating a green oasis in the city

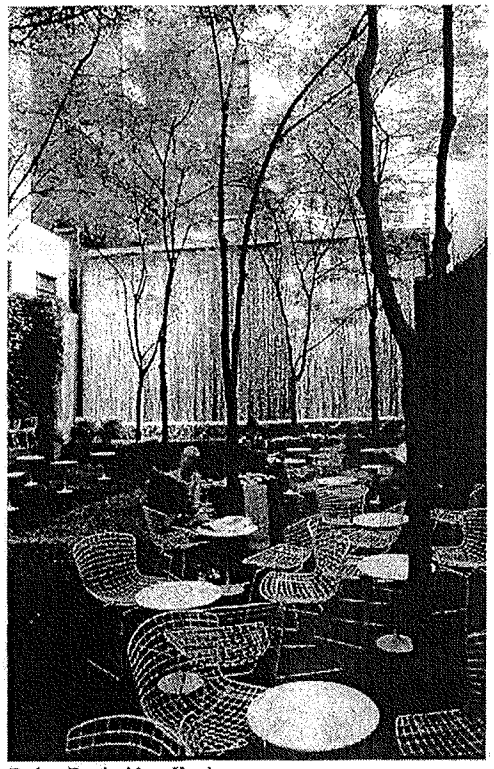
Promenade, Lucerne Switzerland



Cranbrook Academy, Michigan

Central Park, New York

Private Garden



Paley Park, New York

Fountains: Bowls, sprays, cascades, grottos and waterfalls.
objective: animating and beautifying space with moving water

Pools: A canal and pond to create a path and destination.
objective: to mirror the sky and surroundings and add quiet

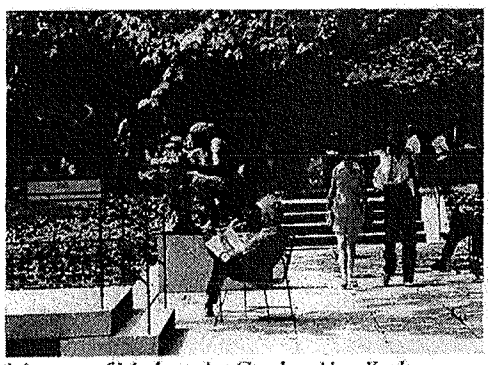
Formal Gardens: Flowering geometric landscape.
objective: to create an outdoor room of elegance

Children's Play and Picnic: Family gathering area.
objective: to create a destination for family outings

Outdoor Performance: A community gathering place.
objective: to create a focus for community activity

A Unique Park: A place with outstanding features.
objective: to create a strong/unique visual identity

Bradley Estate, Wisconsin

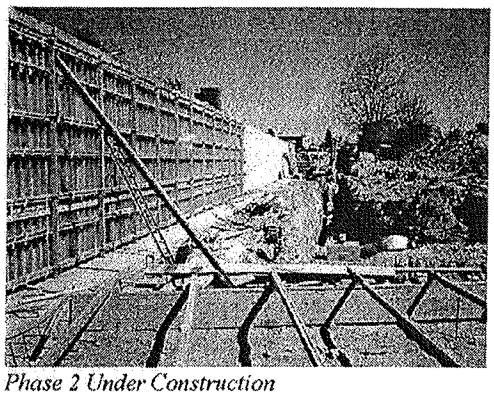


Museum of Modern Art Garden, New York

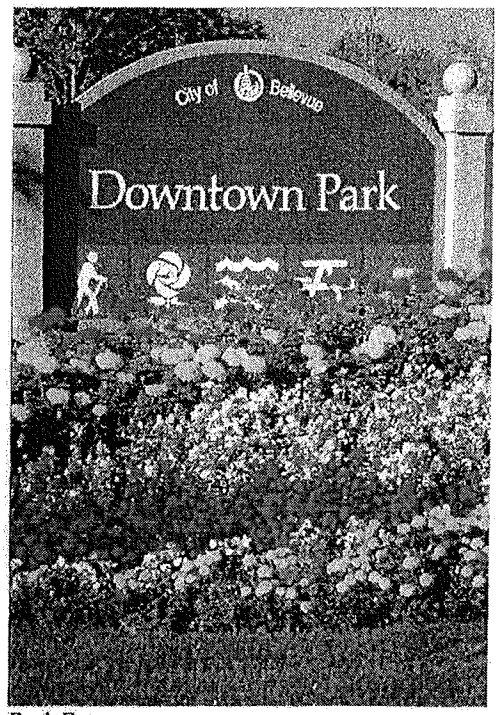
MASTER PLAN RECOMMENDATIONS

The Master Plan Recommendations set forth in this document recognize the considerable accomplishments already achieved in the Bellevue Downtown Park development. It builds upon the original concepts which were embodied in the award winning entry submitted by Beckley/Myers, Architects and MacLeod Reckord. It also recognizes lessons learned from subsequent use and incorporates these in the updated plan. This plan also addresses the several issues put before the Citizens' Advisory Committee, discussed at length and resolved in this Master Plan, which constitutes the recommendation of the Committee.

The Master Plan illustrated here represents an end state of development for properties presently owned by the City of Bellevue which can be incorporated for Park use. Adding elements to the Park in piecemeal fashion is expensive and compromises Park development which has already been completed. The present configuration of the Park, however, does provide some discreet opportunities for development which can be considered independently. It is important to keep in mind that the purpose of a Master Plan is to combine the various parts of a development so that the total adds up to more than the sum of the parts. This is particularly important to keep in mind for the design of this Park. Landscape takes time to mature, and there is great cost, financial and aesthetic, in having to redo sections as other sections are added. This is particularly true in areas where there is significant earthwork to be done. Moving earth away from the site for one stage and then back for another stage is wasteful, indeed. The Park was originally designed to create a balance to the earth moving. This can still be achieved, in part, if the Park is further developed in rational increments. The Key Components to the Master Plan which follow represent critical increments which can best be achieved when considered as a whole. These components, when combined, will result in a Park true to the intentions of the original design and the expectations of the citizens of Bellevue.



Phase 2 Under Construction

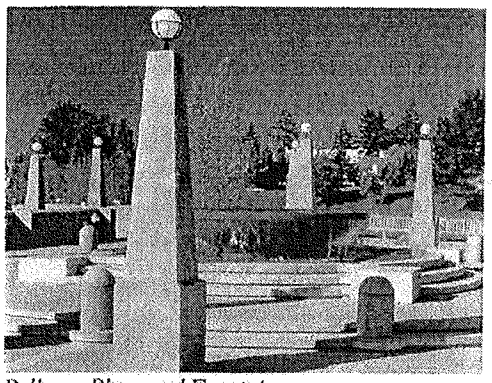


Park Entry

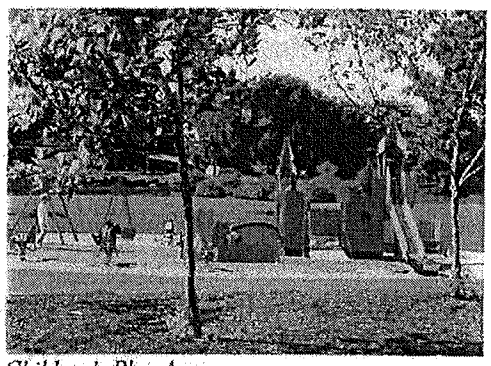
Relaxing on the Lawn

MASTER PLAN OBJECTIVES

The Downtown Park Master Plan Update proposes the completion of the original design concept, that is, the creation of a large open space defined by a canal, promenade and double row of shade trees, surrounded by more intimate areas for park activities. The Park is enhanced by water features throughout and an emphasis is placed on passive uses—walking, relaxing and people watching. The Master Plan addresses specific needs which have been identified for the Park. These are automobile parking, easy and attractive access from the areas surrounding the Park, an expanded children's play and family picnic area, a bandstand, an enhanced area for larger events requiring a stage, and an area to play basketball. In addition, the Master Plan proposes the all-important completion of the landscape plan which will give the Park one of its most important attributes, that of a green oasis in the middle of downtown Bellevue.

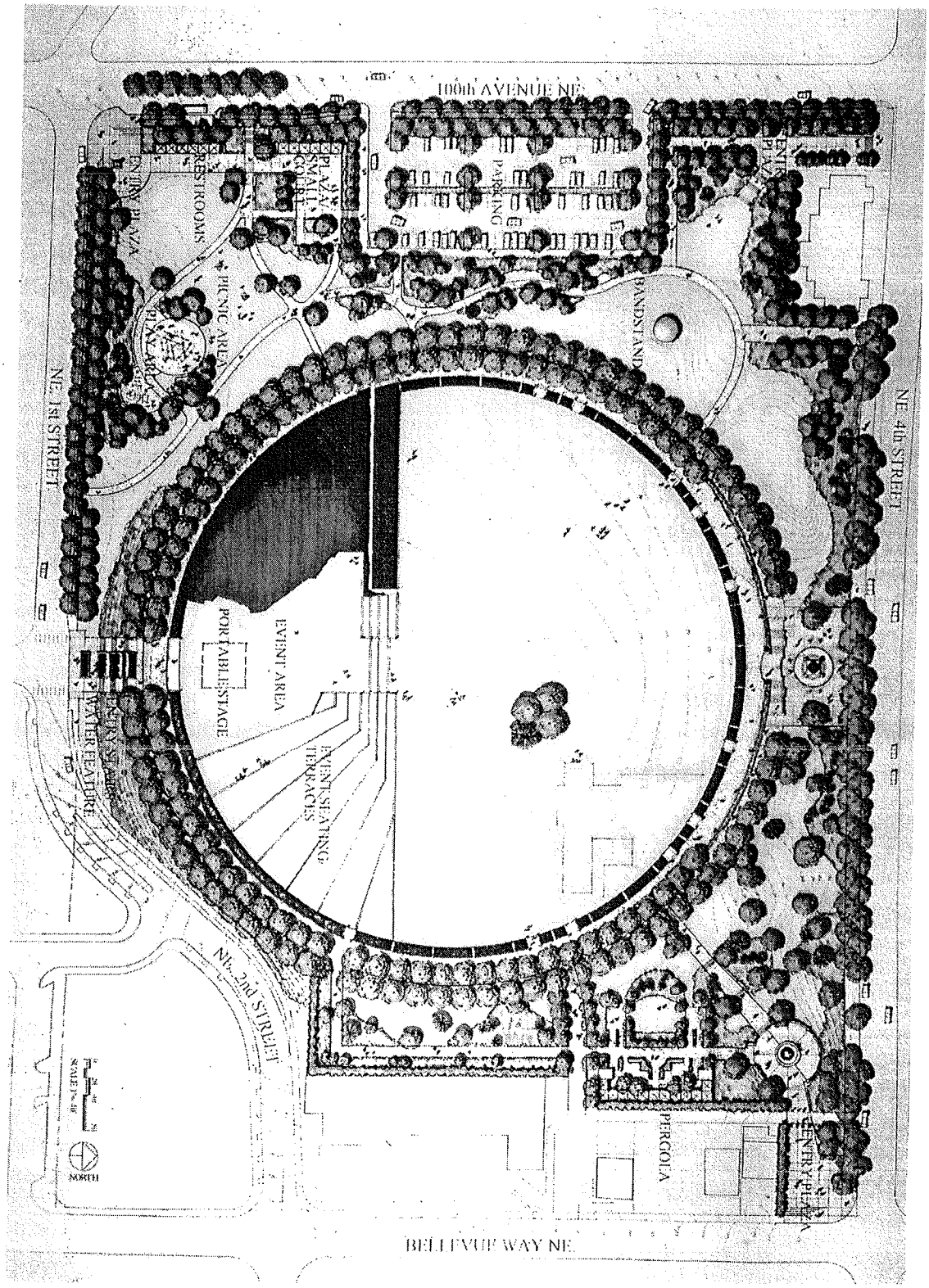


Bellevue Plaza and Fountain



Children's Play Area

Walkway to Formal Garden



◦ BELLEVUE ◦ DOWNTOWN ◦ PARK ◦

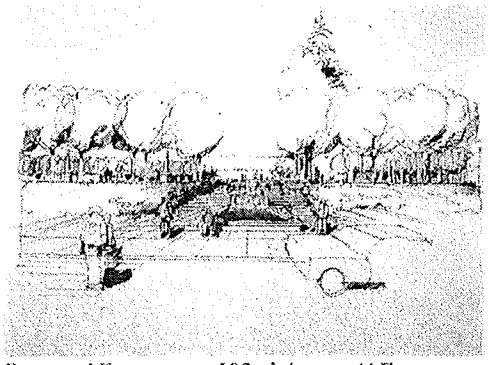
◦ 1997 ◦

◦ MACLEOD RECKORD ◦ ROBERT BECKLEY ◦

KEY COMPONENTS

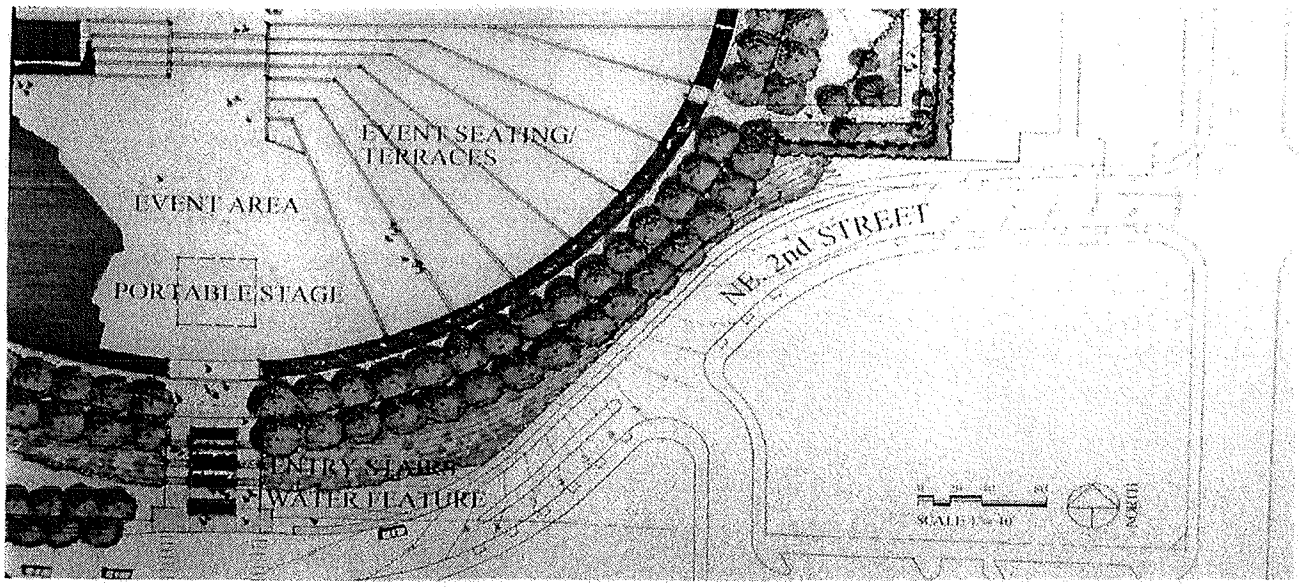
SOUTHEAST ENTRANCE AND CIRCLE

Construction of the 1st/2nd "S" curve roadway creates a natural boundary to the southern edge of the Park. The right-of-way acquired for this road improvement allows for the completion of the circle, i.e. the canal, promenade and alleé of trees, as well as a formal connection between the Park and Old Bellevue at the termination of 102nd Street N.E. The canal in this quarter of the circle will be at a steeper slope and will consist of a continuous cascade of sparkling water as the canal drops 11 feet from its current elevation to the level of the pond. The area within the completed circle will be terraced in grassy slopes, each terrace defined by a low retaining wall which can be used for seating. To make this a workable "event area", foundations will be laid and utilities supplied for a portable stage. The terraces will be able to comfortably accommodate 2,800-3,000 people. Between the waterfall and terraces will be a stairway which will ascend to the large section of lawn to the north. At the southern terminus of 102nd Street N.E. there will be a stairway with a cascading waterfall which will serve as a strong visual entrance to and from the Old Bellevue retail and commercial area. The slope between the promenade and the "S" curve will be lushly planted to provide a strong visual edge to the road and a clear separation between road and park.



