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.	15-121179-LD
Project Name/Address:	The Spring District Block 12 Office/BrewPub
Planner:	Carol Hamlin
Phone Number:	(425)-452-2731
Minimum Comment Period:	**October 16, 2015, 5PM**

Materials included in this Notice:

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

Environmental Checklist

A. BACKGROUND INFORMATION

Property owner: WR – SRI 120th LLC
Proponent: Wright Runstad & Company
Contact person: Tara Howard, Wright Runstad & Company
Address: 1201 Third Avenue, Suite 2700, Seattle, WA 98101
Phone: (206) 447-9000

Proposal Title: Parcel 12 Office/BrewPub, The Spring District
Proposal Location: The Spring District, Bellevue, WA
Vicinity Map: Attached

General description:
This proposal includes the construction of a multi-purpose building includes 14,284 SF of office space over a 5,390 SF restaurant and connected 4,704 SF brewery space. The office space will be accessed off an entrance on 122nd Avenue NE, while the restaurant will have an entrance on the corner of NE District Way and 122nd Avenue NE. The proposal includes the construction of a parking lot on the north side of Parcel 12 with a sidewalk running between the parking lot and the building's north side. The sidewalk will provide pedestrian connection between the building, parking lot and adjacent park space.

Acreage of site: 0.9 acre (approximately 40,000 SF)
Number of dwelling units/buildings to be demolished: none
Number of dwelling units/buildings to be constructed: 1 building
Square footage of buildings to be demolished: 0
Square footage of buildings to be constructed: 24,378 SF
Quantity of earth movement (in cubic yards): 2,000 CY
Proposed land use: Commercial. Office with ground-floor restaurant, brewery space and parking lot

Design features, including building height, number of stories, and proposed exterior materials:
The office space/restaurant side of the building (south side) will be two floors of office space over one ground-floor restaurant use for a total of three stories with a height of 40' feet.

The building will be a metal frame structure with lateral brace frames in the office and restaurant portion, and CMU in the brewery portion. The office building façade will be metal panels, while the restaurant will have a brick façade and the brewery is to be faced with CMU. See accompanying Administration Design Review (ADR) submittal for architectural renderings of the building.

Estimated date of completion of the proposal or timing of phasing:
Construction of the proposal is expected to begin in spring 2016 with completion in fall 2016.

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

The proposal is within Phase 1A of the Spring District. Future development connected to this proposal includes the full build-out of the Spring District, in accordance with the Master Development Plan Approval with Conditions (May 3, 2012) and appeal approval affirmed on October 8, 2012 by the Hearings Examiner.

Future development will be completed in phases, moving from the south to north side of the Spring District property. These phases are generally described next.

- Phase 1A site infrastructure and park space – the site infrastructure to serve the first phase of development is complete. The park space on Tract C is currently under construction.
- Phase 1B includes a residential development by others on Parcels 18-21 (currently under construction); the addition of more office development and ground-floor retail space; and additional residential buildings on the south side of the property.
- Phase 2 includes City roadway improvements, the arrival of the Sound Transit Light Rail Transit (LRT) station, and the permanent placement of the active and passive park spaces;
- Phase 3 includes additional office and retail space;
- Phase 4 adds a landmark hotel that will provide an additional entry to the LRT station;
- Phase 5 adds development north of NE 16th Street including residential and office/retail space;
- Phase 6 adds the final office building and residential complex on the north side of the property.

Each phase of development will go through ADR with the City of Bellevue and is subject to applicable regulations and policies in effect at the time of application.

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

An FEIS for the BelRed Corridor Project was issued by the City of Bellevue in July of 2007. The FEIS designates a Preferred Alternative, identified by the BelRed Steering Committee in May 2007, which would increase density in the western half of the BelRed Corridor by including three closely spaced development nodes in the vicinity of Overlake Hospital Medical Center (OHMC), 122nd, and 130th Avenues NE.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No known applications.

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.

In addition to the Administration Design Review in accordance with the Master Development Plan, the development will require local permits, including demolition, building, and clearing and grading. The site is within the project area of Phase 1A, which is covered under a Washington State Department of Ecology NPDES Permit.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a) General description of the site (italicize one): ***Flat***, rolling, hilly, steep slopes, mountainous, other....

b) What is the steepest slope on the site (approximate percent slope)?
The proposal area is flat and consists of a concrete slab, which was the floor of a warehouse on the site for approximately 50 years.

c) What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck?) If you know the classification of agricultural soils, specify them and note any prime farmland.
The land has been developed since the late 1950's and does not include any prime farmland. A geotechnical engineering report dated (Hart Crowser, 2015) confirms the likelihood of up to five feet of fill under the existing concrete floor slab. The fill is believed to be very dense glacial soils typically consisting of gravelly to very gravelly, silty to very silty sand.

d) Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no indications of or history 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.
Proposed earthwork includes the excavation of approximately 1,500 CY of material for construction. As the project includes 500 CY of fill, any excavation soil that is suitable will be used for fill on-site. Fill trucked in from off-site will come from approved suppliers.

f) Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
As with all construction activities, there is the possibility of erosion associated with the clearing and construction of the proposal site. The excavation and grading of the proposal area has the potential to cause erosion if construction stormwater were not properly managed.

g) About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Currently, the proposal site is 100-percent impervious as it is covered by a concrete slab from the warehouse that was demolished in 2013. After construction of the Parcel 12 Office/BrewPub, the proposal site—Parcel 12—will be approximately 89-percent impervious. However, with the construction of Parcel 12, Phase 1A will be approximately 69-percent impervious as a whole. Per the BelRed code and Master Development Plan conditions of approval, the Spring District site cannot exceed 75-percent impervious lot coverage site-wide. See the accompanying Impervious Lot Coverage Memo (JMJ TEAM, August 2015) for the Phase 1A impervious lot coverage calculations.

h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The project proponent will prepare and implement a construction stormwater pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements and a Temporary Erosion and Sediment Control (TESC) per Bellevue City Code 23.76.

The plans will identify Best Management Practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include an erosion control plan prepared in accordance with City of Bellevue standards and the Stormwater Management Manual for Western Washington. The City of Bellevue Storm and Surface Water Engineering Standards provides guidance to prevent erosion downstream of construction sites. In accordance with the City's NPDES permit, a Certified Erosion Control Lead (CERCL) will be on-site during construction.

Some measures that may be implemented during construction to manage source control and runoff conveyance and treatment include: road/parking area stabilization, wheel wash, dust control, concrete handling, construction timing, erosion control fencing, outlet protection, silt fencing, sediment traps, and construction stormwater chemical treatment. Additional devices and methods may be employed to ensure the erosion potential is minimized.

In addition to measures during construction, the proposal's design will provide long-term erosion control by reducing the amount of impervious surfaces within the proposal area. This increase in pervious surfaces will allow more stormwater to infiltrate on site and reduce the risk of erosion.

---

2. Air

a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
During construction, emissions to the air will be released by construction vehicles and heavy equipment. Following construction, emissions from vehicle traffic within the development will be released. Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation would include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off.

The BelRed Corridor FEIS (2007) predicts that as a result of increased traffic in the study area (BelRed), carbon monoxide emissions would increase by about 40 percent over the No-Action Alternative, and emissions of particulates would increase by about 30 percent. It also states these emissions are not expected to violate air quality standards. Washington State Department of Ecology (Ecology) has jurisdiction over air quality. This proposal does not trigger the need for a quantitative analysis, as the emissions are below the 25,000 MTCO2d threshold established by Ecology. However, a qualitative analysis, including mitigation options, is included in an accompanying Technical Memorandum (JMJ TEAM, August 2015).

b) Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known off-site sources of emissions or odor that would affect this proposal.

c) Proposed measures to reduce or control emissions or other impacts to air, if any:
The City of Bellevue imposes standard practices as part of its Clearing and Grading permit (Bellevue City Code 23.76). Mitigation will include using BMPs to control dust and vehicle emissions near the construction area. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust.

The Bel-Red Corridor FEIS states that despite the predicted increase in traffic volumes and emissions, the Bel-Red Corridor redevelopment is not likely to result in any exceedance of the air quality standards. Maintaining traffic flow will reduce vehicles idling and, therefore, reduce pollutant emissions from vehicles.
As described in the Greenhouse Gas Emissions Memorandum, Buildings 16 and 24 will be constructed using adaptive building reuse, sustainably grown and regionally produced projects, and high-performance systems. By selecfting durable and less energy consuming building components, the applicant has a proven history of building sustainable, 100-year lifespan structures.

Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust.

---

3. Water

I. Surface Water:

a) 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.
The proposal area is more than 400 feet northeast of Lake Bellevue. Lake Bellevue is the receiving water of stormwater runoff from the proposal site. The proposal site is not a major contributor of flow to the lake.

There is a Category III wetland (0.19-acre) located outside of the project area and along 120th Avenue NE. This wetland is entirely within the city's 120th Avenue NE widening project, which is beginning construction in early 2016. The widening project will take the wetland and mitigate for the wetland off-side as part of the city's project. The proposal will not affect this wetland.

Kelsey Creek is located approximately 300 feet northeast of the proposal. The proposal will not affect Kelsey Creek.

b) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
The proposal will not require work over, in or adjacent to any waters.

c) 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.
The proposal will not include fill or dredge materials placed or removed from surface waters or wetlands.

d) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
The proposal will not require surface water withdrawals or diversions.

e) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
According to FEMA Flood Insurance Rate Maps, Community Panel numbers 53033C0368F and 53033C0656F (eff. May 16, 1995), the affected geographic area is not within the 100-year floodplain.

f) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No waste materials will be discharged to surface waters. Stormwater from pollution-generating surfaces will be collected and treated before being conveyed through approved systems that eventually discharge to Lake Bellevue.

II. Ground:

a) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
This proposal does not involve withdrawals of or discharges to groundwater.

b) 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.
This Proposal does not include the discharge of waste materials into the ground from septic tanks or other sources. The proposal will be served by the City of Bellevue's public sewer system.

III. Water runoff (including stormwater):

a) 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.
In compliance with the Washington Department of Ecology Stormwater Management Manual for Western Washington, the proposal is required to provide enhanced stormwater treatment of pollution-generating surfaces. Surface runoff from the parking lot to the north of the building will be collected and treated before entering the underdrain and leaving the site through a stormwater conveyance system. The system will connect to the existing storm drainage system at 120th Avenue NE where it is conveyed to Lake Bellevue.

Sidewalks, because they are non-pollution generating, will drain to planter strips and have the opportunity to infiltrate into the soils.

b) Could waste materials enter ground or surface waters? If so, generally describe.
It is not anticipated that waste materials will enter ground or surface waters associated with this proposal. As with all projects, there is a possibly of waste materials entering ground or surface waters during construction.

c) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
The proposal will comply with all applicable requirements of the Drainage Design & Erosion Control Manual and applicable stormwater manual. During construction, contractors will be required to have a Spill Prevention Control and Countermeasure Plans and a Stormwater Pollution Prevention Plan (SWPPP) in place.