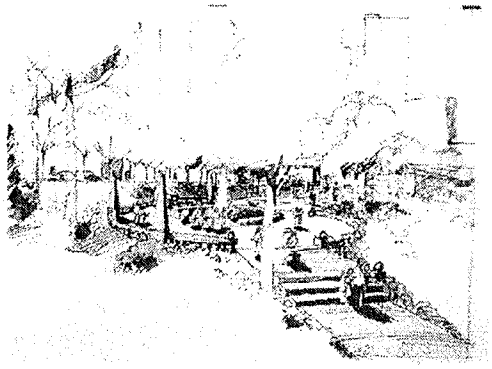
Proposed Entrance at 102nd Avenue N.E.

Existing Entrance at 102nd Avenue N.E.



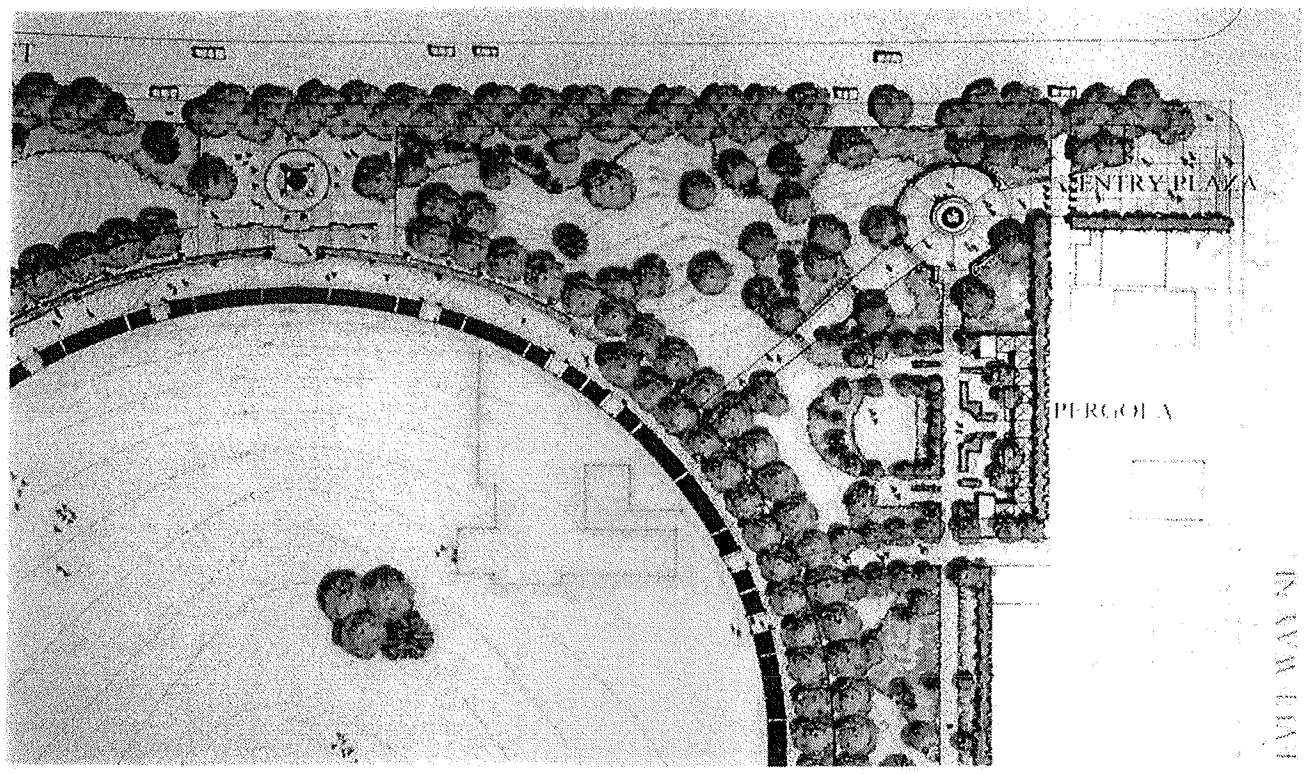
NORTHEAST ENTRANCE

The northeast corner is an important functional and aesthetic connection to downtown and the Pedestrian Corridor which terminates a half block north of this intersection (N.E. 4th Street and Bellevue Way). Even though there is an alley right-of-way across this corner which serves business along Bellevue Way, this corner can be developed to allow the occasional service vehicle using this alley to cross the plaza without undue interruption or inconvenience to either vehicles or park users. Bollards will separate this alley easement and pedestrians. The corner will be developed as an entry Plaza. Because of the topography of this corner, steps will descend into the plaza from N.E. 4th Street and ascend from Bellevue Way, while the corner itself will be at level with the intersection. The plaza will widen into a circle, a pinwheel, from which one can enter either the area of the canal and promenade to the west or the formal garden to the south. This second plaza will have a major fountain, another water feature different from others in the Park. This feature will be particularly important as a landmark for this major intersection in downtown Bellevue.



Proposed Northeast Entrance

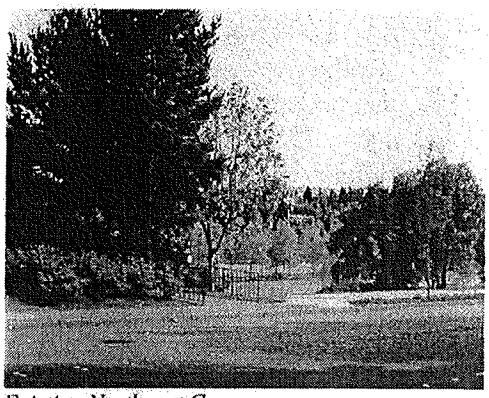
Existing Northeast Corner



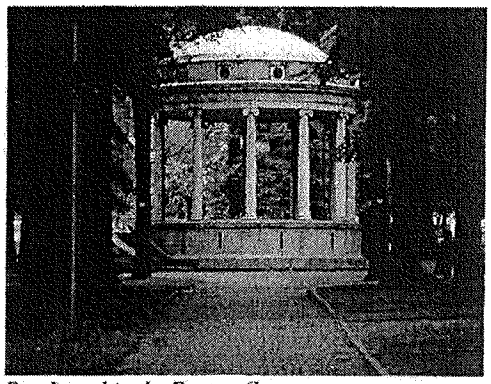
NORTHWEST ENTRANCE

The northwest corner entry plaza provides an important entrance to the park for adjacent residential neighborhoods and activity centers. This entrance at the intersection of 100th Avenue N.E. and N.E. 4th Street is at the highest elevation of the Park. From this prominent point, spectacular panoramic views open into and across the Park to Mt. Rainier. This vantage point also provides views to the bandstand which serves as the terminus to a series of stepped terraces leading into the Park. This important corridor into the Park occurs between private residential development along the northern edge of the park and parking to the south. Extensive planting will occur along either side of this view corridor to screen these developments.

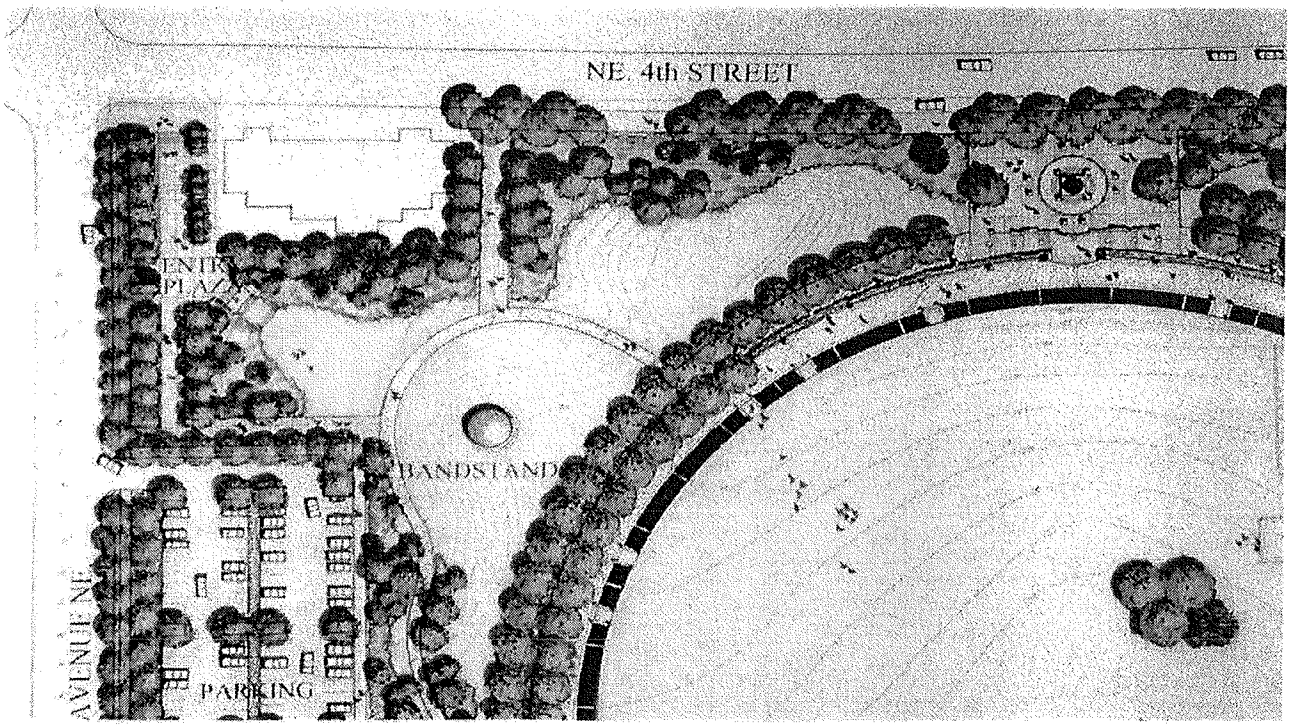
The bandstand located at the juncture between the entrance path and the promenade is intended to be a focal point for ad hoc musical events as well as a picnic shelter and gathering place for other small events. The uniquely landscaped terraces leading down the hill and the bandstand set in a grassy clearing will create a magical and peaceful entrance to the promenade.



Existing Northwest Corner



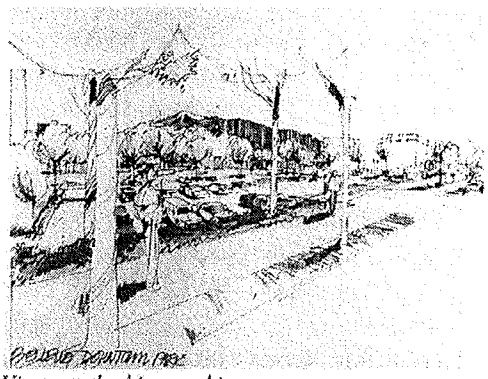
Bandstand in the Boston Common



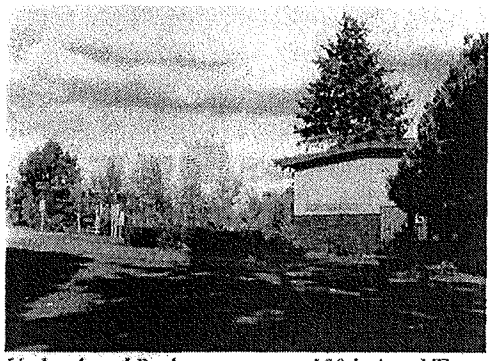
CONSOLIDATION OF PARKING

Parking which serves the Downtown Park has been of continuous concern since the competition for the design of the park was originally undertaken and has been the subject of much discussion in the preparation of this Master Plan Update. The Park occupies a unique location downtown, bounded by commercial areas on three sides and a residential mixed-use neighborhood on the other. The land uses surrounding the Park impact whatever parking supply might be provided in the Park. The Park itself also, in turn, impacts parking facilities in surrounding areas. Special events, the season and time of day all pose specific problems for providing Park access by automobile. The recommendations contained here are aimed at providing adequate parking for the everyday uses of the Park while maximizing the amount of land that can be used for Park purposes, as originally intended in the purchase of this land. The Park should not be used to solve the parking problems associated with surrounding land uses.

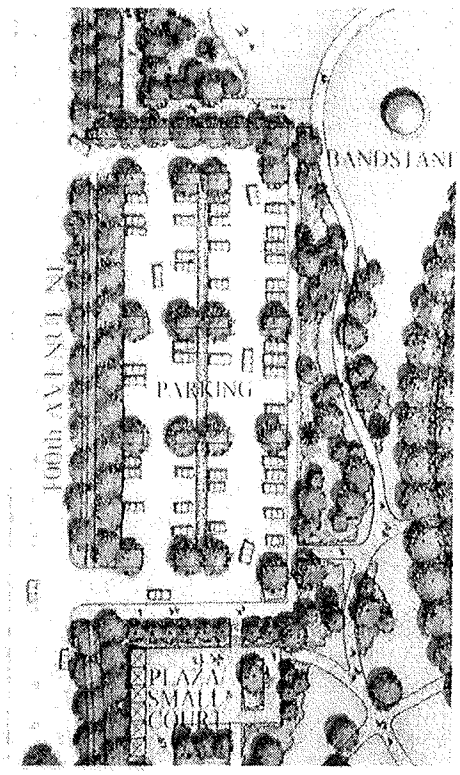
The west side of the Park provides the best location for consolidating parking. Parking consolidation (i.e. locating all the parking in one area) will help to optimize the amount of land which can actually be used for park purposes. Two complementary actions are incorporated in this Master Plan: parallel parking along 100th Avenue N.E. which is anticipated to provide 23 parking stalls and a terraced surface parking lot for 130 cars which would replace the existing lots along 100th Avenue N.E. and N.E. 1st Street. The terraced parking lot is designed to provide unobstructed views into the Park from the street and to provide easy automobile access to major park functions.