Stormwater systems will be designed and operated in accordance with relevant standards and requirements. The proposal is implementing enhanced stormwater treatment through the use of bioretention cells for treating stormwater runoff from pollution-generating surfaces. The proposal is expected to decrease overall adverse impacts to the quality of surface water leaving the site as currently no stormwater treatment exists.

The proposal is within the Lake Bellevue Stormwater Sub-basin. As stormwater from several sites enters Lake Bellevue, sources of phosphorus levels in the lake were investigated and documented in the Lake Bellevue Water Quality Study and Management Recommendations Report (December 2006). A technical memorandum dated May 23, 2012 and included in the ADR submittal for Phase 1A includes details of this report. The report finds that sources of phosphorous in Lake Bellevue are mostly attributed to internal sources (76%). The Spring District accounts for 26% of the total stormwater runoff within the Lake Bellevue Sub-basin. While the proposal is not a major contributor of flow to Lake Bellevue, it is important to note that the proposal will not re-direct stormwater flows away from Lake Bellevue. The stormwater flow will maintain its historic pattern of entering the lake. The proposal's construction of low impact development techniques will reduce the peak stormwater flow rates to Lake Bellevue by slowing the rate it reaches the lake while not reducing overall flow volumes to the lake.

4. Plants

a) Describe the types of vegetation found on the site:
The proposal site is currently covered by a concrete slab from a warehouse that was demolished in 2013.

b) What kind and amount of vegetation will be removed or altered?
The proposal does not require the removal of any vegetation.

c) List threatened or endangered species known to be on or near the site.
There are no threatened or endangered species known to occur 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:
The proposal landscaping will include planter strips as well as bioretention cells to provide stormwater treatment of pollution-generating surfaces.

5. Animals

a) Italicize any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, ***songbirds***, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

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

c) Is the site part of a migration route? If so, explain.
Yes, however, most of Western Washington is generally located in the Pacific Flyway for migratory waterfowl.

d) Proposed measures to preserve or enhance wildlife, if any:
As there is no known wildlife on the site, no preservation 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 needs? Describe whether it will be used for heating, manufacturing, etc.
The Parcel 12 Office/BrewPub will require electricity and natural gas energy for heating/cooling associated with office, restaurant, and light industrial needs.

b) Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The proposal will not affect the potential use of solar energy by adjacent properties. The proposal will not produce shadows to the north nor shade other adjacent properties.

c) What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
The building will have several low impact development features, which may include LED lighting, sustainable or renewable materials, and the purchase of local building materials to limit truck transit. The building may be constructed to obtain Leadership in Energy and Environmental Design (LEED) certification, as determined by the project developer.

---

7. Environmental health

I. Spills and Waste

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 anticipated environmental health hazards associated with this proposal. The project site is entirely covered by a former warehouse's floor slab. Prior to the warehouse's construction in the 1950's, the site was likely agricultural or undeveloped. As with all sites, there may be a risk of spills during construction.

b) Describe special emergency services that might be required.
The need for special emergency services is not anticipated. The building use is limited to offices, restaurant, and the light industrial use of the brewery. Facilities storing or processing toxic chemicals are not part of this proposal.

c) Proposed measures to reduce or control environmental health hazards, if any:
Spill Prevention and Control Plans will be utilized by contractors working on-site during construction.

II. Noise

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

Noise from nearby roadways exists, including freeways I-405 and SR-520 and arterials 124th Avenue NE and NE 12th Street. Noise from these facilities and other surrounding uses is standard roadway noise and will not affect the proposal.

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

Long-term noise associated with the proposal will be typical vehicle noise from office and restaurant uses. The brewery operation will not emit noise to adjacent properties. The BelRed Corridor FEIS states that long-term noise impacts from the BelRed Corridor would be similar to the No-Action Alternative (70 to 72 dBA) in areas proposed for residential development. During construction, the site will produce temporary construction noise.

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

During construction, motorized construction equipment will be properly fitted with mufflers to reduce engine noise associated with short-term construction noise. For long-term noise control, the parking lot will have perimeter landscaping to buffer vehicle noise from adjacent properties, although vehicle noise is typical of any development. The office, restaurant and brewery noises are typical noise levels associated with a mixed-use development.

---

8. Land and Shoreline Use

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

The development area currently contains a warehouse floor slab from the warehouse that was demolished in 2013. The Master Development Plan and Binding Site Plan recorded for the property allow for commercial use of the parcel. The site is zoned BelRed Office/Residential (O/R) per the BelRed zoning and code ordinance, 2009. Adjacent properties to the north include an operational distribution warehouse, which is also zoned O/R but is an existing use. The property to the west is a private park per the Spring District Master Development Plan, to the south is NE District Way and residential development, while property to the east also contains a concrete slab and is slated for commercial use.

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

The site was likely used for agriculture prior to its development as a light industrial warehouse site in the early 1950's. The site has been used for warehouse distribution for the last 60+ years.

c) Describe any structures on the site.

There are no permanent structures currently on the site.

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

No buildings will be demolished as part of this proposal.

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

In 2009, the city rezoned several sites within BelRed, including the entire Spring District property. The proposal site was rezoned from Light Industrial to Office/Residential.

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

The current comprehensive plan designation is mixed-use office/residential.

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

Not applicable.

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

No, there are no environmentally sensitive areas in the proposal area.

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

When the building is complete, the 14,284 SF of office space can likely accommodate approximately 70 employees, assuming approximately 200 SF per employee. The restaurant and brewery will also have employees associated with its operations, however, the exact number of employees is not known at this time.

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

The proposal will not displace any residents or workers as the proposal site consists of a concrete slab.

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

Not applicable.

l) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This Proposal is compatible with the City's existing comprehensive plan and the FEIS for the BelRed Corridor Project. Alignment with these plans ensures compatibility with existing and projected land use plans. Any future development that may be proposed within the BelRed Corridor and/or the affected geographic area would be reviewed for compliance with existing regulations in place at the time of the application.

---

9. Housing

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

No residential housing will be constructed during this phase of the proposal.

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

This Proposal will not eliminate any existing housing units as none are currently on-site.

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

The Proposal will not have an impact on existing housing units, and therefore no housing impact reduction or control is necessary.

---

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?

The proposal includes a 40-foot-tall, three-story office building and micro-brewery. Per Bellevue Land Use Code 20.25D, buildings in the BR-OR-1 zoning are allowed to be up to 150 feet tall. The office building façade will consist of metal panels, the restaurant will have a brick façade and the brewery will be faced with CMU.

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

The BelRed Corridor FEIS included a view/visual analysis component. The analysis found that taller buildings on the ridgetop location of The Spring District would be prominently visible from several public vantage points, however, the proposal is a shorter building at just 40-feet in height. From City Hall and the western terminus of the SR-520 Trail at NE 24th Street, the proposed building may intersect the distant ridge lines but not block significant views, such as Mount Rainier. At the public vantage points on BelRed Road and on 124th Avenue NE, the building will not be prominent nor block significant views.

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

The mechanical equipment for the BrewPub will be placed on the roof of the Restaurant/Office volume, with only the air intake in the form of a "mushroom" hood placed on top of the Brewery volume (and away from the roof deck). The mechanical equipment will be consolidated into one volume in the center-north portion of the roof and it will be screened on all sides (including above) by the same corrugated metal panel siding that covers the Office volume below. The design intention is for the mechanical equipment volume to read as an extension of the Office volume and the north façade of the mechanical volume will be a seamless extension of the north office façade. The panel siding on the east, west and south facades will be lifted 2' above the top of the roof to provide for adequate ventilation, but without having a visible gap from the street or roof deck.

---

11. Light and Glare

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

The new building along with street lighting and traffic on the roadway network will increase light and glare at night. However, the site was a former warehouse facility with truck traffic so the light and glare is not expected to increase over previous conditions on site.

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

It is not anticipated that light or glare from this project will be a safety hazard or interfere with views.

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

There are no known off-site sources of light or glare that would affect the proposal.

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

Exterior lighting will meet City design standards and cast light downward.

---

12. Recreation

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

Wilburton Hill Park and Botanical Gardens and Kelsey Creek Park are located approximately ¾ miles to 1 mile from the Spring District site.

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

The development will not displace any existing recreational uses.

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

As no impacts on recreational opportunities are proposed, no mitigation is needed.

---

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.

The Washington State Department of Archaeology and Historic Preservation online GIS map tool does not indicate there are any places or objects listed on any registers within the immediate vicinity of the proposal.

b) Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known.

c) Proposed measures to reduce or control impacts, if any:
The development will not have any impact on historical or cultural landmarks.

---

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 proposal is generally served by NE 12th Street, 124th Avenue NE, and 120th Avenue NE. Freeway access includes SR-520 located north of the site and I-405 to the west. Primary access to the proposal will be from 124th Avenue NE via the new NE District Way.

b) Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The proposal will not be served directly by public transit, however, King County Metro, serves the vicinity with bus service, including:

- Route MT 226-O: - approximately 0.1 miles from the project site
- Route MT 249-O: approximately 0.3 miles from the project site
- Route MT 672-O, MT 889-O: approximately 0.3 miles from the project site
- King County Rapid Ride B-Line: approximately 0.3 miles from the project site

c) How many parking spaces would the completed project have? How many would the project eliminate?
Per Bellevue Land Use Code 20.25D.120, and a parking study performed by Parametrix, (see Technical Memo, Parametrix, August 2015) the building will require 70 parking stalls. The proposal has identified 52 parking stalls in the parking lot on Parcel 12. In addition, 18 of the parking stalls in the parking lot across 122nd Avenue NE (on Parcels 13 and 14, adjacent to the proposed building) will be designated for the proposed building's use.

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).
The proposal does not require any new roads or streets. The proposal will be accessed off NE District Way (constructed) and 122nd Avenue NE, a private roadway to be constructed under separate permit.

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

The development does not use or occur in the immediate vicinity of current 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.

Based on the City of Bellevue's trip generation rate, the anticipated PM peak hour trips associated with the proposal are as follows:

- Office – 17.4 trips
- Restaurant – 33.5 trips
- Brewery (light industrial) – 4.8 trips
- Total – 55.7 trips

The peak hours for the office will be offset from the peak hours of the restaurant/brewpub. The office will have daytime use, while the restaurant and brewpub will have an evening peak.

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

No project-specific transportation control measures are proposed for this proposal. A traffic impacts analysis was completed with the first Administration Design Review for Phase 1A (Transportation Solutions, June 2013). The vehicle trips associated with this proposal are within the vehicle trips identified with the Phase 1A traffic analysis (Parametrix, August 2015).

Design and construction are underway to accommodate increased density planned by the BelRed Corridor Plan and FEIS. Projects adjacent to this proposal include:

120th Avenue NE project – beginning construction in early 2016, this City of Bellevue project will widen the roadway along the west side of the Spring District property. This widening project, identified in the City's BelRed Corridor FEIS, will accommodate increased density and vehicle trips associated with new development nodes in the corridor, including The Spring District.

124th Avenue NE project - this City of Bellevue project includes improvements to 124th Ave NE between the planned NE 15th/16th Street and Northup Way by widening to a four-lane arterial with a two-way left-turn lane, sidewalks, and landscaping.

---

15. Public services

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

There will be an increase in demand for fire and police protection services associated with two new buildings and existing building remodel. As there will be no residential development as part of this proposal, no additional students will be added to local schools.

b) Proposed measures to reduce or control direct impacts on public services, if any.
Increased tax base from the buildings will offset the financial impact of the additional public services needed.

---

16. Utilities

a) Italicize 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.

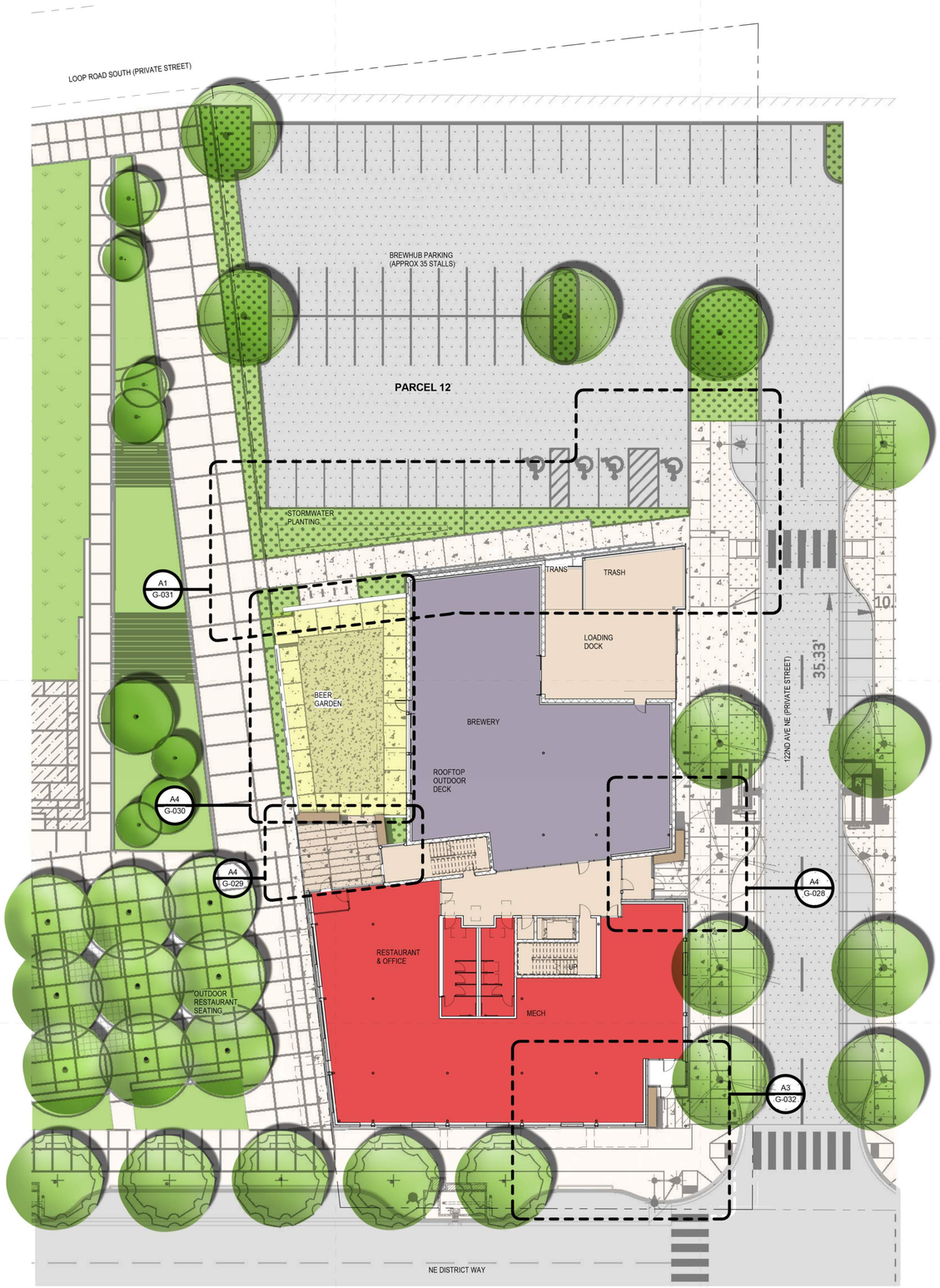
City sewer, storm drainage and water (domestic, fire and irrigation) will be extended to serve the demands of the proposal. Connections to these utilities will be from existing utility stubs in NE District Way and 122nd Avenue NE where mains run through the Spring District site. These lines exit the Spring District site at either 120th Avenue NE, 124th Avenue NE or NE 12th Street. Telephone service will be provided by a local communications provider and electricity and natural gas will be provided by Puget Sound Energy.

C. 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: _____

Date Submitted: 8/19/15



A1 AMENITY KEY PLAN

1/16" = 1'-0"

PLOT DATE/TIME: 8/17/2015 4:12:08 PM

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:

PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION
REVISIONS		

A	XX/XX/XXXX	ISSUE NAME 1
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

Administrative Design Review - 08/14/2015

PROJECT NO.: **2013037.01**
GGLO PRINCIPAL IN CHARGE: **David Cutler**
GGLO PROJECT MANAGER: **David Cutler**
OWNER APPROVAL:

SHEET TITLE

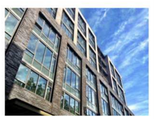
AMENITY PLAN

SHEET NO.

G-027

C1 WEST ELEVATION

1/8" = 1'-0"

	1 - CAST IN PLACE CONCRETE	2 - CONCRETE MASONRY UNIT	3 - CORRUGATED METAL SIDING	4 - PERFORATED CORRUGATED METAL SIDING	5 - FLAT METAL PANEL	6 - EXTERIOR BRICK	7 - GARAGE DOORS	8 - STOREFRONT WINDOWS	9 - ALUMINUM WINDOWS	10 - RETRACTABLE FABRIC CANOPIES	11 - RECLAIMED WOOD
MATERIAL COLORS		CHARCOAL	"VINTAGE" ALUMINUM	"VINTAGE" ALUMINUM	COOL MATTE BLACK	CLINKER BRICK	BLACK	BLACK	BLACK	BURNT ORANGE (SUBJECT TO CHANGE BY TENANT)	
MATERIAL EXAMPLE IMAGES		 									

ELEVATION COLORS & MATERIALS LEGEND

NTS

0' 4' 8' 16'

SCALE 1/8"=1'

PLOT DATE/TIME: 8/18/2015 12:27:38 PM

Administrative Design Review - 08/14/2015

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:

PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE NAME 1

ISSUE INFORMATION

PROJECT NO.: **2013037.01**
GGLO PRINCIPAL IN CHARGE: **David Cutler**
GGLO PROJECT MANAGER: **David Cutler**
OWNER APPROVAL:

SHEET TITLE

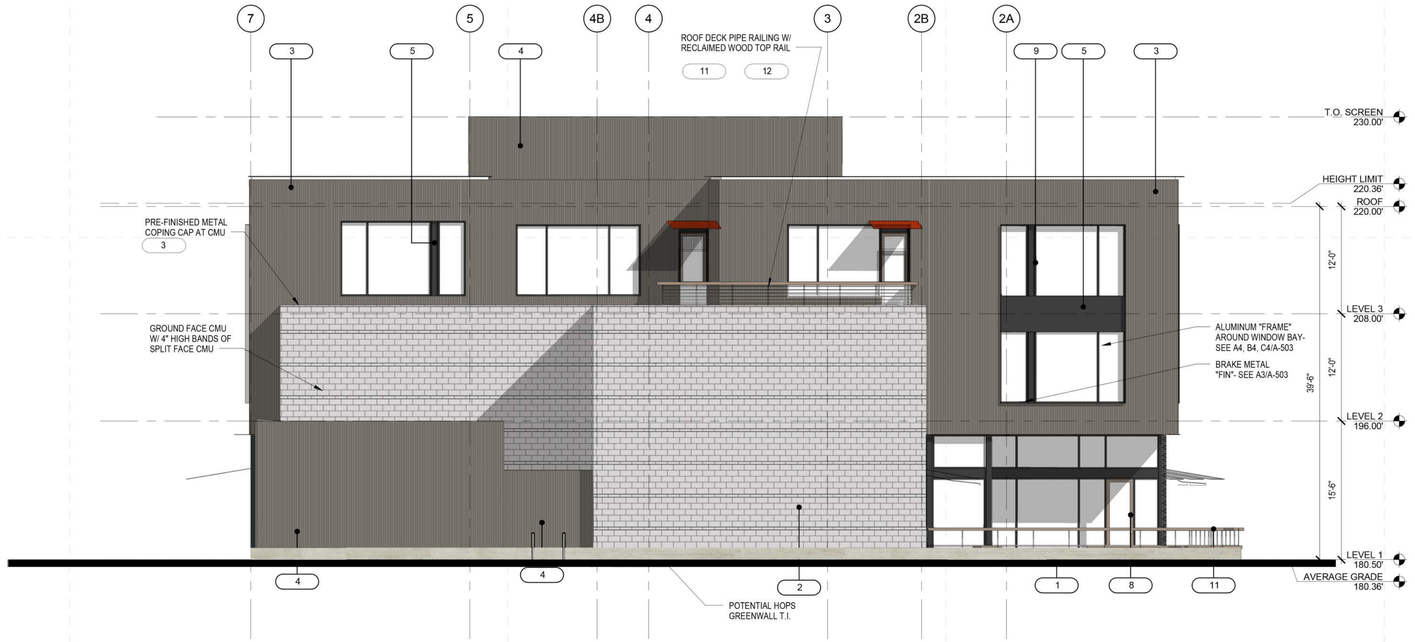
WEST ELEVATION

SHEET NO.