View overlooking parking area

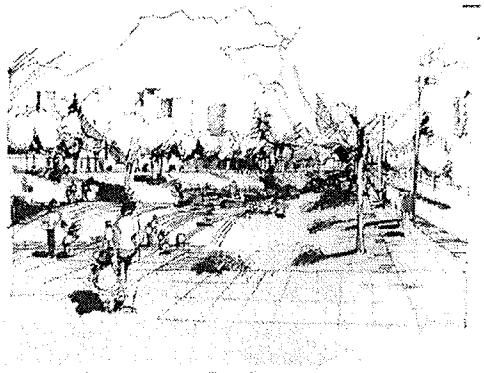


Undeveloped Park property on 100th Ave. NE

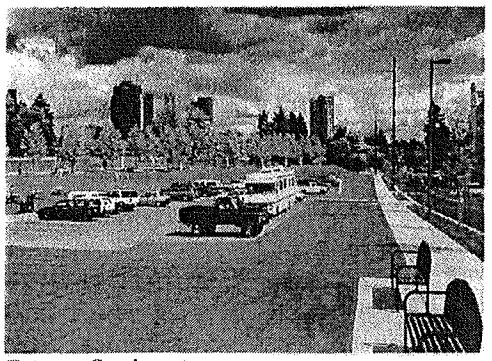


COMPLETION OF SOUTHWEST ENTRANCE

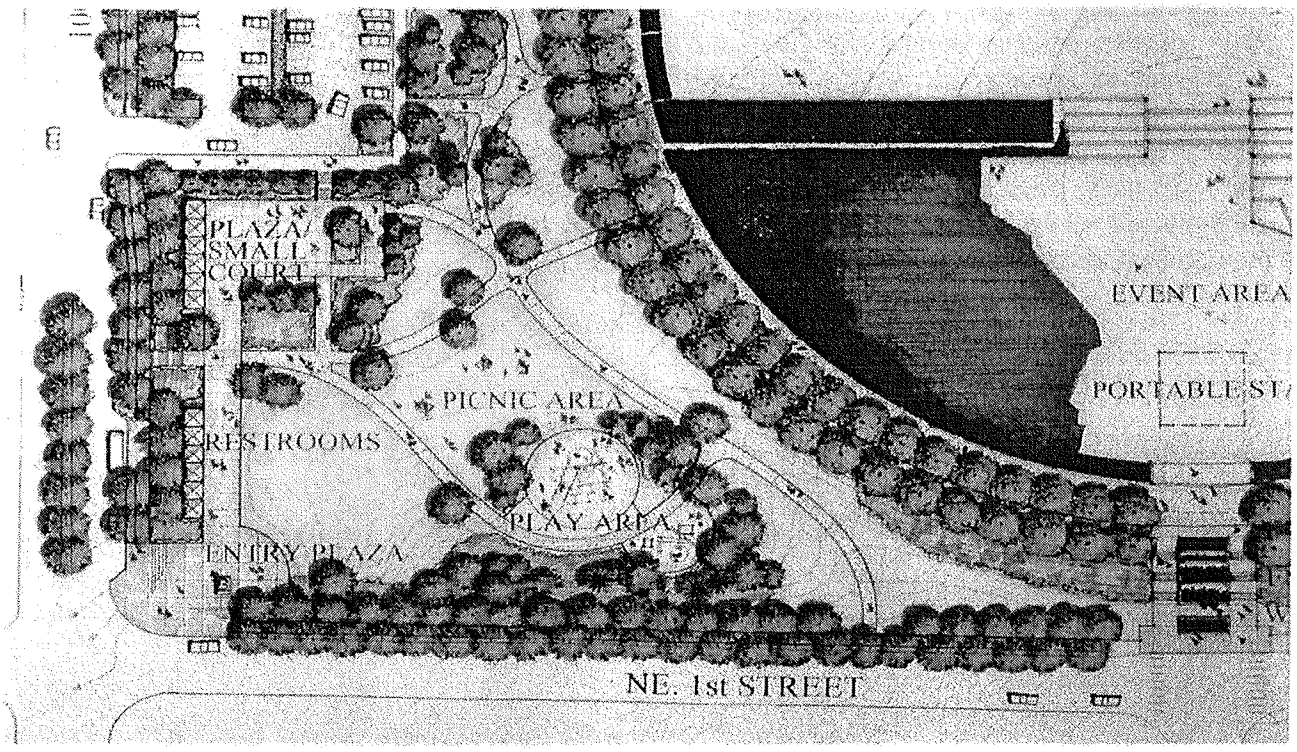
The southwest corner is another important entrance to the Park. This corner connects the Park to Meydenbauer Bay and the western edge of Old Bellevue. To enhance this connection to the Bay we recommend that 100th Avenue N.E. be treated as a boulevard street from the Park to the Bay itself, providing a continuous 'avenue of green' from the Park to the Bay. This corner, at the intersection of 100th Avenue N.E. and N.E. 1st Street, is similar to the NE corner. A rapid change in elevation at this corner will call for a plaza directly accessible from the corner with stairs descending from 100th Avenue N.E. and ascending from N.E. 1st Street. This plaza will provide direct access to the children's play area and picnic area. Elimination of the temporary surface parking lot presently accessed from N.E. 1st Street will allow for expansion of the children's play and picnic areas. A dramatic view is provided from this vantage point as well, across the children's play area to the pond and promenade, waterfall, and the City skyline in the background. Restrooms and pergolas to be used for Park shelters will be located here as well, and a small plaza area for basketball and other court games is accessible from this entrance.



Proposed entrance at Southwest corner

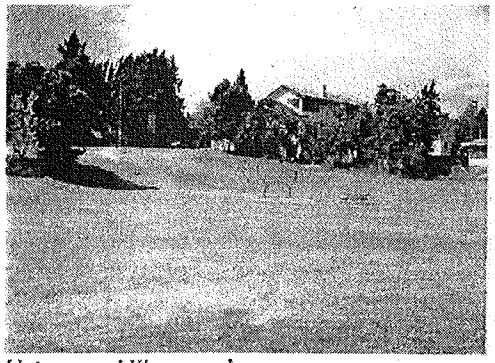


Existing Southwest corner

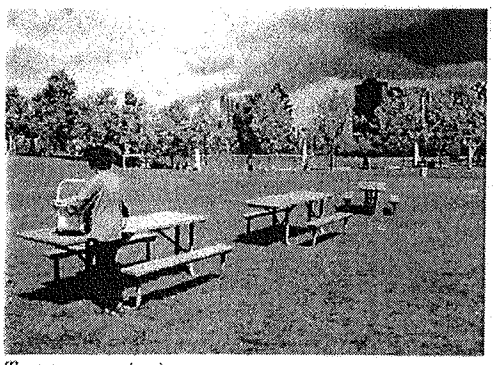


LANDSCAPE & INFRASTRUCTURE ENHANCEMENTS

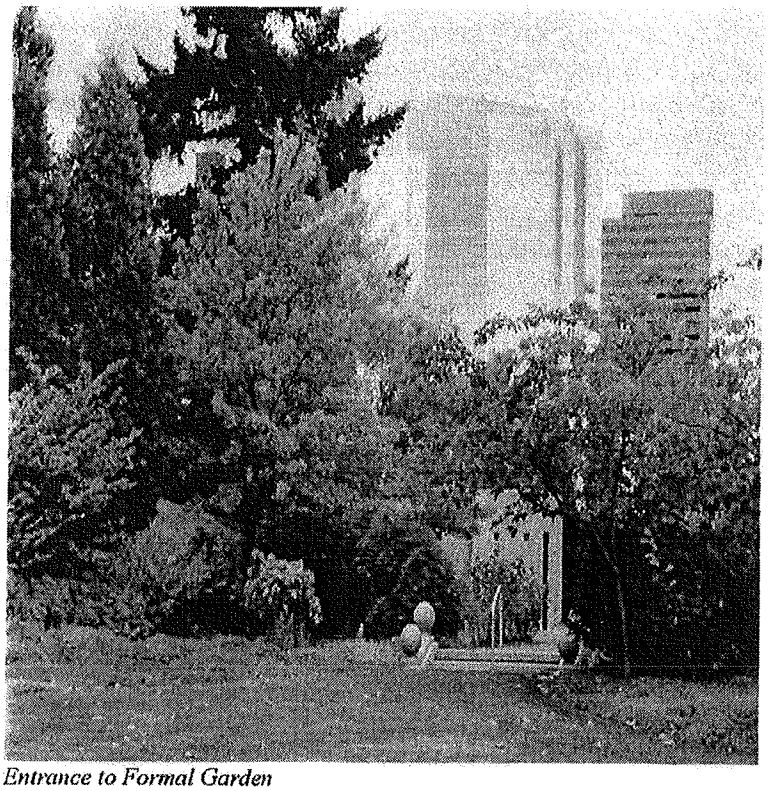
For the Park to reach its full maturity as a 'green oasis' in downtown Bellevue more attention needs to be given to implementing the Parks landscape plan. While Phase One (the northeast quadrant) of development included an adequate budget for landscape, Phase Two was never adequately landscaped beyond the circle itself. The primary objective in completing the landscape portion of the Park is to appropriately provide planting along the edges which will guide people to the Park entrances, create a strong street edge to the Park and create small scale openings and sequences of spaces along the edge of the Park in contrast to the sweeping area of lawn which serves as its core. In completing the Park's landscaping, it will be critical to configure and organize the planting in a manner that gives the park user a sense of safety and visibility.



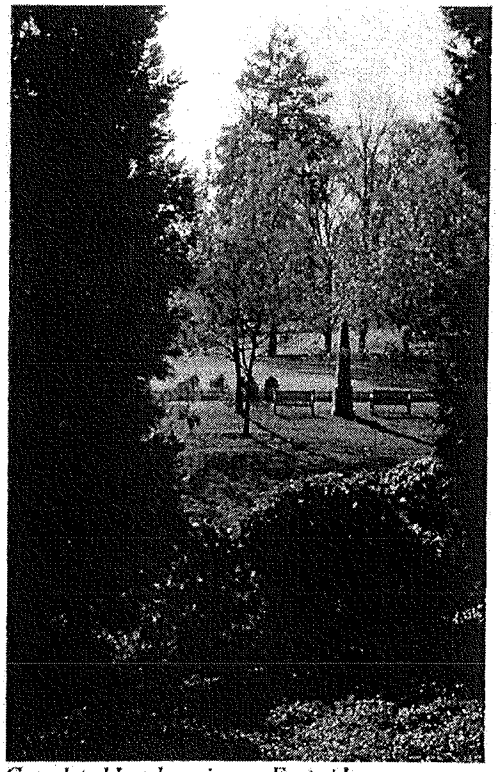
Unimproved Western edge



Temporary picnic area



Entrance to Formal Garden



Completed Landscaping on East side

MAJOR ISSUES

In formulating the Downtown Park Master Plan Update the Citizens' Advisory Committee was presented with a number of topical issues to address. In brief, the major issues were a possible Park location for the Bellevue Art Museum, the nature of an amphitheater performance and events area for the Park, entrances to the Park, automobile parking, active recreation elements, restrooms and other amenities, landscaping and additional land acquisition. Many other issues, such as the relation of the Park to the "S" curve street improvements, etc. fell within the scope of these larger issues. The issues which have been given considerable attention by the Committee and which have led directly to the Master Plan presented here, are given a brief discussion in this section.

MUSEUM SITING

Recommendations:
A Museum located within the boundaries of the Park would serve neither the Museum nor the Park's interests. Access to the Museum by people and vehicles would be severely compromised and the Park itself would be overwhelmed by a building of this magnitude. A Museum located in the Park is not recommended, though a Museum located adjacent to the Park could be a great asset.

AMPHITHEATER

Recommendations:
An amphitheater with a capacity to hold upwards of 3,000 people is not recommended. The size and scope of such a project is beyond that which can be accommodated within the area of the Park. Particularly problematic is the amount of parking required (100 spaces for fixed seating and an additional 400 spaces for lawn seating). A substantial area of the Park would have to be dedicated to fixed improvements to accommodate this activity for only three months of the year, fencing would be required for ticketed events, and special truck and service access would have to be provided to backstage areas causing disruption to other park areas. Our recommendation is for a bandstand which can be used for small ad hoc performances not requiring ticketing or backstage support. The bandstand can also serve as a park shelter, for picnics, weddings, receptions, etc.

A more structured lawn area with seating terraces is included in this Master Plan for development of the southeast corner. This events area will more conveniently accommodate larger gatherings of people for public gatherings and events.

PARK ENTRANCES

Recommendations:
It is recommended that each of these entrances to the Park be developed according to the Master Plan. Each has its own role to play in the Park's design.

Northeast Corner: The northeast corner is the primary connection to Bellevue's office and business district. This is also a primary entrance to the Park for special events. The entrance is located on one of the busiest street intersections in Bellevue, providing visibility to the Park for large numbers of people. The corner has been conceived of as having a major water feature which will create a strong visual identity from the busy intersection. Since many people may not venture into the Park any further than this area, it is developed with ample seating opportunities and as a destination point for those most treasured Park activities, relaxing and people watching. From this entrance there will be access to two primary Park features. The Circle and Promenade is the destination for the first of these paths. The second is an entrance into the area of the formal garden. To provide continuous service access to shops along Bellevue Way, provision will have to be made for a service drive which will cross this entrance plaza from north to south, until such time as the Bellevue Way property is redeveloped.

Northwest Corner: As of this writing, properties adjacent to the Park along N.E. 4th Street, near 100th Avenue N.E. are being developed as residential condominiums. While it will be important to provide screening between the public plaza and the private residences, there may be the opportunity to integrate the public space with any commercial or retail establishment that might be developed at the west end of the building. The corner has another important characteristic. It is the entrance which is highest in elevation of all the entrances, with a most advantageous view into the Park and to Mt. Rainier beyond. This area is to be developed as a small plaza to take advantage of the unique vista overlooking the mountain, the Park and bandstand area.