A-201

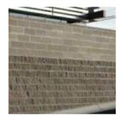
GENERAL - EXTERIOR ELEVATION NOTES

1. DO NOT SCALE DRAWINGS.
2. EXHAUST VENTS 3 FT. MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.



C1 NORTH ELEVATION

1/8" = 1'-0"

	1 - CAST IN PLACE CONCRETE	2 - CONCRETE MASONRY UNIT	3 - CORRUGATED METAL SIDING	4 - PERFORATED CORRUGATED METAL SIDING	5 - FLAT METAL PANEL	6 - EXTERIOR BRICK	7 - GARAGE DOORS	8 - STOREFRONT WINDOWS	9 - ALUMINUM WINDOWS	10 - RETRACTABLE FABRIC CANOPIES	11 - RECLAIMED WOOD
MATERIAL COLORS		CHARCOAL	"VINTAGE" ALUMINUM	"VINTAGE" ALUMINUM	COOL MATTE BLACK	CLINKER BRICK	BLACK	BLACK	BLACK	BURNT ORANGE (SUBJECT TO CHANGE BY TENANT)	
MATERIAL EXAMPLE IMAGES		 									

ELEVATION COLORS & MATERIALS LEGEND

NTS

0' 4' 8' 16'

SCALE 1/8"=1'

PLOT DATE/TIME: 8/18/2015 12:27:48 PM

Administrative Design Review - 08/14/2015

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:

PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE NAME 1

ISSUE INFORMATION

PROJECT NO.: **2013037.01**
GGLO PRINCIPAL IN CHARGE: **David Cutler**
GGLO PROJECT MANAGER: **David Cutler**
OWNER APPROVAL:

SHEET TITLE

NORTH ELEVATION

SHEET NO.

A-202

C1 EAST ELEVATION

1/8" = 1'-0"

	1 - CAST IN PLACE CONCRETE	2 - CONCRETE MASONRY UNIT	3 - CORRUGATED METAL SIDING	4 - PERFORATED CORRUGATED METAL SIDING	5 - FLAT METAL PANEL	6 - EXTERIOR BRICK	7 - GARAGE DOORS	8 - STOREFRONT WINDOWS	9 - ALUMINUM WINDOWS	10 - RETRACTABLE FABRIC CANOPIES	11 - RECLAIMED WOOD
MATERIAL COLORS		CHARCOAL	"VINTAGE" ALUMINUM	"VINTAGE" ALUMINUM	COOL MATTE BLACK	CLINKER BRICK	BLACK	BLACK	BLACK	BURNT ORANGE (SUBJECT TO CHANGE BY TENANT)	
MATERIAL EXAMPLE IMAGES		 									

ELEVATION COLORS & MATERIALS LEGEND

NTS

0' 4' 8' 16'

SCALE 1/8"=1'

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:

PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE NAME 1

ISSUE INFORMATION

Administrative Design Review - 08/14/2015

PROJECT NO.: **2013037.01**
GGLO PRINCIPAL IN CHARGE: **David Cutler**
GGLO PROJECT MANAGER: **David Cutler**
OWNER APPROVAL:

SHEET TITLE

EAST ELEVATION

SHEET NO.

A-203

PLOT DATE/TIME: 8/18/2015 12:28:19 PM

GENERAL - EXTERIOR ELEVATION NOTES

1. DO NOT SCALE DRAWINGS.
2. EXHAUST VENTS 3 FT. MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.

C1 SOUTH ELEVATION

1/8" = 1'-0"

	1 - CAST IN PLACE CONCRETE	2 - CONCRETE MASONRY UNIT	3 - CORRUGATED METAL SIDING	4 - PERFORATED CORRUGATED METAL SIDING	5 - FLAT METAL PANEL	6 - EXTERIOR BRICK	7 - GARAGE DOORS	8 - STOREFRONT WINDOWS	9 - ALUMINUM WINDOWS	10 - RETRACTABLE FABRIC CANOPIES	11 - RECLAIMED WOOD
MATERIAL COLORS		CHARCOAL	"VINTAGE" ALUMINUM	"VINTAGE" ALUMINUM	COOL MATTE BLACK	CLINKER BRICK	BLACK	BLACK	BLACK	BURNT ORANGE (SUBJECT TO CHANGE BY TENANT)	
MATERIAL EXAMPLE IMAGES		 									

ELEVATION COLORS & MATERIALS LEGEND

NTS

0' 4' 8' 16'

SCALE 1/8"=1'

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:

PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION

REVISIONS

A	XX/XX/XXXX	ISSUE NAME 1

MARK	DATE	DESCRIPTION

ISSUE INFORMATION

Administrative Design Review - 08/14/2015

PROJECT NO.: **2013037.01**
GGLO PRINCIPAL IN CHARGE: **David Cutler**
GGLO PROJECT MANAGER: **David Cutler**
OWNER APPROVAL:

SHEET TITLE

SOUTH ELEVATION

SHEET NO.

A-204

PLOT DATE/TIME: 8/18/2015 12:28:32 PM

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:

PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE NAME 1
ISSUE INFORMATION		

Administrative Design Review - 08/14/2015

PROJECT NO.: **2013037.01**
GGLO PRINCIPAL IN CHARGE: **David Cutler**
GGLO PROJECT MANAGER: **David Cutler**
OWNER APPROVAL:

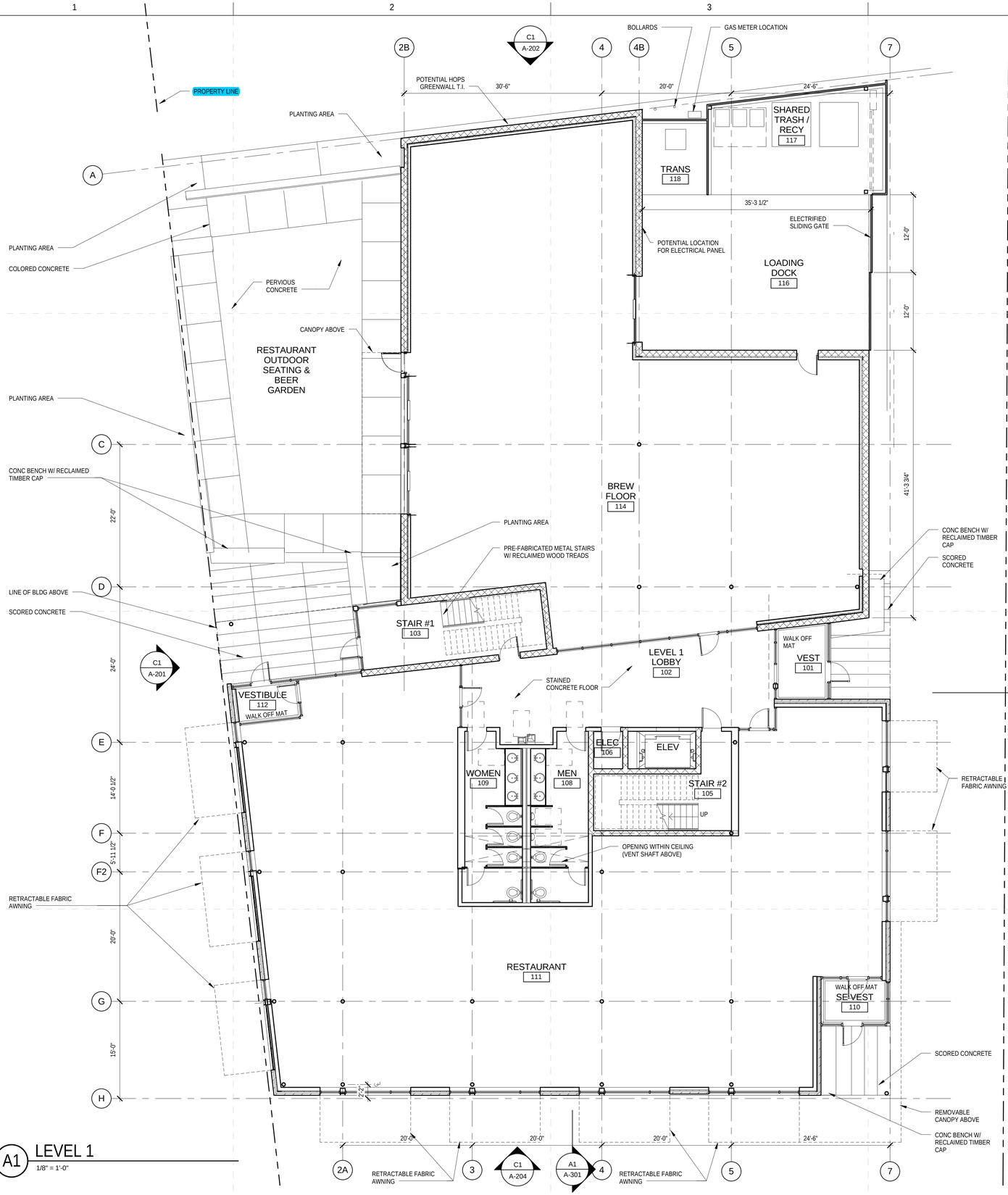
SHEET TITLE

AERIAL PERSPECTIVES

SHEET NO.

G-022

PLOT DATE/TIME: 8/18/2015 10:37:49 AM



A1 LEVEL 1

1/8" = 1'-0"

PLOT DATE/TIME: 8/17/2015 5:01:29 PM

PLAN NORTH

0' 4' 8' 16'

SCALE 1/8"=1'

GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. AT DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS: AT EXTERIOR CONDITIONS, THE FRAMED OPENING SHALL BE LOCATED 6" FROM THE ADJACENT WALL AND AT INTERIOR CONDITIONS, THE FRAMED OPENING IS TO BE LOCATED 4-1/2" FROM THE ADJACENT WALL.
4. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:

PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE NAME 1

ISSUE INFORMATION

Administrative Design Review - 08/14/2015

PROJECT NO.: **2013037.01**

GGLO PRINCIPAL IN CHARGE: **David Cutler**

GGLO PROJECT MANAGER: **David Cutler**

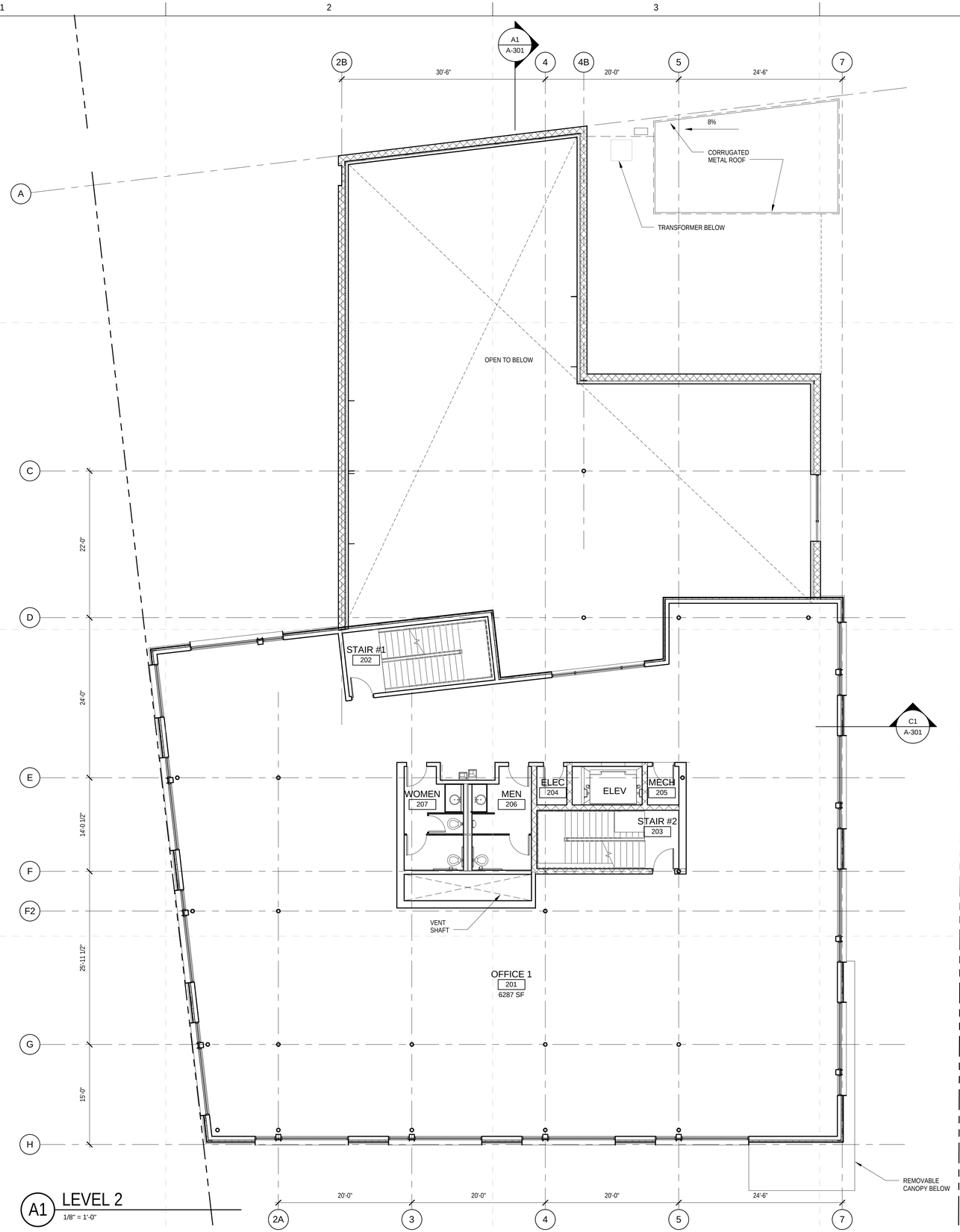
OWNER APPROVAL:

SHEET TITLE

LEVEL 1 FLOOR PLAN

SHEET NO.

A-122



A1 LEVEL 2
1/8" = 1'-0"

PLAN NORTH

0' 4' 8' 16'
SCALE 1/8"=1'

GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. AT DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS: AT EXTERIOR CONDITIONS, THE FRAMED OPENING SHALL BE LOCATED 6" FROM THE ADJACENT WALL AND AT INTERIOR CONDITIONS, THE FRAMED OPENING IS TO BE LOCATED 4-1/2" FROM THE ADJACENT WALL.
4. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:

PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE NAME 1

ISSUE INFORMATION

Administrative Design Review - 08/14/2015

PROJECT NO.: **2013037.01**
GGLO PRINCIPAL IN CHARGE: **David Cutler**
GGLO PROJECT MANAGER: **David Cutler**
OWNER APPROVAL:

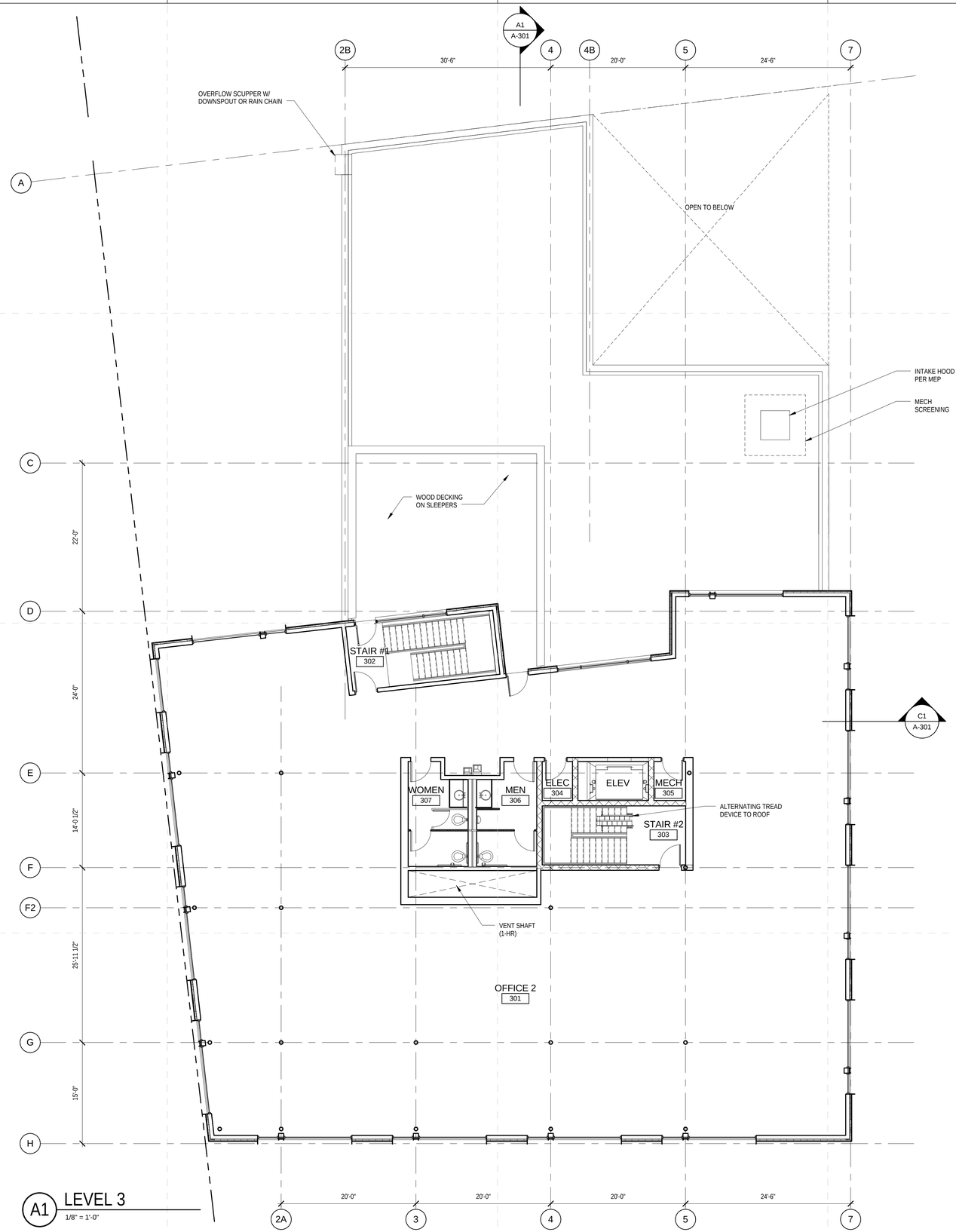
SHEET TITLE

LEVEL 2 FLOOR PLAN

SHEET NO.

A-123

PLOT DATE/TIME: **8/17/2015 5:01:32 PM**



A1 LEVEL 3

1/8" = 1'-0"

PLAN NORTH

0' 4' 8' 16'

SCALE 1/8"=1'

GENERAL - FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS.
2. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
3. AT DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS: AT EXTERIOR CONDITIONS, THE FRAMED OPENING SHALL BE LOCATED 6" FROM THE ADJACENT WALL AND AT INTERIOR CONDITIONS, THE FRAMED OPENING IS TO BE LOCATED 4-1/2" FROM THE ADJACENT WALL.
4. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN - PER IBC 1012.5

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:

PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:

SPRING DISTRICT PARCEL 12

OWNER:

WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE NAME 1

ISSUE INFORMATION

Administrative Design Review - 08/14/2015

PROJECT NO.:	**2013037.01**
GGLO PRINCIPAL IN CHARGE:	**David Cutler**
GGLO PROJECT MANAGER:	**David Cutler**
OWNER APPROVAL:	

SHEET TITLE

LEVEL 3 FLOOR PLAN

SHEET NO.

A-124

PLOT DATE/TIME: 8/17/2015 5:01:33 PM

August 19, 2015

Ms. Carol Hamlin
City of Bellevue

Subject: 15-113318-DB Preapplication Conference Letter
The Spring District – BrewPub
1501 124th Avenue NE

Based on the scope of the project you described during the preapplication conference the following permits have been identified as being necessary:

	PERMIT NAME:	
Land Use:	Design Review (LD) with SEPA Land Use Exemption (LJ) for amendment to Master Development Plan	
	We are submitting for both as part of this application.	
Clearing & Grading:	GD permit.	
	We will submit for this permit.	
Utilities:	Developer Extension Agreements	
	We will submit for this permit.	
Fire:	Fire Sprinklers Fire Alarm System	
	We will submit for this permit.	
Transportation:	ROW Use Permit	
	We will submit for this permit.	
Building	BB Permit	
	We will submit for this permit.	

Department comments are as follows:

A. Development Services Department (DSD), Land Use Division
(Contact: Carol Hamlin, 425-452-2731, *chamlin@bellevuewa.gov*)
Please refer to the specific LUC citations highlighted below for the complete standard and regulations applicable to your proposed development. The City of Bellevue's Land Use Code (LUC) is available on-line at http://www.bellevuewa.gov/doc_library.htm. Or, you may purchase a paper copy from Code Publishing at 206-527-6831. Fee information and application packets including

submittal requirements for Land Use approval and other permits are available at the City Hall Permit Center or by calling 425-452-6800. This information is also available online at http://www.bellevuewa.gov/development-services.htm.

1. Process

Approval of a Design Review (LD) application is a Process II application. The focus of this review is on contextual compatibility, site and building design and achieving conformance with the City's adopted goals and policies. The process includes a public comment and appeal period. Construction permits may not be issued until the LD decision stands. The process includes:

a. Applicant files LD application;
b. Staff reviews application for completeness;
c. Applicant and staff attend a public meeting, if deemed necessary;
d. Staff requests revisions;
e. Applicant submits revisions, additional information;
f. Staff review revisions and completes report (SEPA/LD);
g. Director issues Determination/Decision (SEPA/LD); and
h. Decision is followed by a 14-day Appeal period.