Southwest Corner: This entrance is identified as a key pedestrian link to Meydenbauer Bay. From the Downtown it will be possible to enter the Park at the Northeast corner, walk through the Park and continue through the southwest entrance to the Bay. The reverse of this path could lead visitors arriving by boat to Bellevue via the Bay into downtown Bellevue on a path which will go through the Park. This connectivity between downtown Bellevue and the Bay has symbolic and aesthetic purposes as well as functional, for it is the one place where a significant connection can be made between Bellevue's center of activity and its primary water feature, the Bay. This entrance also serves as the primary entrance into another of the Park's features, the children's play area, located here because of this corner's strong relationship to adjacent residential neighborhoods.

N.E. 1st and 102nd N.E. : This entrance is seen as a key element connecting Old Bellevue to the Park and Bellevue Square. The water feature will draw people from the Park to its southern edge which will have a commanding view of Old Bellevue looking towards Main Street Because of the elevation of the Park's promenade and canal, 8 to 10 feet above the Street, this entrance will have an important prominence from surrounding areas, even at some distance. It will provide a fitting terminus to the view from Old Bellevue and Main Street looking towards Bellevue Square. This entrance will also have a major waterfall, a cascade and fountain which will be visible from as far away as Main Street.

AUTOMOBILE PARKING

Recommendations:
Our recommended option, which is believed to adequately solve the problem of automobile parking for Park users on a daily basis, is the provision of on-street parallel parking along 100th Avenue N.E. and a terraced surface parking lot parallel to that street. This new terraced parking area would replace the smaller existing lot in this area and the temporary lot which is accessed from N.E. 1st Street and which presently inhibits expansion of the children's play area. This solution to parking reduces the physical and visual impact of parking on the Park and provides a maximum number of spaces most economically. The design of the terraced parking allows a significant amount of the surface parking lot to be recessed below the level of the street, thus preserving views into the Park from the street. The east terrace will be 4.5 feet below the west terrace. The two terraces will be connected by a ramp and separated by a planting strip. Each terrace will have direct access to the Park pathway system and each will provide access for disabled persons. The amount of parking provided is comparable, as a ratio, to that provided in other Bellevue Parks.

ACTIVE RECREATION

Recommendations:
Expanded Children's Play Area: A children's play area was part of the original park concept and a temporary play area was installed a few years ago. This play area has proven to be quite popular. The original design was a fantasy garden for children, a play area unlike all others in Bellevue. The present play area does not meet this goal, but its present popularity suggests that a children's play area should be retained and expanded. The southwest corner of the Park can be expanded dramatically to accommodate more play opportunities and a family picnic area. More planting in this area should give the children's area a greater sense of security from cars and parking and make strong linkages to the areas of the pool and waterfall. Restrooms in this area are also an essential addition for the comfort of users.

Basketball Courts: Outdoor basketball is a socializing activity for youths and young adults. While the original programming, based on community surveys, did not identify basketball as a critical activity to accommodate in this Park, a small hard surface area with backboard and hoop for pick-up games may add an important attraction to the Park for this population.

Ballet Arts Studio: In the earliest phases of programming and master plan development, it was determined that maintaining the structure that houses the Ballet Arts Studio was not consistent with goals for the Downtown Park. Park features were intended to be for general community use, not special purpose facilities requiring membership such as the Ballet Arts Studio. In addition, the existing building style is not compatible with the park architecture and the structure blocks views into and across the park. As part of the redevelopment of the west side for new construction of restrooms, expansion of the play/family area and consolidation of the parking area, it will be removed or relocated from the site.

Ice Skating: A provision to use the pool for ice skating was created when the waterfall and pool area were designed. A dam and drainage system exists which would allow for the continuous operation of

the waterfall while the water level of the pond is lowered to allow for freezing and ice-skating. Using the pool for ice skating, however, is problematic. Refrigeration equipment is a very large initial investment. Commercial vendors feel that the pool/rink could not operate efficiently without being covered for protection, largely from rain. If users of the rink were to be charged a fee for its use, fencing of some kind would have to be installed to control access. Limited by the season and weather conditions it is predicted that use of such a facility would be limited to ninety days a year. Because of the investment it would require to prepare and operate the pool for use as an ice rink this option is not recommended at this time.

RESTROOMS AND SHELTERS

Recommendations:
Southwest corner: The area developed for children's play and family picnics is particularly in need of restrooms for users of this part of the park. Pergolas, a traditional form of park shelter, could usefully extend the times and seasons for use of this area, and provide a shelter for family picnics, a protected place to gather during surprise showers, or a place to retreat out of the sun, etc.

Formal Garden: The formal garden was designed to have a Pergola along its eastern edge with wings at either end, extending to the west and connecting to the restrooms. The addition of the pergola here would enhance the use of this part of the Park for weddings, receptions and small gatherings, as well as provide shelter for the everyday users approaching the Park through the northeast entrance.

LANDSCAPING

Recommendations:
It is recommended that areas of the Park not presently landscaped appropriately be developed to meet the criteria established in the original plan. In addition, the final planting design should respond to the phasing of Park development, the changes in development of adjacent properties and Park management issues of maintenance, safety and security.

The full potential of the Park as a place of rest and relaxation can only be achieved when the landscape plan is fully realized.

LAND ACQUISITION

Recommendations:
Further acquisition of Park land seems impractical at this time. Should the opportunity arise, however, the City of Bellevue would benefit from having an edge of the Park exposed to Bellevue Way, one of the most traveled thoroughfares in Bellevue. Absent this, the development of the properties along Bellevue Way should be encouraged in a manner which would complement the Park.

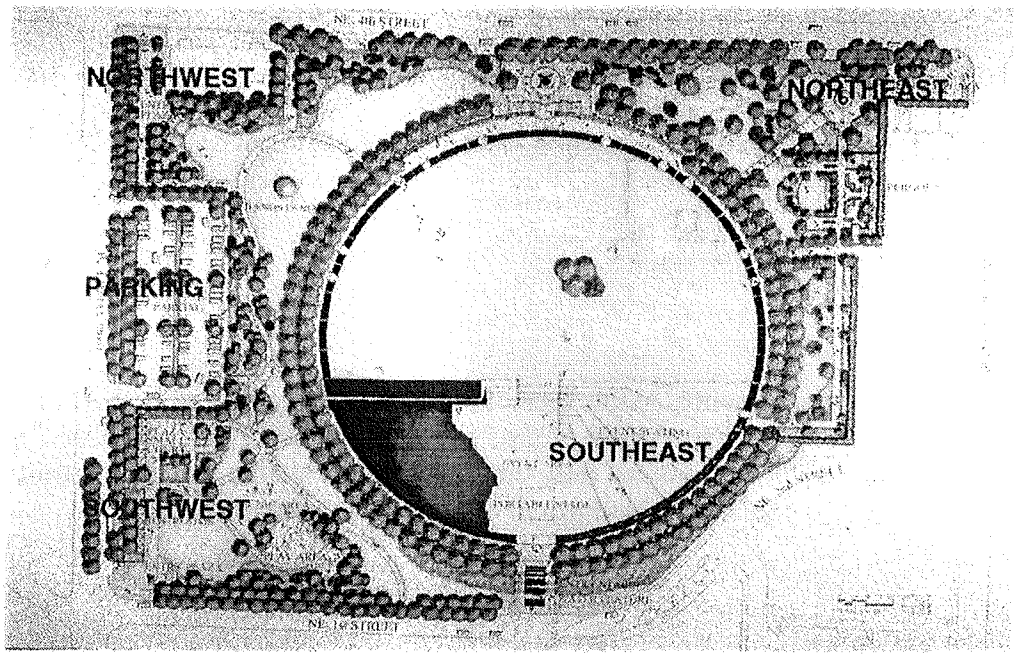
COMPONENT COSTS

The construction of a park, such as the Downtown Park, is much more complex than it appears. Because the Park is surrounded by streets and existing properties which cannot be disturbed, the layout of the park and its topography is complicated. Furthermore, its infrastructure, that is, drainage, irrigation, lighting and power supply, and the sensitive nature of plant materials, walkways and water features makes building the Park in phases extremely difficult and costly.

Taking into consideration the topographic and construction constraints imposed by the site, the completion of the Park has been divided into five components: 1) Southeast Entrance and Circle; 2) Completion of the Northeast Entrance; 3) Completion of the Northwest Entrance; 4) Consolidation of Parking; 5) Completion of the Southwest Entrance.

Prioritization of these components is difficult because of the many variables which might affect development, including funding and partnership opportunities, phasing with non-park projects which may impact a component, and design and construction variables. Costs are approximate only and will be affected by the timing and phasing of the various components.

SOUTHEAST	1,108,000
NORTHEAST	1,011,000
NORTHWEST	1,224,000
Parking	722,000
(Parking Structure as Alternate)	(3,000,000)
SOUTHWEST	2,078,000
TOTAL (excluding parking structure)	**$6,143,000**

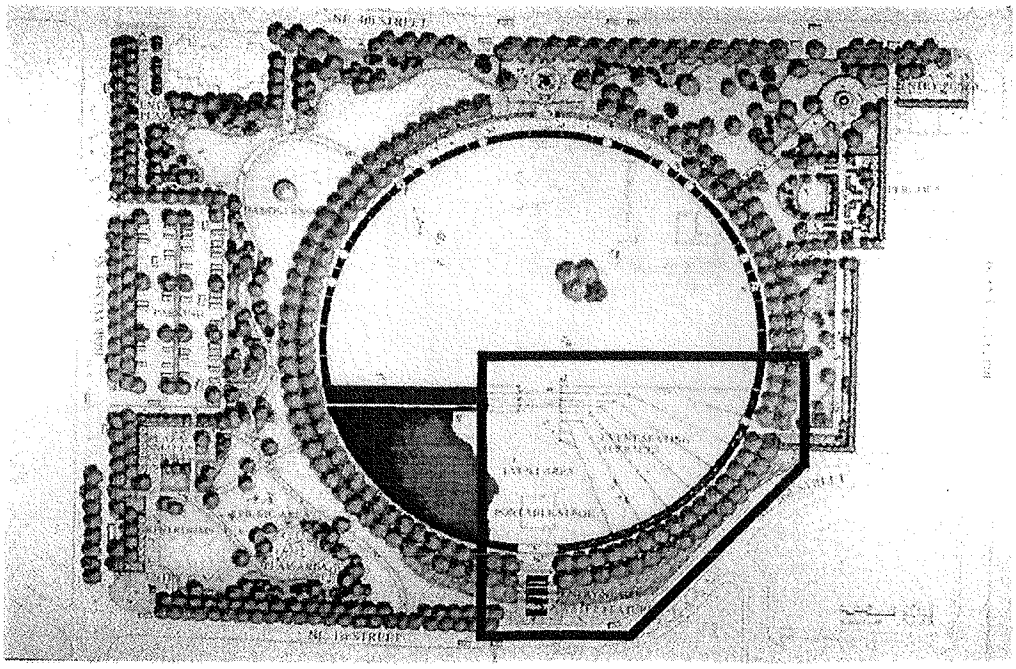


SOUTHEAST ENTRANCE AND CIRCLE

Completion of the southeast corner and circle would have the single greatest impact on the Park and its design intentions. The contribution it would make to completing the central design element of the Park, the circular canal, promenade and border of trees, would not only add to enjoyment of the Park but should bring Bellevue significant national and even international attention as the primary concept of the Park is finally realized. The phasing of this section of the Park is affected by both construction of the S-curve and agreements which have been made for interim parking north of the S-curve. Primary components of this area of the Park include completion of the canal, promenade and alley of trees, construction of stepped terraces for events seating, consolidation and balancing of the apparatus which controls the major water works for the Park, and creation of a stair and water feature at the termination of 102nd Avenue N.E. and the entrance to Old Bellevue.

Itemized Costs:

Mobilization (10%)	87,600
Demolition	6,000
Earthwork and Site Preparation	165,000
Promenade Surfacing and Drainage	55,000
South Entry Paving and Walls	40,000
Event Area Stairs and Walls	120,000
Site Furnishings	25,000
Precast	120,000
Canal	45,000
Water Feature (South Entry)	55,000
Planting	70,000
Irrigation	55,000
Utilities	120,000
Subtotal	963,600
Est. Contingency (15%)	144,540
TOTAL	**$1,108,140**

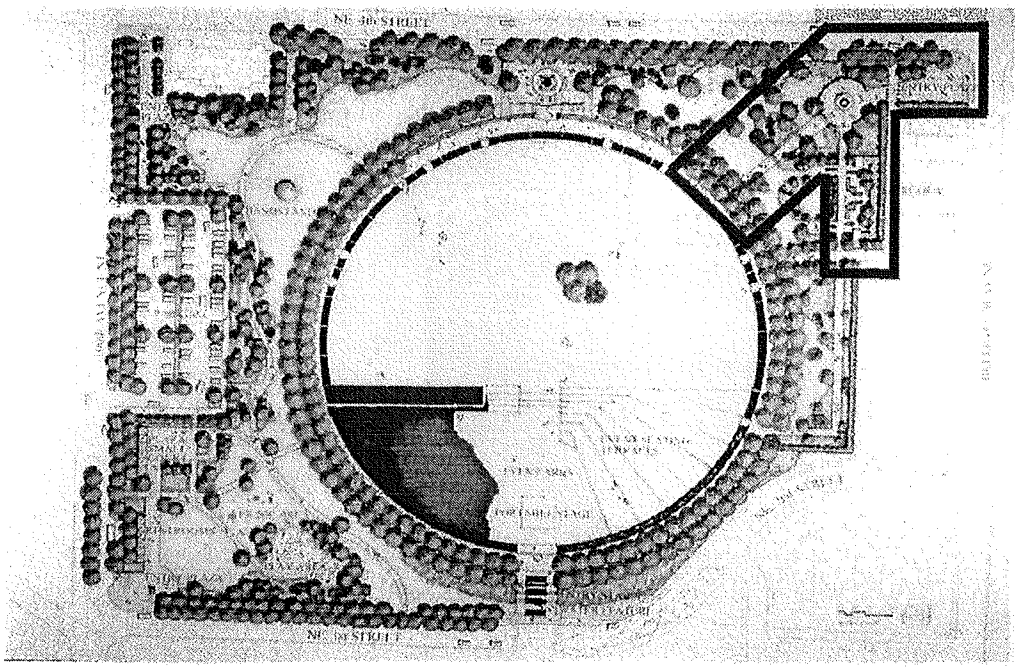


NORTHEAST ENTRANCE

Completion of the northeast entrance will provide the critical connection the Park needs to have with the downtown core and particularly the Pedestrian Corridor half a block to the north. This component is not impacted by adjacent construction and from a contractor's perspective it is perhaps the easiest project to realize without construction complications and may therefore be the most economical for the benefit realized. Critical to the development of this corner is the maintenance of alley egress to N.E. 4th Street from the businesses fronting Bellevue Way. The entrance will contain a major water feature which will be seen from the intersection of N.E. 4th Street and Bellevue Way and entrances to the promenade and the formal gardens. Included as an option is the completion of a covered shelter for picnics, wedding parties and the like.