2. Applicable Land Use Documents

a. Development Agreement under Recording Number 20090911000269.
b. Master Development Plan report, conditions of approval per the final appeal decision.
c. Land Use Code, Bel-Red Code 20.25.D
d. Bel-Red Subarea Plan
e. Bel-Red Transportation Corridor Plan: Streetscape Character, Guidelines, and Standards
f. Bel-Red Corridor Project Final EIS issued July 19, 2007

3. Major Land Use Code (LUC) Sections and Design Guidelines

The proposal will be reviewed for compliance with the Bellevue Land Use Code (LUC). The major code sections relevant to the proposed project include:

a.	LUC 20.25D.030.C	Design Review
b.	LUC 20.25D.090	FAR Amenity Incentive System
c.	LUC 20.25D.110	Landscape Development
d.	LUC 20.25D.120	Parking/Circulation
e.	LUC 20.25D.130	Bel-Red Development Standards
f.	LUC 20.25D.140	Bel-Red Street Development Standards
g.	LUC 20.25D150	Design Guidelines

We have reviewed the process above and will submit according to this process for appropriate approvals.

4. Comprehensive Plan Bel-Red Subarea Goals and Policies

The proposal will be reviewed for conformance with Bellevue Comprehensive Plan goals and policies of the Bel-Red Subarea.

The Spring District: **Parcel 12 Office/BrewPub**
City of Bellevue Design Review (LD)
August 19, 2015

The following table provides basic Land Use Code information relevant to the project. As the project progresses and more detail is provided, we can provide more feedback.

	SITE SPECIFIC OVERVIEW	
LAND USE DISTRICT	The site is zoned BR-OR-1. Please correct on sheet G-01.	Mapshot
	Site zoning is corrected. Reference G-003.	
USES ALLOWED	The proposed eating and drinking establishment is permitted outright in the BR-OR-1 zoning district. According to Note (9) of the "Wholesale and Retail – Bel-Red Districts" chart (LUC 20.25D.070) (9) Microbrewery manufacturing is permitted as a component of an eating and drinking establishment; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment. And, according to Note (3) of the "Manufacturing – Bel-Red Districts" chart (LUC 20.25D.070), (3) Microbrewery manufacturing is permitted as a component of an eating and drinking establishment; provided, that the manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment. On your application, please document how you meet the above percentages for eating and drinking/microbrewery manufacturing. Please provide color coded floor plans with your application.	LUC 20.25D.070
	The building includes office use on level 2 and level 3 and a microbrewery manufacturing use as a component of an eating and drinking establishment on the ground floor. The manufacturing use occupies not more than 50 percent of the total square footage of the combined establishment. **Information for percentage of use and color coded floor plans are provided on Sheet G-005.**	

DEVELOPMENT AGREEMENT, RECORDING NUMBER 20090911000269	The proposal must meet the requirements of the Development Agreement, under Recording Number 20090911000269. Please provide a written description how you meet the conditions of approval of the Development Agreement.	King County Recording Number 20090911000269

A. Spring District Development Components.

1. Must Meet Catalyst Project Criteria. Demonstrate that the development proposed meets the definition of catalyst project set forth in LUC Section 20.25D.035.

2. Minimum Contents of MDP. Owner agrees to include in its application for an MDP development across the Property with a minimum average FAR of 2.5, which shall include the Residentially-restricted Property (as defined in Section H.) In addition, the first phase of any MDP approved under this Agreement shall include development of a public mini-park a minimum of one acre in size (designated as project M3 in the Bel-Red Parks and Open Space Project List in the Comprehensive Plan) and an activated park or recreation space of at least 30,000 contiguous square feet.

B. Development Standards and Vesting Period.

1. Master Development Plan Application. As of the Effective Date of this Agreement, until issuance of the MDP approval consistent with the minimum requirements of the provisions of this Agreement, and the Governing Regulations specified shall apply.

2. Subsequent Land Use Review. If the MDP application is approved, then such approval shall be vested for a period of fifteen (15) years from the date of the final decision on the MDP.

3. Approvals Eligible for Extended Vesting. The Vesting Period shall only apply to Catalyst Projects on the Property, as defined in LUC 20.25D.035, and associated applications, decisions, and permits.

C. Governing Regulations.

1. Designation of Governing Regulations.

- **Title 20-Land Use Code**
- **Title 21- Comprehensive Plan**

2. Revised Governing Regulations After Sound Transit Operational. On or after the date Sound Transit's East Link Project or other high-capacity transit operating within a dedicated transit-only right-of-way begins regularly scheduled passenger-carrying service to a transit station within the Property, any application for design review or

other required Process II permit under the LUC on the Property shall be subject to the following code LUC 20.25D.030.C, LUC 20.25D.110, LUC 20.25D.120, LUC 20.25D.130, LUC 20.25D.140, LUC 20.25D.150.

3. Revisions to the Master Development Plan. Owner acknowledges that it may be required to modify the MDP in order to remain consistent with the Revised Governing Regulations.

D. No Approval of Project-related Actions

The Owner has not made any development proposal relating to The Spring District, and plans to do so consistent with the Catalyst Project provisions of Chapter 20.25D and other applicable provisions of the Bellevue Land Use Code. The execution of this Development Agreement does not, in and of itself, permit any development at this time.

E. Proportional Compliance.

Any proportional compliance requirements in LUC 20.25D.060.G that would otherwise apply to the Property as a result of application of the Existing Development provisions of LUC 20.25D.060.G shall be deferred from the period of the Effective Date of this Agreement.

F. FAR Amenity Bonus System.

1. Adjustment of Tier 1 Fee-in-lieu Rate. For a Catalyst Project on the Property, the Owner may choose to comply with the LUC 20.25D.090 requirements for Tier 1 amenities by paying a fee-in-lieu at a rate of $3.75 for each square foot of floor area for the first 750,000 square feet of development under the MDP, and by paying a fee-in-lieu rate of $4.00 for each square foot of floor area above 750,000 square feet.

2. Amenity Rate for Certain Required Open Space.

a) Mini-Park

b) Other Activated Park or Recreation Space

- **at the Tier 2 bonus rate so long as it is developed according to the design criteria set forth in 20.25D.090.C.7**
- **at the Tier 1b bonus rate set forth in 20.25D.090.C.7 Tier 1b.2 (Park Dedication) if the entire area is dedicated to the City**
- **at the Tier lb bonus rate set forth in 20.25D.090.C.7 if improvements are made according to the design criteria 1 through 5 set**

forth in such section.

3. Eligibility for Other City Credits, Bonuses or Offsets.

G. Concurrency

1. Timing of Concurrency Analysis and Determination. Approving the MDP, the concurrency analysis pursuant to Chapter 14.10 BCC shall not be required at the time of the master development plan application.

2. Vesting of Concurrency Approval. The concurrency approval issued for each phase shall expire five years from the date of issuance of the Land Use Code approval.

H. Catalyst Project Residential Requirements and Delay Penalty.

1. Designation of Residentially-restricted Property. The master development plan must designate at least 5.8 acres within the MDP for residential use.

2. Required Timing of Development. The Residentially-restricted Property shall be developed with residential uses in an amount proportional to the amount of project limit area developed with commercial uses on the Property by no later than the date that Sound Transit's East Link Project.

3. Sale of Residentially-restricted Property. It is acknowledged that Owner intends to sell the Residentially-restricted Property to a third party.

4. Penalty for Failure to Develop Residentially-restricted Property. A penalty for delay in developing the Residentially-restricted Property by the time set forth in Paragraph 2 above shall be imposed at the time of any application for any approval of further commercial development.

I. Term, Amendment, and Termination

This Development Agreement shall go into effect on the date it is executed by the Owner and the City.

J. Binding Effect; Assignability.

This Development Agreement shall bind and inure to the benefit of the Parties. If an MDP consistent with this Development Agreement is submitted, Owner may assign its interest and obligations under this Agreement without the City's consent.

K. Representations and Warranties.

Each signatory to this Development Agreement represents

and warrants that he or she has full power and authority to execute and deliver this Development Agreement on behalf of the Party for which he or she is signing,

L. Specific Performance and Enforcement.
The Parties specifically agree that damages are not an adequate remedy for breach of this Development Agreement.

M. Governing Law and Venue.
This Development Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

N. Full Understanding.
The Parties each acknowledge, represent and agree that they have read this Development Agreement; that they fully understand the terms of.

O. Counterparts; Facsimiie Signatures.
This Agreement may be executed in more than one counterpart.

P. Attorneys' Fees.
Should it be necessary for any Party to this Development Agreement to initiate legal proceedings to adjudicate any issues arising hereunder, the Party or Parties to such legal proceedings who substantially prevail shall be entitled to reimbursement of their attorneys' fees, costs, expenses, and disbursements.

Q. Waiver.
The waiver by a party of a breach of any provision of this Development Agreement by the other party shall not operate or be construed as a waiver of any subsequent breach by that party.

R. Severability.
This Development Agreement is expressly made and entered into under the authority of RCW 36.70B.l70 et seq. This Development Agreement does not violate any federal or state statute, rule, regulation or common law known.

S. Equal Opportunity to Participate in Drafting.
The Parties have participated and had an equal opportunity

to participate in the drafting of this Development Agreement.

T. Reservation of City Authority.
As required by RCW 36.70B.l70(4) and notwithstanding any other term of this Development Agreement, the City reserves the right to establish and impose new or different additional regulations to the extent required to address a serious threat to public health and safety.

U. Notice.
All correspondence and any notice required in this Development Agreement shall be delivered to the following parties:

City of Bellevue
Land Use Director

With a copy to: City Attorney

WR-SRI 120th LLC
c/o Shorenstein Realty Services

c/o Wright Runstad & Company
Attention: Mr. Greg Johnson

with a copy to:
Mr. Tayloe Washburn
Foster Pepper PLLC

V. Final and Complete Agreement.
This Development Agreement constitutes the final and complete expression of the Parties on the development standards governing the Owner's development of the Property.

SPRING DISTRICT MASTER DEVELOPMENT PLAN	Please provide a written description how you meet the conditions of approval of the Master Development Plan. It will be necessary to submit an LJ application to amend the Master Development Plan for the proposed use of Parcel 12. The June 14, 2013 LJ amendment (13-117378-LJ) to the Master Plan shows Parcel 12 changing from commercial to a surface parking lot, with a note that the parcel will be used as an interim park space (see page 2 of letter). It will be necessary to submit another LJ application to change the use of Parcel 12 to a	Spring District Master Development Plan

BrewPub.