Itemized Costs:

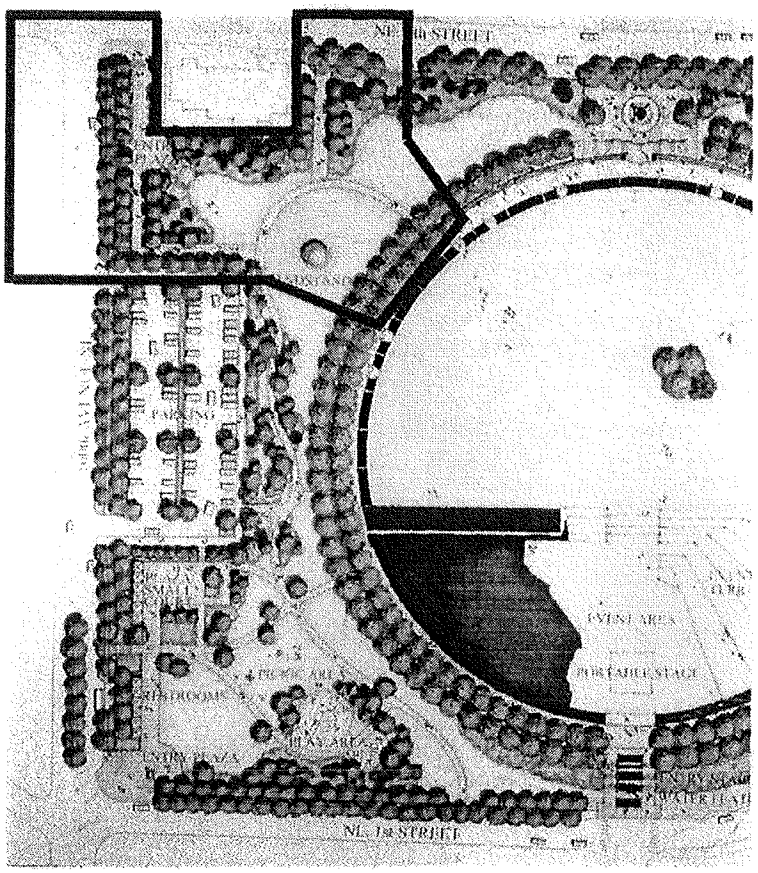
Mobilization (10%)	50,300
Demolition	22,000
Earthwork and Site Preparation	35,000
Walls, Steps & Paving	205,000
Crushed Surface Paths	11,000
Site Furnishings	50,000
Precast	35,000
Water Feature	25,000
Planting	65,000
Irrigation	20,000
Utilities	35,000
Subtotal	553,300
Est. Contingency (15%)	83,000
SUBTOTAL	636,300
Pergola at Formal Garden	375,000
TOTAL	**$1,011,300**



NORTHWEST ENTRANCE

The northwest corner may see a significant private development in the near future. There is the opportunity to coordinate the construction of the entrance plaza to the Park with construction of residential units planned for private property along N.E. 4th Street This entrance provides access to the Park from neighborhoods to the northwest, presents an overlook for the Park and views to Mt. Rainier, and provides terraces for outdoor dining supported by privately provided food services. This feature can be best implemented if constructed in consort with private residential development which will be adjacent to this entrance.

The estimate for the northwest corner is subdivided into two areas as noted: the upper plaza development includes the work between the streets and the proposed private residential development. The balance includes the wide entries from 100th Avenue N.E. and N.E. 4th Street, the wide stairs, the lawn and planted areas and the bandstand structure.



Itemized Cost of Upper Plaza Development only:

Mobilization (10%)	19,550
Demolition (Bldg)	22,000
Earthwork and Site Preparation	18,000
Walls, Steps & Paving	80,000
Site Furnishings	25,000
Precast	15,000
Planting	20,000
Irrigation	3,500
Utilities	12,000
Subtotal	215,050
Est. Contingency (15%)	32,250
SUBTOTAL	247,300

Itemized Cost of Balance of Northwest entrance:

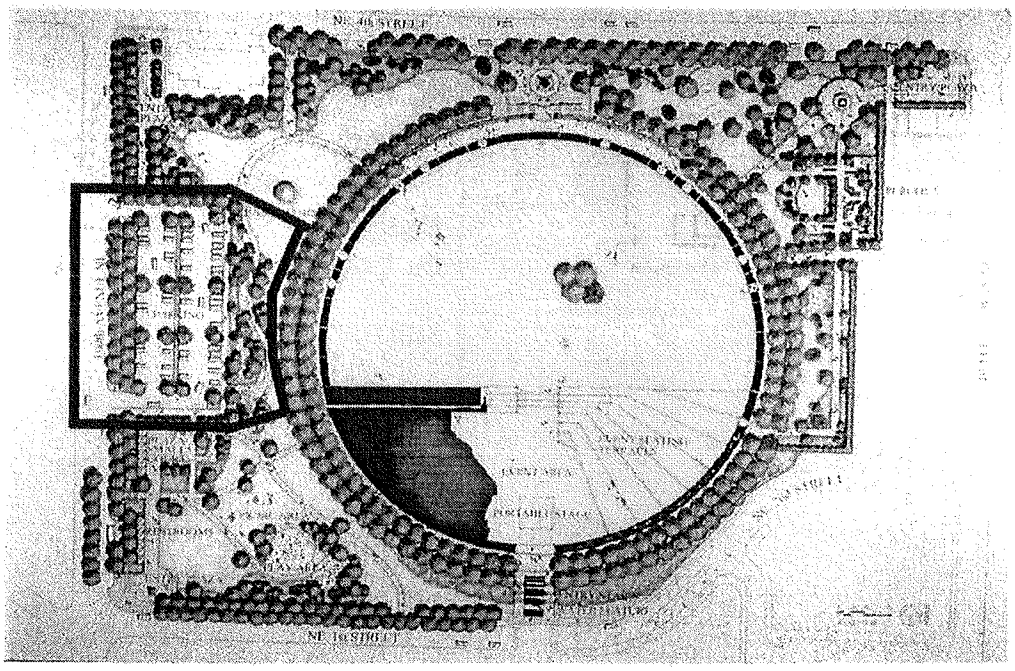
Mobilization (10%)	55,500
Earthwork and Site Preparation	105,000
Walls, Steps & Paving	128,000
Site Furnishings	53,000
Precast	16,000
Planting	175,000
Irrigation	45,000
Utilities	33,000
Subtotal	610,500
Est. Contingency (15%)	91,500
SUBTOTAL	702,000
Bandstand	275,000
TOTAL	**$1,224,300**

CONSOLIDATION OF AUTOMOBILE PARKING

A key variable in the economics of the Park's future construction is the manner in which parking is addressed. The best long term solution to the Park's automobile parking needs is consolidation of parking into a single terraced parking area for 130 cars accessible from 100th Avenue N.E. This solution preserves the largest amount of Park land for park purposes and at the same time maximizes the number of cars on the Park site. An additional 23 car stalls are recommended for 100th Avenue N.E.

Itemized Costs:

Mobilization (10%)	57,100
Demolition (Bldg)	55,000
Earthwork and Site Preparation	118,000
Paving and Curbs	140,000
Site Furnishings	28,000
Precast	18,000
Planting	125,000
Irrigation	32,000
Utilities	55,000
Subtotal	628,100
Est. Contingency (15%)	94,200
TOTAL	**$722,300**
Parking Structure for 200 cars	3,000,000

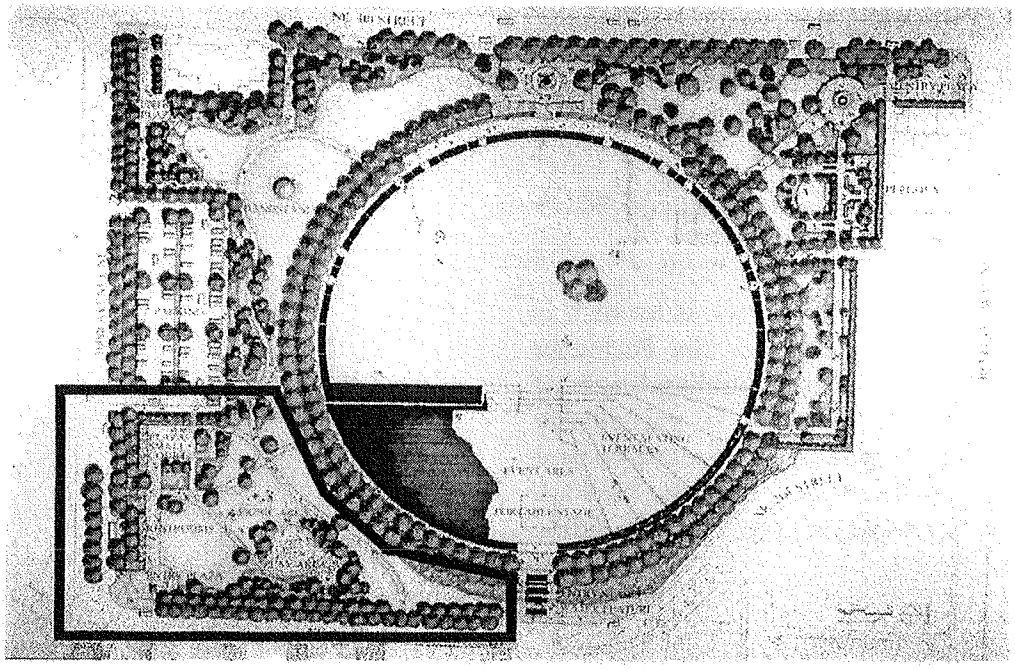


SOUTHWEST ENTRANCE

The southwest corner entrance provides an important linkage to Meydenbauer Bay. This project will also enlarge and improve the children's play and family picnic areas. Restrooms and shelters are included as a part of this proposal, as is a hard surface sport court. Because of the adjacent topography, this area is likely to be significantly disrupted if completed before the final parking plan is implemented.

Itemized Costs:

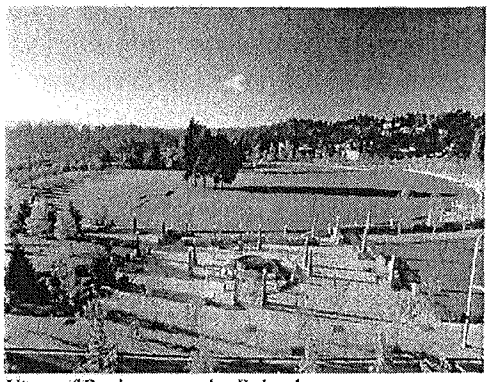
Mobilization (10%)	110,500
Demolition	8,000
Earthwork and Site Preparation	167,000
Walls, Steps & Paving	265,000
Paving and Curbs	140,000
Site Furnishings	85,000
Precast	21,000
Water Feature/Artwork	28,000
Planting	225,000
Irrigation	56,000
Utilities	110,000
Subtotal	1,215,500
Est. Contingency (15%)	182,300
SUBTOTAL	1,397,800
Pergola at SW corner	200,000
Restroom	240,000
Play Area	240,000
TOTAL	**$2,077,800**



RECOMMENDED ACTIONS

ADOPTION OF MASTER PLAN

It is recommended that the Master Plan Update for the Downtown Park dated 1997, be adopted by the Bellevue City Council and accepted as an amendment to the original Downtown Park Master Plan to serve as the framework for future Park planning, development and budgeting decisions.



View of Park across the Belvedere

ADOPTION OF AMENDMENTS TO COMPREHENSIVE PLAN AND LAND USE CODE

Policy language is needed that clearly identifies the importance of the Downtown Park as integral to the success and viability of downtown Bellevue, now and in the future.

Comprehensive Plan:
There are no policy references to the Downtown Park in the *General Elements of The Comprehensive Plan*. The Land Use, Urban Design and Parks sections are likely areas in which to include policy direction relating to the Park.

Current reference to the Downtown Park in the *Downtown Subarea Plan* appears in a section entitled Former Bellevue Junior High and Administrative Properties (Downtown Park) This language and the policies that follow are antiquated. They need to be updated.

Land Use Code:
Currently, there is no Land Use Code language which specifically addresses the Downtown Park.

The block within which the Downtown Park is located, is zoned CBD-MU (mixed use). Except for the Perimeter Design District, this zoning allows for a building height of 200 feet. The east edge of the Park is particularly vulnerable to the manner in which future redevelopment occurs on the privately held parcels which border the Park which are needed to preserve the integrity of this public asset.

There needs to be language introduced into the Land Use Code that defines specific design guidelines for properties developing adjacent to the Park.

Recommendations:
It is recommended that the Downtown Park master plan be made part of Bellevue's *Comprehensive Plan and Land Use Code* and that specific language be included which addresses the following elements and their relationship to the Park:

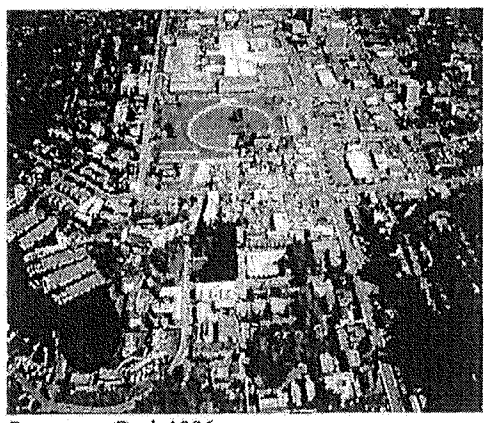
· The following recommendations of the ULI Report have a certain relationship to the Downtown Park and should be addressed in the context of the Park.

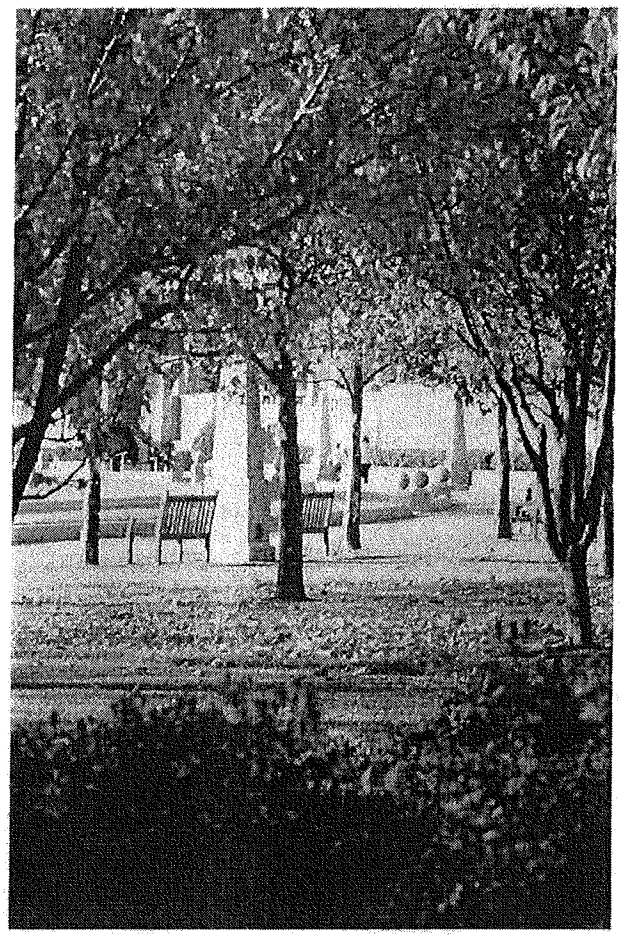
- *completion of the Downtown Park*
- *implementation of the Green Street concept, particularly along the south edge of the Park*
- *enhancement of the connection between the Park and Meydenbauer Bay*
- *inclusion of public art downtown*
- *expansion of housing stock downtown*
- *expansion of events and programming downtown*

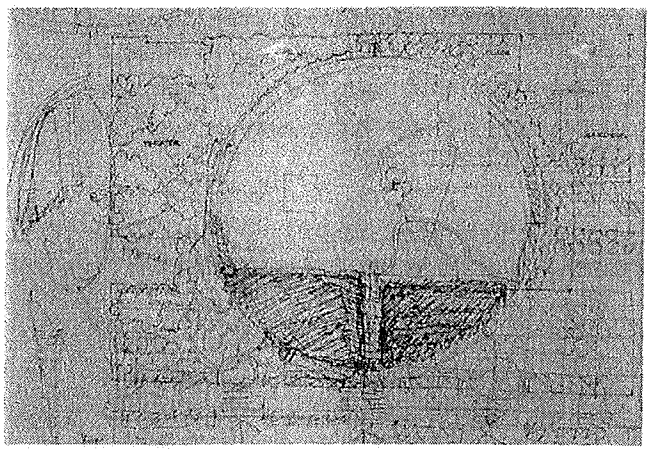
· Buildings/structures, other than those that support Park activities, should not be allowed within the Park.

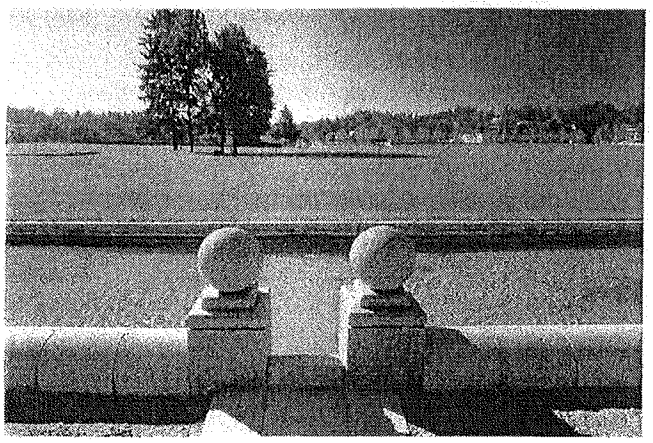
· Buildings/structures which are built around the park should create a graceful transition between the private development and the Park. Design guidelines which address shadow impacts and building orientation, building setbacks, building design (height, roof lines, articulation, materials), access from surrounding development to the park, midblock connections from Bellevue Way to the Park will in combination aid in creating a transition that is mutually beneficial.

· The relationship of the Downtown Park to Meydenbauer Bay and the Pedestrian Corridor should be articulated.


Downtown Park 1996







0092-RES
07/17/97

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 6122

Received
MAR 20 2015
Permit Processing

A RESOLUTION accepting and approving in concept the 1997 Update to the Downtown Park Master Plan.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby accepts and approves in concept the 1997 Update to the Downtown Park Master Plan.

PASSED by the City Council this 21st day of July, 1997, and signed in authentication of its passage this 21st day of July, 1997.

(SEAL)

Ronald E. Smith, Mayor

Attest:

Myrna L. Basich, City Clerk

Agenda

City Council

Regular Session

MONDAY
July 21, 1997

8:00 - 10:00 p.m.
Council Chambers

				Page
1.	Call to Order			
2.	Roll Call, Flag Salute			
3.	Communications: Written and Oral			
	Note: Three-minute limit per person, or five minutes if representing the official position of a recognized organization. Maximum of three persons are permitted to speak to each side of any one topic. Additional presentations may be heard at agenda Item 13, including three additional persons speaking to topics heard at Agenda Item 3.			
4.	Reports of Community Councils, Boards and Commissions			
5.	Report of the City Manager			
	(a)	Calendars		5 - 1
	(b)	Management brief providing results and conclusions on the installation of elongated speed humps on 108th Avenue SE.	TRAN Bill Guenzler	5 - 3
	(c)	Management brief regarding modification on or elimination of resale restrictions from former inclusionary housing program.	PCD Matt Terry	5 - 6
6.	Council Business			
7.	Approval of the Agenda			

City of Bellevue

			Page
(n)	Resolution No. 6119 authorizing execution of a covenant not to sue and hold harmless agreement with the City of Seattle in order to facilitate the provision of back up water supply to the Covington Water District.	UTIL	8 - 75
(o)	Resolution No. 6120 authorizing execution of a professional services agreement with RH2 Engineering, Inc., for engineering services for Cherry Crest Reservoir Replacement, CIP W-85.	UTIL	8 - 79

9. Public Hearings

(a)	Public Hearing to consider the petition to vacate 110th Place NE between NE 10th Street and NE 11th Street.	TRAN Bill Guenzler Abdy Farid	9 - 1
	Ordinance No. 5010 vacating all or a portion of public right-of-way on 110th Place NE between NE 10th Street and NE 11th Street and vacating same subject to the fulfillment of certain conditions.		

10. Land Use

11. Other Ordinances, Resolutions and Motions

(a)	Resolution No. 6121 authorizing execution of a Memorandum of Understanding between Bellevue and King County to jointly support the implementation of a new community transit service in the Phantom Lake area. The purpose of the new service is to provide and attractive travel option for residents and employees to access nearby activity centers.	TRAN Bill Guenzler Jonathan Dong	11 - 1
(b)	Motion to accept a Notice of Intent to Petition for Annexation of Eastmont, an area of approximately 70.4 acres of property in the Eastmont Home Tracts, Jeffrey Heights, and Carroll Heights subdivisions in the Newcastle Subarea.	PCD Rob Odle	11 - 5
(c)	Resolution No. 6122 accepting and approving in concept the 1997 Update to the Downtown Park Master Plan.	PARKS Lee Springgate	11-10

Item No. 11c

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT
Resolution No. 6122 approving the 1997 Update to the Downtown Park Master Plan.

FISCAL IMPACT
There is no direct fiscal impacts associated with approving the master plan update. Funding for future phases of development will be approved separately.

STAFF CONTACT
Lee Springgate/Michael Shiosaki 455-6881

POLICY CONSIDERATION
The Comprehensive Plan, Policy PA-27 states, "Designate active and passive recreation uses and cultural use of park land through master plan approval process." A goal in the Downtown Subarea Plan calls for the City: "to provide urban parks, recreation opportunities and open space within the Downtown." Further, Policy S-DT-24 states that the City should, "provide recreation facilities and parks."

In addition, the proposed Master Plan Update complies with the Parks & Open Space System Plan short-term capital recommendation to complete the Downtown Park.

BACKGROUND
The original Master Plan for the Downtown Park was approved by the City Council in 1984. The plan established the long-term vision for the Park. In the intervening 12 years, critical acquisitions, including property on the northeast, southwest and northwest corners of the Park, and several parcels along its west boundary, have added approximately four acres to the original 17-acre site.

As the Park has developed over the past decade, it has become a favorite destination for walking, jogging and people-watching. It serves as a central gathering place for special events and has emerged as an important factor in the growing identity of downtown Bellevue. As the City continues to mature and the downtown evolves into one of the region's important urban centers, there have been a number of significant design and development issues identified relating to the Downtown Park which have required further analysis and direction. The major issues that needed to be resolved in the Park's Master Plan update included:

- long-term park boundaries;
- various entry improvements;
- future development of the southeast corner;
- potential siting of the Bellevue Art Museum;
- relationship to Bellevue Way, the "S" curve, and adjacent privately-owned land;
- parking - issues related to location, capacity and surface vs. underground;
- conversion of pond to skating rink in winter months - feasibility, scope and management;
- appropriateness, location and size of a proposed amphitheater;
- options for the Ballet Arts Studio site on 100th Avenue N.E.;
- connection of the Park to Old Bellevue and Meydenbauer Bay;
- surrounding business and residential interface with the Park; and
- the inclusion of more active recreation facilities in the areas outside the circle.

During October 1996, Mayor Ron Smith appointed a committee of twelve Bellevue citizens to serve on a Citizens' Advisory Committee. The Committee's objective has been to help identify issues relating to the Park, work with the City's consultant to develop Master Plan options for future park

development, and forward recommendations to the Park Board and City Council. Mr. John Ellis, former chair of the Downtown Park Design Competition and the Downtown Park Citizen's Committee, agreed to chair the new Citizens' Advisory Committee.

The Committee met on five occasions to identify issues related to the Downtown Park, work with the City's consultant to develop master plan options, and reach consensus on recommendations for future park development.

Led by the design team of Mr. Robert Beckley, the Park's original designer, and Mr. Terry Reckord of MacLeod Reckord Landscape Architects, the Committee has embraced the original vision for the Park established at the time the park design was adopted by the City Council in 1984. The design solidifies the desire for a passive park that allows for maximum flexibility and contains opportunities for walking, relaxing and people watching, while creating a park unique to Bellevue - a park with a strong visual character. Over the past decade and a half, civic and private leaders have joined forces, supported by a strong team within City administration, to keep the Park and its original vision on course.

Northwest Corner Update

After extensive discussions with the developer of the privately-owned property near the northwest corner of the park, no agreement could be reached on the joint development of the northwest corner park plaza. The City and the developer could not reach an agreement on compensation for the park easement that allowed for the joint development. In addition, the developer decided that the number of necessary City approvals and their timing were not compatible with the project schedule. The developer has since submitted permit drawings that reflect development of his site only.

To begin to screen the condominium building from the park, the Parks & Community Services Department plans to plant trees and shrubs in the area this fall. The planting will be the initial phase of the area's landscaping as shown in the master plan.

Master Plan Update Recommendations

The proposed Master Plan Update calls for completion of specific sections of the Park which, in total, will achieve much of what was proposed in the original design. The major recommendations of the Citizens' Advisory Committee include the following:

• Southeast Corner Completion - The southeast corner improvements include the completion of the primary design feature of the Park - the shaded circular promenade and canal and the double row of trees, as well as a formal connection between the Park and Old Bellevue at the termination of 102nd Avenue NE.

• Corner Entries - Key park improvements will be the completion of the northeast, northwest, and southwest entrances to the Park. These entrances will better connect the Park with Downtown, Meydenbauer Bay and the surrounding neighborhoods and will help to create a more visible presence and park identity on the surrounding streets. As identified in the ULI recommendations, the Park entrance improvements will provide a better connection through the Park from Downtown to Meydenbauer Bay.

• West Side Development - After extensive discussion of automobile parking by the Committee, the group favored the consolidation of existing parking into a single 130-stall surface parking lot along the west side of the Park and the addition of approximately 25 parallel parking stalls along the east side of 100th Avenue NE. Within the Park boundaries, additional parking for off-site uses is not recommended.

In addition, the master plan calls for a bandstand for small events to be located near the northwest corner of the Park. To the south of the proposed parking area will be a multi-use plaza area, restrooms, and covered shelters near the family picnic and expanded children's play areas.

Comprehensive Plan / Land Use Code
The *Downtown Park Master Plan Update* report, on Pages 31-32, identifies the need to address the Downtown Park in both the *Comprehensive Plan* and the *Land Use Code*. The report recommends the inclusion of language which addresses the ULI recommendations relating to the Downtown Park and consideration for language that addresses development in the immediate vicinity of the Park. To that end, staff will include these recommendations in the forthcoming package to the City Council of proposed Comprehensive Plan and Land Use Code amendments to be considered by the Planning Commission this year.

Priorities
The committee also extensively discussed how to best prioritize the sections of future Park development. The completion of the original vision for the Park remains the overall priority. Flexibility will be necessary in the implementation of the Master Plan to allow for completion of portions of the Park through donations or partnerships as opportunities arise in the future. The Committee established the following priorities:

- 1st priority - southeast corner - complete canal/promenade, tiered seating, 102nd Avenue NE entry
- 2nd priority - northeast corner - plaza, fountain, covered shelters
- 3rd priority - west side - parking, bandstand, play area, restrooms/shelters, basketball
- 4th priority - northwest corner - entry plaza.

Conclusion
The Citizens' Advisory Committee recommended that the Master Plan Update be adopted by the City Council as an amendment to the original Downtown Park Master Plan. A Public Hearing was held at the April 15, 1997 Park Board meeting to hear testimony and review the Master Plan Update. The Park Board reviewed the plans and recommended that the City Council adopt the Master Plan Update as an amendment to the original Downtown Park Master Plan.

EFFECTIVE DATE

If adopted by Council, this resolution will become effective immediately.