GENERAL CONDITIONS: The following conditions apply to all phases of development. The following conditions are imposed under authority referenced:

1. **Vested Status of the Master Development Plan: The vested status of the Master Development Plan shall be for a period of 15 years from the date of final decision, as defined in LUC 20.35.045 per the Development Agreement 8.**
   Applicant Response: Agree
2. **Development Agreement (DA) between the City and Applicant:**
   a. **Residential Property:**
      - **The applicant shall meet the DA requirement that Residentially restricted property shall either be sold, developed or proportionally developed prior to the date of Sound Transit's regularly scheduled passenger-carrying service or be subject to delay penalties as described in the DA.**
        Applicant Response: Agree
      - **The applicant shall record the appropriate covenant with each Design Review approval for "Residentially-restricted Property."**
        Applicant Response: Agree

   b. **Parks:**
      - **Within Phase 1, the project shall include development of a public mini-park a minimum of one acre in size (designated as project M-3 in the Bel-Red Parks and Open Space Project List in the Comprehensive Plan) and an activated park or recreation space of at least 30,000 contiguous square feet.**
        Applicant Response: Agree
      - **All park tracts developed as a condition of the Development Agreement shall, if owned and maintained by the applicant, record an easement securing public access over the park tracks.**
        Applicant Response: Agree
      - **Future design and development of the one acre public park (M-3), per the Development Agreement, shall be approved by the Parks & Community Services Department and be consistent with BCC**

3.43.
Applicant Response: Agree

c. **(c) Minimum FAR: Refer to Conditions of Approval regarding Amenities and FAR for each Design Review in Section X.B.**
Applicant Response: Agree

d. **(d) Other DA Requirements: The applicant shall meet all DA requirements, including any not noted specifically in this staff report.**
Applicant Response: Agree

3. **Review Process for Parks/Plaza/Gateways: Review and approval of all park/plaza/gateway areas shall be conducted under Design Review approval, with input by the City of Bellevue into the design of these areas.**
Applicant Response: Agree

4. **Phasing Plan: The Phasing Plan shall be followed per the Conceptual Phasing Plan (Attachment F). Modifications to the phasing plan may occur, per LUC 20.30V.160.**
Applicant Response: Agree

5. **City Council Approval of NE 15th Street/NE 16th Street and portrayal on the Binding Site Plan: If shifting of the NE 15th Street/NE 16th Street alignment (horizontal/vertical) at a later date is in conflict with the recorded BSP, the applicant shall amend the BSP to match the City Council approved alignment (horizontal/vertical) of NE 15th Street/NE 16th Street. Such amendment of the BSP shall occur prior to submittal of the next Design Review application for the MDP site after the final alignment is approved. The vested status of final street locations does not occur until an adjacent DR is issued.**
Applicant Response: Agree

6. **Public Plaza at the Light Rail Station: As a part of the master planning process for the Sound Transit 120th East Link Station, the applicant shall coordinate with the City of Bellevue and Sound Transit regarding the design of a public plaza adjacent to Sound Transit's 120th East Link subterranean light rail station. The applicant shall designate the plaza as a "public plaza" on the recorded Master Development Plan.**
Applicant Response: Non Applicable

7. **Pedestrian Amenities:**
   - **Multi-purpose trail: A multi-purpose trail (12-14**

feet in width) shall be provided along the entire length of The Spring District's property along 124th Avenue NE to connect to the multi-purpose trail on NE 16th Street as shown on the MDP plans. See Attachment A. For Phase 1 a, the applicant shall design the entire trail (for both Phase 1a and Phase 1 b) and construct the Phase 1 a trail adjacent to any Phase 1 a development. For Phase 1 b, the applicant shall complete construction of the entire trail.
Applicant Response: Non Applicable

- **Landscaping along 124th Avenue NE: The area within the Seattle City Light easement (adjacent to 124th Avenue NE) shall be landscaped along with a multi-purpose trail. Vehicular parking areas, vehicular lanes or load/unload areas will be prohibited within this easement area. This landscaping shall be installed as a part of Phase 1.**
Applicant Response: Non Applicable

- **Mid-block Public Pedestrian Connection: A mid-block public pedestrian connection (12-14' wide) between Buildings 15 & 16 (as shown on the MDP plans, Attachment A) shall be provided from 123rd Avenue NE to 124th Avenue NE and shall meet ADA accessibility requirements and the intent of the Green Streets Development Standards. The location and design shall meet the intent of LUC 20.250.140. D. This mid-block public pedestrian connection with its associated easement and signage shall be installed as a part of Phase 1.**
Applicant Response: Non Applicable

- **Green Streets: The modification approval to relocate the Green Street from NE 13th Street to the loop roads is applicable to future reviews of Design Review applications. The applicant shall provide a mid-block public pedestrian connection between Buildings 15 & 16. See the condition above: Mid-block Public Pedestrian Connection.**
Applicant Response: Non Applicable

- **Sidewalks: The applicant shall provide sidewalks along all city/private streets within the project limits.**
Applicant Response: Agree

- **"Pedestrian" Gateway Connection: A "Pedestrian" Gateway Connection shall be located at the southwest corner of the property between Buildings 18 & 19 as shown on the MDP plans. See Attachment A. The gateway shall provide pedestrian access from the site (approximately NE 13th Street and 121st Avenue NE) to the adjacent city street at NE 12tn Street (near 120th Avenue NE). The pedestrian connection shall be designed and permitted during the Design Review process for the first adjacent building to the gateway.**
  Applicant Response: Non Applicable

8. **Other Gateway Opportunities:**
   The applicant will be required to provide a gateway entrance at the street level for pedestrians, motorists, and those passing by the site. The location and timing of the construction of this gateway entrance at street level shall be determined during Phase 1. Likely locations would be the entrance to the site at NE 13th Street (from 124th Avenue NE) or NE 15th Street (from 120th Avenue NE or 124th Avenue NE). Such location shall be reviewed and approved under Design Review and approved by the Transportation Department.
   Applicant Response: Non Applicable

9. **Sign Master Plan: The applicant shall submit a sign master plan for the entire MDP project. The sign master plan may be submitted with the first Design Review application or separately as a Land Use Exemption to the approved Master Development Plan. Proposed signs onsite for individual buildings will not be approved until found consistent with the approved sign master plan.**
   Applicant Response: Agree

10. **Recycling and Solid Waste Collection: With each Design Review application, the applicant shall document how recycling and solid waste will be collected. Recycling and solid waste receptacles may not be pulled out to the adjacent street/sidewalk. Refuse and recycling areas may be not located within adjacent public/private streets or adjacent rights-of-way. These activities must be located on each individual building site and screened from public view. The applicant shall coordinate the location of receptacles with Allied Waste or any successor in interest to the Bellevue Waste Hauling franchise.**
    Applicant Response: Agree

11. **Street Development: Future street development must be approved by the Transportation Department and be consistent with LUC 20.250.140.**
    Applicant Response: Agree

12. **Access to Underground Parking Garages: In order to provide alternate vehicular routes to city streets (due to the modification of the NE 12th Street local street), the applicant shall provide two vehicular access points to the underground parking garages, one along NE 12th Street and the other along 120th Avenue NE (signalized). The exact location of these parking garage driveways shall be determined at the Design Review stage of the subject buildings/phases.**
    Applicant Response: Non Applicable

13. **Modification to MDP: The applicant shall submit a modification to the Master Development Plan for minor changes to the approved MDP. Modifications can be processed as a Land Use Exemption application (LUC 20.30V.160.B). Minor changes include updates to road configurations, FAR calculations, the Amenity Chart, impervious surface/lot coverage and the Sign Master Plan. It will still be necessary to record the updated MDP.**
    Applicant Response: Agree

14. **Binding Site Plan: The Binding Site Plan shall be recorded upon the final decision of the Master Development Plan before the sale or lease of any lot, tract or parcel. The BSP shall include all required dedications and easements per the MDP conditions of approval at the time of each DR application for each project. Additional amendments may be required based on future phases of development. Any noted discrepancies between the public and private street cross sections as portrayed on the MDP plans (Attachment A) and the initial BSP plan submittal on March 29, 2012 (12-11 0450-LF) shall be reconciled prior to recording of the BSP. Modifications shall be processed as an amendment to the Binding Site Plan, per RCW 58.17.**
    Applicant Response: Agree

15. **Preliminary Design, Utility Codes and Engineering Standards: Utility review has been completed on the preliminary information submitted at the time of this application. The review of this application has no implied approvals for water, sewer and storm drainage components of the project. Final plan approval will occur under a Utility Extension Agreement which will be required for review and**

approval of the utility design. Submittal of the utility extension will coincide with future clearing and grading permit review. Final civil engineering may require some changes to the site layout to accommodate the utilities.
Applicant Response: Agree

16. **Art Concept: An art concept is required to be consistent with LUC 25D.150.B.5.a. Such art shall be installed within one of the public parks/plaza/gateways and reviewed under the subject Design Review application. Review/approval by the City of Bellevue Arts Commission is not required. The art concept shall be installed prior to completion/final certificate of occupancy of The Spring District.**
Applicant Response: Non Applicable

17. **Addressing of Buildings/Tracts: The applicant shall contact Jami Carter, Information Technology Department, phone 425-452-4310 regarding the addressing of buildings/tracts.**
Applicant Response: Agree

18. **Restricted Driveway Access: With each new Design Review application, the applicant shall document how the driveway access of that development meets the restricted driveway access intent of LUC 20.25D.140.F.**
Applicant Response: Agree

19. **Arterial Street Design Standards: The applicant shall meet the intent of the "Arterial Street Design Standards within the Bel-Red Subarea."**
Applicant Response: Agree

Transportation Department:

20. **Right of Way and Easements: The applicant shall dedicate to the City all necessary right of way such that street improvements including on-street parking to the back of curb are located within the fee public right of way. The applicant shall also grant any necessary construction, pedestrian, landscaping and utility easements. The applicant shall provide easements to the City for location of signal and street light facilities such as above grade boxes and below-grade vaults between the building and sidewalk within the landscape area.**
Applicant Response: Agree

21. **Vehicular Access Restrictions: All non-signalized driveways and private roads adjacent to 120th Avenue NE, NE 15th Street, 124th Avenue NE and NE 1ih Street will be restricted to right in/right out. No left turns will be allowed at the**

signalized intersection of NE 15th Street/123rd Avenue NE. The applicant will purchase and post "No Left Turn" signs at the subject street and/or driveway locations, when and if necessary as directed by the City. All access is subject to additional restrictions based on traffic operations conditions as determined by the Transportation Department.
Applicant Response: Agree