OPTIONS

1. Adopt Resolution 6122, approving the 1997 Update to the Downtown Park Master Plan.
2. Do not adopt Resolution 6122

RECOMMENDATION

Move for adoption of Option number one,

MOTION

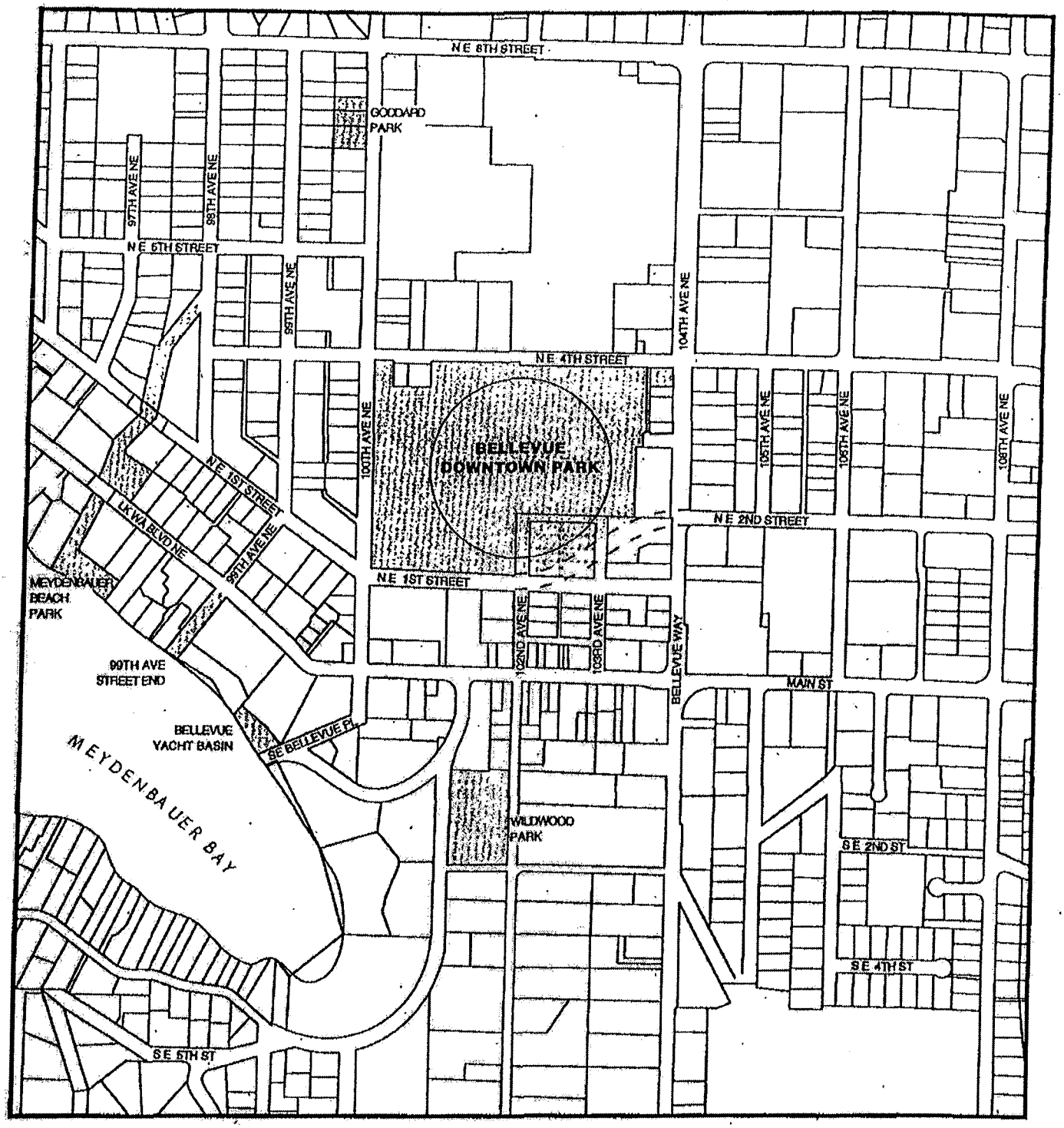
Move to adopt Resolution 6122, approving the 1997 Update to the Downtown Park Master Plan.

ATTACHMENTS

1. Proposed Resolution
2. Vicinity Map

AVAILABLE IN COUNCIL OFFICE

1. 1997 Update Downtown Park Master Plan Report



Vicinity Map

Bellevue Downtown Park

ORIGINAL

04-02-85
0523c

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 4530

A RESOLUTION adopting the Beckley/Meyers Design for the Downtown Central Park.

WHEREAS, the Downtown Park Competition Jury has recommended choosing the design submitted by the Beckley/Meyers Group; and

WHEREAS, the Park Board has recommended approval of the Beckley/Meyers design; and

WHEREAS, various public hearings have been held and a further public hearing was held on April 15, 1985; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby adopts the design of Beckley/Meyers for the Downtown Central Park.

PASSED by the City Council this 15th day of April, 1985, and signed in authentication of its passage this 15th day of April, 1985.

(SEAL)

Cary E. Bozeman, Mayor

Attest:

Marie K. O'Connell, City Clerk

11-14

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Session

July 21, 1997
8:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Smith, Mayor Pro Tem Zumdieck, Councilmembers Blacker, Creighton, Lee, and Springman

ABSENT: Councilmember Mosher

1. Call to Order

The meeting was called to order at 8:06 p.m. by Mayor Smith, who presided.

2. Roll Call, Flag Salute

Upon roll call by the City Clerk, all members but Mr. Mosher, whose absence had been formally excused, were present. Mr. Springman led the flag salute.

3. Communications: Written and Oral

(a) John Philbin, 4609 Somerset Drive SE, requested that the Council support the EMS Plan for 1998-2003. He described an automobile accident in 1993 when the Bellevue EMS rescuers helped him promptly with appropriate medical assistance. He explained that he is retired from the Seattle Fire Department where he coordinated the development of Seattle's Medic-I program. He recalled the history of funding of the Medic-I units in Seattle. He stated that Bellevue's outstanding Medic-I program was an important factor in his family's decision to move to the Eastside. He again urged Council to support the strategic plan for EMS services.

(b) Michael Crist, 1221 96th Ave. SE, stated he feels there are some misunderstandings regarding management of some of the affordable housing units in the City. He noted the inefficiencies of having these units monitored by ARCH and his company. He asked that Council consider elimination of some of these anachronistic requirements in order to save property owners and the City time and money.

4. Reports of Community Councils, Boards and Commissions

Pat Sheffels, chair of the Planning Commission, reported to the Council on the Commission's recommendation regarding proposed changes to the City's Land Use Code sensitive slope performance standards and the provisions governing measurement of building height, better known as the cut and fill amendment. She described the panel used to assist the Commission review these regulations, as well as the process of review. She then reviewed the Commission's recommendations on the issues of fill, measurement of grade, and building height. Ms. Sheffels

Mayor Pro Tem Zumdieck asked why the sales tax dollars sent to Metro are not paying the City's portion. Mr. Guenzler explained that if this demonstration program proves valuable it will be added to Metro's Six Year Plan, but for now Metro is responding to Bellevue's and other communities' wishes to expand service levels within jurisdictions. He explained that this opportunity was established jointly with the City and Metro, and this was an auxiliary effort to bring more funds into the program to enable more routes consistent and concurrent with the policies of the Six-Year Plan.

☛ The motion to approve Resolution No. 6121 carried by a vote of 6-0.

(b) Motion to accept a Notice of Intent to Petition for Annexation of Eastmont, an area of approximately 70.4 acres of property in the Eastmont Home Tracts, Jeffrey Heights, and Carroll Heights subdivisions in the Newcastle Subarea.

☞ Mr. Springman moved to accept a Notice of Intent to Petition for Annexation of Eastmont, and Mrs. Blacker seconded the motion.

Mr. Springman feels this area will be a great addition to the City. He stated it is an island that will enjoy better services as part of the City.

Mayor Pro Tem Zumdieck asked what School District will service this area. Mr. Springman responded that this area is in the Issaquah School District. Mrs. Zumdieck requested a map showing the portions of the City within the Issaquah School District. Council discussed the usefulness of the map previously provided on school district boundaries, as well as discussing the history and location of the boundaries themselves.

Mayor Smith noted his support for the motion.

☛ The motion to accept a Notice of Intent to Petition for Annexation of Eastmont carried by a vote of 6-0.

(c) Resolution No. 6122 accepting and approving in concept the 1997 Update to the Downtown Park Master Plan.

☞ Mrs. Blacker moved to approve Resolution No. 6122, and Mr. Springman seconded the motion.

Mayor Smith noted that accepting the plan has nothing to do with approving the projects contained therein; this resolution provides direction by providing an overall vision of the completed park.

Mayor Pro Tem Zumdieck noted her preference for more active recreation facilities in the park and asked what the Council is committing itself to if it approves this resolution. Parks and Community Services Department Director Lee Springgate explained that approval of Resolution No. 6122 is an acceptance of a conceptual direction for the Downtown Park. He advised that Council could make changes now to this resolution, or revise or update the Master Plan sometime later.

Mr. Bauer noted that this is an approval in concept and is not necessarily approval of every feature.

Mr. Creighton stated he prefers priority three over two, but overall he can support the Update. Mr. Springman noted that priorities will likely shift when dollar values are attached to the individual projects and features, and he is comfortable that the Council will reassess priorities when these concepts move to the application stage.

Mrs. Blacker supports passing a plan in concept in order to allow effective planning, and she praised the work of the committee.

Mr. Lee asked about the change in the location of the parking. Mr. Springgate summarized the recommendations of the committee in regard to parking.

☛ The motion to approve Resolution No. 6122 carried by a vote of 6-0.

(d) Resolution No. 6123 regarding Downtown Bellevue; recognizing the January, 1997 report of the Urban Land Institute; establishing a framework to guide actions in pursuit of increasing the Downtown's economic vitality and attractiveness as a destination and directing staff and the Planning Commission to proceed with certain implementing actions proposed by the Downtown Bellevue Steering Committee.

☞ Mrs. Blacker moved approval of Resolution No. 6123, and Mr. Creighton seconded the motion.

Mrs. Blacker praised the vision of a pedestrian-oriented vital urban center portrayed in the resolution's "whereas" recitations. She questioned the language of the preamble, however, "directing staff and Planning Commission to proceed with certain implementing actions proposed by the Downtown Bellevue Steering Committee." Mr. Stroh explained that Sections 5 and 6 of the Resolution detail the process meant by "implementation" in the preamble.

Mrs. Blacker asked that the words "strong urban design standards" be included in the last sentence of Section 4 which now reads: "Any changes should promote the long-standing vision of Downtown as an intense, compact, and pedestrian-friendly urban center." She stated that vision statements of the Downtown have always stressed a compact, pedestrian-friendly urban center with a very strong urban design focus. She feels it is essential to maintain the emphasis on design. Mayor Smith noted consensus to add this phrase to Section 4.

Mrs. Blacker warned that relaxing parking ratios for Downtown users is just one change to the Downtown Plan, but sometimes small changes can result in exponential reactions. She feels it is important not to "suburbanize" the Downtown to the extent that the original vision is not realized. She noted her excitement with most of the ideas brought forth in this Resolution.

In response to Mayor Pro Tem Zumdieck, Mr. Stroh verified the process associated with implementation of these recommendations. Mayor Pro Tem Zumdieck stated she also objects to

1806C
11/14/91

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 5451

A RESOLUTION approving the purchase of a site owned by Mokhtar and Sandra Lee Namvar through Blakemore, Inc. N.V. (hereafter referred to as the Blakemore site) containing 7,922 square feet of office zoned land and a 4,422 square foot office building located on the northwest corner of the Downtown Park at 10001 N.E. 4th Street, Bellevue, for a total purchase price of $525,000.00.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby approves the purchase by the City of Bellevue of a parcel known as the Blakemore site from Mokhtar and Sandra Lee Namvar through Blakemore, Inc. N.V., for the total price of $525,000.00 plus any necessary closing costs for the eventual completion of the Downtown Park Master Plan.

Section 2. The City Manager or his designee is hereby authorized to execute that certain Purchase and Sale Agreement, a copy of which has been given Clerk's Receiving No. 17120 and to execute and accept on behalf of the City a statutory warranty deed and to take all other action and to sign all other documents necessary to complete said purchase.

PASSED by the City Council this 2nd day of December, 1991, and signed in authentication of its passage this 2nd day of December, 1991.

(SEAL)

Terry Lukens

Terry Lukens, Mayor

Attest:

Marie K. O'Connell

Marie K. O'Connell, City Clerk

0003-RES
10/17/96

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 6041

A RESOLUTION authorizing the City Manager or his designee to approve and accept a statutory warranty deed from John P. and Audrey M. Roberts for property required for the extension of NE 2nd Street between 102nd Avenue NE and Bellevue Way and for completion of Downtown Park improvements, CIP Project ED-1.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or his designee is authorized to approve and accept a statutory warranty deed from John P. and Audrey M. Roberts for property required for the extension of NE 2nd Street between 102nd Avenue N.E. and Bellevue Way and for completion of the Downtown Park improvements, CIP Project ED-1, a copy of which Deed has been given Clerk's Receiving No. 23627.

PASSED by the City Council this 21st day of October, 1996, and signed in authentication of its passage this 21st day of October, 1996.

(SEAL)

Ronald E. Smith, Mayor

Attest:

Myrna L. Basich, City Clerk

ORIGINAL

04-02-85
0523c

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 4530

A RESOLUTION adopting the Beckley/Meyers Design for the Downtown Central Park.

WHEREAS, the Downtown Park Competition Jury has recommended choosing the design submitted by the Beckley/Meyers Group; and

WHEREAS, the Park Board has recommended approval of the Beckley/Meyers design; and

WHEREAS, various public hearings have been held and a further public hearing was held on April 15, 1985; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby adopts the design of Beckley/Meyers for the Downtown Central Park.

PASSED by the City Council this 15th day of April, 1985, and signed in authentication of its passage this 15th day of April, 1985.

(SEAL)

Cary E. Bozeman, Mayor

Attest:

Marie K. O'Connell, City Clerk

ORIGINAL

0516J
6-11-84

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 4364

A RESOLUTION accepting the recommendation of the Downtown Central Park Design Competition jury regarding Phase I of the Competition and directing the Central Park Advisory Committee to prepare the design program for Phase II of the Competition.

WHEREAS the City Council authorized staff to proceed with the Downtown Central Park design competition; and

WHEREAS the Central Park Advisory Committee and jury have met and the jury has deliberated over all entries in the competition; and

WHEREAS the Central Park jury has made its recommendations to the City Council; now, therefore,

The City Council of the City of Bellevue, Washington, does resolve as follows:

Section 1. The City Council accepts the recommendations of the jury and directs the Central Park Advisory Committee to take the following actions:

1. Evaluate all the community comments received during the next three weeks of public display; and

2. Prepare and submit to the City Council a specific design program for Phase II of the design competition for approval prior to formal notice to proceed with Phase II.

PASSED by the City Council this 18th day of June, 1984, and signed in authentication of its passage this 18th day of June, 1984.

(SEAL)

Cary E. Bozeman, Mayor

Attest:

Marie K. O'Connell, City Clerk

ORIGINAL

0905C
09/20/90

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 5316

A RESOLUTION approving the purchase of an 8,399-square-foot parcel of land located on N.E. 4th Street by the City of Bellevue from Bellevue Properties, Inc. for the Downtown Park, and authorizing the City Manager to execute a Purchase and Sale Agreement and to take all other action and to sign all other documents necessary to complete said purchase.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council hereby approves the purchase by the City of Bellevue of an 8,399-square-foot parcel of land described in the Purchase and Sale Agreement hereinafter referred to from Bellevue Properties, Inc., for the total price of $542,203 for the Downtown Park, and the City Manager or his designee is hereby authorized to execute on behalf of the City that certain Purchase and Sale Agreement, a copy of which has been given Clerk's Receiving No. 15912 and to accept a Statutory Warranty Deed to take all other action and to sign all other documents necessary to complete said purchase.

PASSED by the City Council this 1st day of October, 1990, and signed in authentication of its passage this 1st day of October, 1990.

(SEAL)

Terry Lukens

Terry Lukens, Mayor

Attest:

Marie K. O'Connell

Marie K. O'Connell, City Clerk

ORIGINAL

12-10-84
0189c

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 4455

A RESOLUTION setting forth the City Council's intentions with respect to the City's 17.5 acre Downtown Park.

WHEREAS, the City of Bellevue is the owner of the 17.5 acre property located in the City's Central Business District known as the Downtown Park;

WHEREAS, there have been rumors that the City intends to dispose of the Downtown Park property rather than make use of it as a City Park; and

WHEREAS, the City Council desires to set forth its intentions with respect to the Downtown Park property; now therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. It is the intention of the City Council that the 17.5 acre Downtown Park property located in the City's Central Business District is and will continue to be a City park property, that it be retained, and that until its eventual development, incremental or otherwise, it be accessible and open to reasonable public use, with the exception of those buildings or areas leased or rented on a temporary basis, as the City Council may see fit.

PASSED by the City Council this 17th day of December, 1984, and signed in authentication of its passage this 17th day of December, 1984.

(SEAL)

Cary E. Bozeman, Mayor

Attest:

Marie K. O'Connell, City Clerk

ORIGINAL

3-13-84
4650H

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 4326

A RESOLUTION amending the 1983-1987 Capital Improvement Program Plan of the City of Bellevue.

WHEREAS, by Resolution No. 4177 adopted April 18, 1983, the City Council did adopt a comprehensive program and plan (the "Plan") for improvements to the City's capital assets; and

WHEREAS, the City Council from time to time has amended the Plan; and

WHEREAS, it is desirable to further amend the Plan to revise the purpose, scope, description and cost of Projects PW-R-1, PW-R-14 and PW-I-6 within the Plan; and to add new Projects S-18, the 140th Avenue Sanitary Sewer Project, W-33, the Pikes Peak Supply Improvements Project, and P-17, the Design Competition - Downtown Park Project, to the Plan; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The 1983-1987 Capital Improvement Program Plan of the City of Bellevue is hereby amended as follows:

A. The revised purposes, scopes, descriptions and costs of Projects PW-R-1, the Bellevue Way N.E. - Main Street to N.E. 12th Street Project, PW-R-14, the Northup Way - Bellevue-Redmond Road to 156th Avenue N.E. Project, and PW-I-6, the Bellevue Way N.E. and N.E. 6th Street Project, described in that certain document given Clerk's Receiving No. 9039, are hereby adopted as amendments to the Plan; and

B. Projects S-18, the 140th Avenue Sanitary Sewer Project, W-33, the Pikes Peak Supply Improvements Project, and P-17, the Design Competition - Downtown Park Project, described in that certain document given Clerk's Receiving No. 9040, are hereby added to the Plan.

ORIGINAL

3828c
1/6/89

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 5093

A RESOLUTION fixing a time and place for a hearing to consider a petition to vacate a portion of 102nd Avenue N.E. between N.E. 2nd and N.E. 4th Streets in the City of Bellevue.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. A public hearing shall be had upon a petition of the City of Bellevue Parks and Recreation Department for the vacation of a portion of 102nd Avenue N.E. between N.E. 2nd and N.E 4th Streets in the City of Bellevue, described as follows:

> That portion of 102nd Avenue N.E., lying Southerly of the Westerly extension of the North line of Lot 26, Hamley's Replat of Tract 2 of Sharp's Subdivision of Cheriton Fruit Gardens, according to the plat thereof recorded in Volume 34 of Plats, page 36, in King County, Washington, and lying Northerly of the Westerly extension of the South line of the North 30.00 feet of Tract 3, Cheriton Fruit Gardens Sharp's Subdivision, according to the plat thereof recorded in Volume 7 of Plats, page 45, in King County, Washington.

on the 27th day of February, 1989, at the hour of 8:00 p.m., or as soon thereafter as the matter may be heard by the City Council, in the Council Chambers at the Municipal Building, 11511 Main Street, Bellevue, Washington.

Section 2. Notice of such hearing shall be posted in the manner required by Bellevue Land Use Code, Section 20.30L.125 inviting interested persons to appear and be heard for or against the proposed vacation.

Section 3. The matter is referred to the City Manager for investigation and report, as necessary at said public hearing.

PASSED by the City Council this 23rd day of January, 1989, and signed in authentication of its passage this 23rd day of January, 1989.

(SEAL)

Nan Campbell
Nan Campbell, Mayor

Attest:

Marie K. O'Connell
Marie K. O'Connell, City Clerk

ORIGINAL

08-08-85
1344g

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 4590

A RESOLUTION authorizing execution of an agreement with Beckley/Myers Architects for a cost and development analysis of Bellevue Downtown Central Park.

Section 1. The City Manager or his designee is hereby authorized and directed to execute on behalf of the City that certain Consultant Services Agreement between the City of Bellevue and Beckley/Myers Architects, a copy of which has been given Clerk's Receiving No. 10576 for a cost and development analysis of Bellevue Downtown Central Park.

(SEAL)

Cary E. Bozeman, Mayor

Attest:

Marie K. O'Connell, City Clerk

Passed ?

WP0534C-RES
04/11/96

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 6004

A RESOLUTION authorizing the City Manager or his designee to execute on behalf of the City an agreement relating to the purchase and sale of two parcels of land from the Vander Hoek Corporation for the Downtown Park and associated roadway projects.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or his designee is authorized and directed to execute that certain Agreement between the City and the Vander Hoek Corporation for the purchase and sale of two parcels of land for the Downtown Park and associated roadway projects, a copy of which Agreement has been given Clerk's Receiving No. 23019.

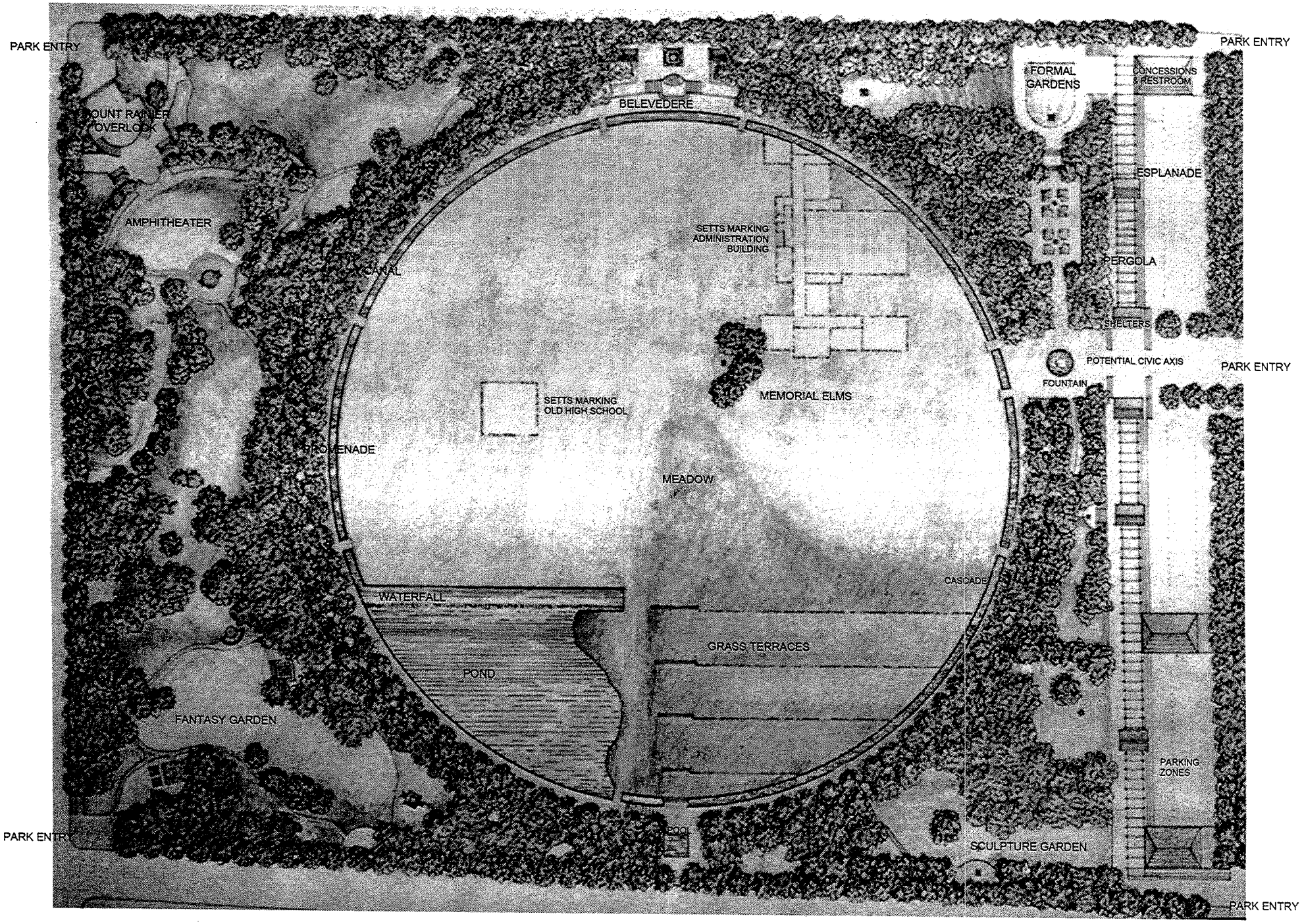
PASSED by the City Council this 15th day of April, 1996, and signed in authentication of its passage this 15th day of April, 1996.

(SEAL)

Ronald E. Smith, Mayor

Attest:

Myrna L. Basich, City Clerk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BELEVEDERE
FORMAL GARDENS
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ESPLANADE
AMPHITHEATER
SETTS MARKING ADMINISTRATION BUILDING
CANAL
PERGOLA
SHELTERS
POTENTIAL CIVIC AXIS
FOUNTAIN
SETTS MARKING OLD HIGH SCHOOL
MEMORIAL ELMS
PROMENADE
MEADOW
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PARKING ZONES
POOL
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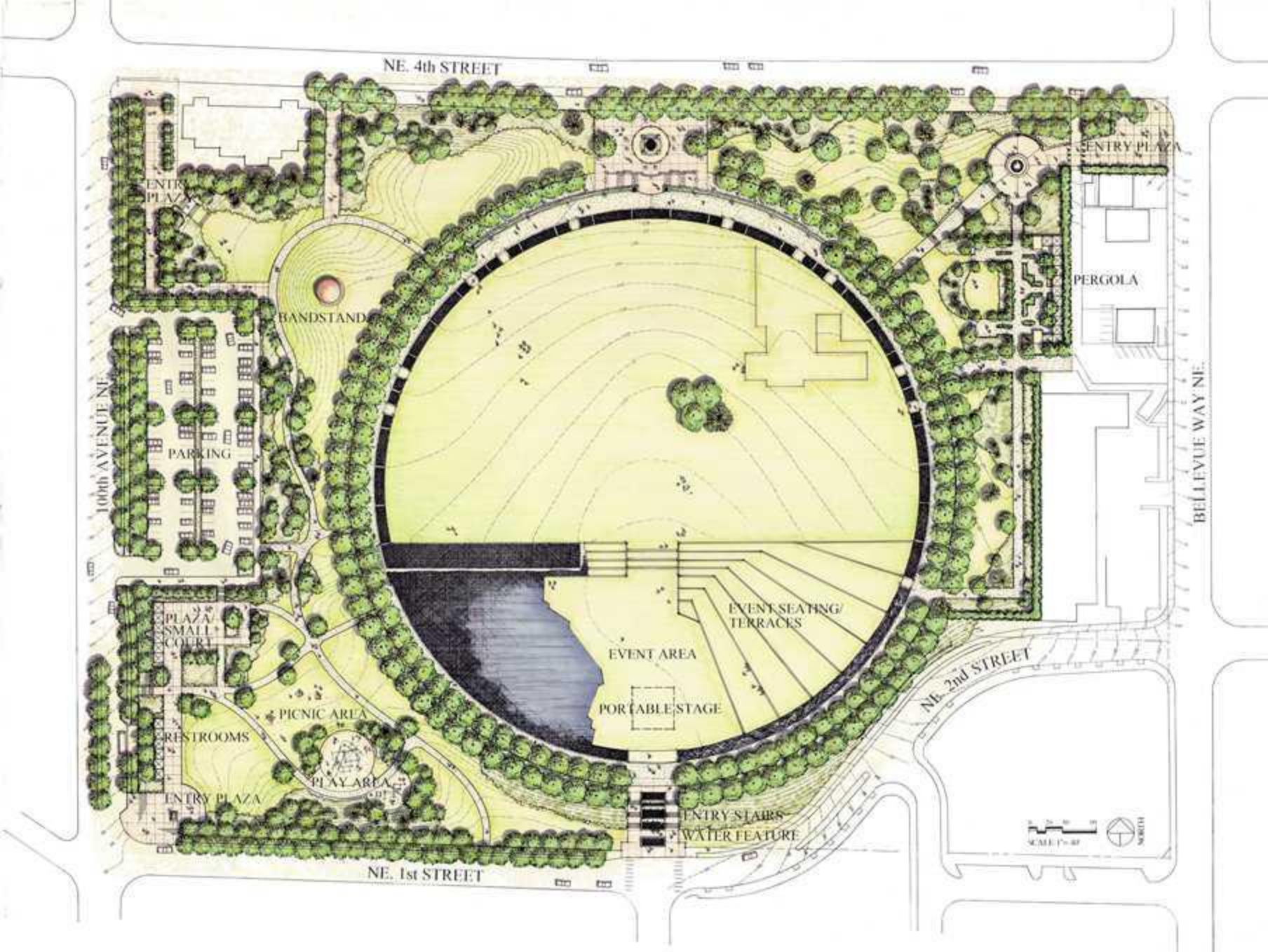

BELLEVUE DOWNTOWN PARK

1997

MACLEOD RECKORD · ROBERT BECKLEY