22. **Local Improvement District (LID): The applicant shall not protest the city's formation of a LID or Transportation Improvement District when it is one of multiple-funding alternatives having the purposes of constructing arterial street improvements on 120th Avenue NE north of NE 8th Street and south of Northup Way, 124th Avenue NE north of NE 1 ih Street and south of Northup Way, NE 15th Street or other internal public street segments including pavement, widening, curbs, gutters, landscaping and medians, on-street public parking, landscape strips, sidewalks, urban design amenities, gateway amenities, bike lanes, multi-purpose pathways, street lighting, underground utilities, traffic signal system elements, storm drainage flow control and water quality treatment and associated appurtenances. The property owner does not waive the right to protest the method of assessment or the amount of assessment or identified special benefits attached to the property. This no protest provision shall be recorded and attach to the properties or any future properties through segregation or aggregation of the property.**
Applicant Response: Agree

PRIOR TO ANY DESIGN REVIEW (DR) APPROVAL FOR A BUILDING, PHASE, AND/OR PARK/PLAZA/GATEWAY: The following conditions must be complied with prior to any Design Review (DR) approval for a building, phase, and/or park/plaza/gateway:

1. **Design Review: Each new site development (i.e. building, parks, plaza, gateway) shall require Design Review approval. If appropriate, Design Review applications may be combined.**
   Applicant Response: Agree
2. **Outward Focus of Perimeter Buildings: During the Design Review of individual buildings on the perimeter (124th Avenue NE, NE 12th Street, 120th Avenue NE), the**

applicant shall provide building designs that convey an outward focus toward the city streets as well as toward the interior of the development. The applicant shall incorporate the design guidelines of LUC 20.250.150. The use of blank walls or flat nondescript walls that are not articulated by any visual interest is not consistent with applicable design criteria.
Applicant Response: Agree

3. **Coordinated Landscaping Plan along Site Perimeter: With the first perimeter Design Review submittal along 124th Avenue NE and the first perimeter Design Review submittal along 120th Avenue NE, a coordinated perimeter landscaping plan shall be submitted for the length of The Spring District property along each right-of-way. Note: This coordinated landscaping plan is for on-site landscaping and not off-site landscaping associated with any city right-of-way project.**
Applicant Response: Non Applicable

4. **Impervious Surface/Lot Coverage: The maximum impervious surface/lot coverage is 75% MDP area-wide. This calculation shall be provided upon each Design Review application to keep track towards the final phase of the MDP.**
Applicant Response: Agree

5. **Parking Stall Calculations: Each building shall submit parking stall calculations to document how it meets the Land Use Code requirements for onsite parking.**
Applicant Response: Agree

6. **Amenities and FAR for each Design Review:**
   - **The phasing plan for the MDP shall provide for proportionate installation of amenities that must be included when each phase of development is constructed.**
     Applicant Response: Agree
   - **Required amenities for each individual building shall be provided at the time of that building construction. In-lieu fees shall be assessed and collected at building permit issuance. Required amenities cannot be "borrowed" from future buildings or phases.**
     Applicant Response: Agree
   - **The applicant shall meet the amenities outlined in the Development Agreement as well as the Land**

	Use Code. The applicant shall use the attached Amenity calculation sheet (Attachment B) to show compliance with the DA and Land Use Code. ***Applicant Response: Agree*** • **The calculations shall show that for the overall MDP at full build-out, there is at least a minimum 2.5 FAR overall (per the Development Agreement) with a maximum 4.0 FAR overall (per the Land Use Code).** ***Applicant Response: Agree*** • **With each Design Review application submitted under the MDP, the applicant shall include the physical FAR of the proposed project, as well as the calculated FAR of the project as part of the overall MDP rolling average. At no time shall the averaged MDP FAR fall below 2.5 (DA) or exceed 4.0 (LUC).** ***Applicant Response: Agree*** • **Use of an alternate MDP FAR calculation or a change to the target MDP FAR must be reviewed and approved by the City of Bellevue as a modification, processed as a Land Use Exemption application to Design Review or as a modification request with the subject Design Review application.** ***Applicant Response: Agree*** **We will submit an LJ application to change the use to commercial/ retail/ production and showing the relocation of the park space to Parcel 24.**	
FLOOR AREA RATIO	Please document how you meet the Floor Area Ratio and Amenity System calculations per LUC 20.25D.090 and the approved Master Development Plan, as per the final decision from the appeal. Please use the Attachment to the Master Development Plan for the FAR and Amenity calculations. Provide a detailed computation of the physical FAR for each building, specifically noting total amounts of square footage included in the calculation and square footage exempt from the calculation. For the amount excluded, provide code references for allowed exemptions. Provide the effective FAR as a function of the overall Master Development Plan FAR calculation as described in the MDP approval.	King County Recording Number 20090911000269, LUC 20.25D.090

	Identify exactly which parcels and tracks are included in this submittal, including street and open space areas. In your calculations, include FAR calculations for the previously approved office and residential developments.	
	FAR for the building is provided, reference Sheet G-007.	
AMENITY PAYMENT	Amenity payment will be required prior to building permit issuance.	King County Recording Number 20090911000269, LUC 20.25D.090
	We understand this is a requirement.	
SEPA	Please submit an environmental checklist. Sign and date the last page.	BCC 22.02
	The environmental checklist is included in our ADR submittal.	
COMPREHENSIVE PLAN AND POLICIES	The project will need to meet the goals and policies of the Bel-Red Subarea Plan.	Bel-Red Subarea Plan
	Agreed.	
DIMENSIONAL REQUIREMENTS	The location of buildings must meet the dimensional requirements of LUC 20.25D.080. Stepbacks must be provided per Footnote (2) of the dimensional chart if the building exceeds 45 feet.	LUC20.25D.080
	The building height is 40 feet measured from the average grade plane based on the Development Services Handout L-11. The building is below the 45 feet height requirement; therefore, it is not required to comply with the setback found in Footnote (2) of LUC20.25D.080. Reference Sheet G-005.	
LANDSCAPING	Please document how you meet the landscape requirements per LUC 20.25D.110.	LUC 20.25D.110
	Provided. Please reference Sheet C3-301	
MINIMUM # OF PARKING SPACES REQUIRED	Parking must be calculated and provided per LUC 20.25D.120. Office use parking is a minimum of 2:1000 NSF and maximum of 3:1000 NSF. The microbrewery parking is an unspecified use. Please provide a parking study. Please document how the project meets these requirements.	LUC 20.25D.120
	Attached is a parking study prepared by Parametrix dated 8/18/15.	
LIGHTING	Exterior lights/parking area lights must conform to LUC	LUC 20.25D.150

	20.25D.150.	
	An exterior lighting plan with light levels calculations are provided. Reference Sheet G-021	
MECHANICAL EQUIPMENT	Screening of rooftop mechanical equipment must be architecturally integrated with the building design. Avoid rooftop boxes. Mechanical equipment should be clustered to reduce clutter. Screening is required from the sides and above. Provide graphics to show the above screening.	LUC 20.20.525
	Mechanical equipment for the building is clustered on the office roof to reduce visual clutter. It is screened on the sides and above with perforated corrugated metal siding that matches the siding of the office façade, and the screened enclosure is integrated into the design of the building massing. The north wall of the enclosure is a continuous, co-planar extension of the level 3 office façade below. On the east, west and south, it will be lifted 2'-0" above the finish roof and below the parapet height to provide adequate ventilation without a visible gap from the street or roof deck. **A small air exhaust hood will be placed on the brewery roof to service the manufacturing use. It will be located so that is screened from view. Reference Sheet G-006.**	
RECYCLING AND SOLID WASTE COLLECTION	The area and location of the garbage and recycle collection must be shown on the site plan. Refuse/recycling containers cannot be pulled to the street on pickup day. Loading/unloading from Republic Services must be located onsite. Show the recycling and solid waste collection area on the site plan with screening.	LUC 20.20.725
GGLO response	**The loading/ unloading of refuse & recycling containers from the office, brewery, and restaurant will be in the shared loading dock area northeast corner of the property. The loading / unloading area and the refuse & recycling area are screened from above and from the exterior with perforated corrugated metal panels that match the office façade and building mechanical screening. The area is accessible with a 14' high electronic sliding door made of the same material. The loading and unloading area can accommodate a trash and recycling truck on the property.** **Reference Sheets:** **G-003 refuse & recycle diagram with loading area, truck dimensions and trash exit path** **A-122 overall location of refuse & recycle loading area on the property**	

A-203 elevation of the refuse & recycle screening.

BUILDING DESIGN	We will review the building design per the guidelines of the Bel- Red Code. We encourage building designs that are high quality in design and materials. See the building design guidelines of Bel-Red Code LUC 20.25D. Provide a written description about how the proposed BrewPub will relate to adjacent proposed Spring District properties. Clarify if the BrewPub will be 100% of the sidewalk level uses. Provide a bird's eye perspective from various viewpoints. In general, the design of the building does not appear to be a restaurant with brew manufacturing. The window color/material and rhythm feels more like an office building. The street level does not say to a passerby, "Please come in. You are welcome to eat at the restaurant and visit the brewpub." Materials and modulation should establish a pedestrian scaled rhythm that is inviting. Since it's been stated that the design intent (of the Spring District) is to speak a language similar to the Pearl District, I encourage you to provide design changes. At the preapplication meeting, we demonstrated images of buildings in the Pearl District in Portland which have a welcoming nature. As discussed, we would like to see a more human scale in the articulation of the facades. We encourage materials that would establish a similar 'modern- industrial' language. The proposed graphic to be painted on the west wall provides a fun and "edgy" feel to the area. Please note that the graphic cannot be a company logo (i.e. not the brewpub logo) and cannot contain any letters per the City of Bellevue Sign Code. There is a boxiness to the building - which also appears unfinished. • There needs to be a definitive layering to the building. It appears as if the top is not fully defined. Consider a more defined horizontal band at the top of the building to provide some differentiation between uses. • It appears that metal is the dominant material. Consider a layering of materials to help provide more architectural interest. • The large windows/pattern/black banding appear	LUC 20.25D

too harsh on this building/size. It feels out of proportion.

- The front entrance is recessed and appears dark. It does not appear to be a friendly, welcoming entrance. Please provide alternative design entrances to the restaurant. Consider a large scale opening (i.e. front entry) at the street level. This could provide a focal point for the building.

We encourage the applicant to design restaurant/pub outdoor areas (i.e. patios, decks, seating areas) on the south/west side of the building to take advantage of the southern exposure.

Indicate location of restaurant vents and design/color/material. Venting shall not exit onto pedestrian areas.

GGLO Response

- **The building uses design strategies and high-quality materials consistent with the building design guidelines of Bel-Red Code LUC 20.25D.**
    - **The scale and level of detailing of architectural elements are appropriate to the size and use of the building elements. Distinct and simple building masses for the Office, Restaurant, and Brewery functions visually interlock, which provides a strong and interesting visual presence for a relatively small building, and an opportunity for easily discernable public, ground-level entries where the masses intersect. (LUC 20.25D.150.B.2. and LUC 20.25D.150.B.3.c.iii) The upper-level office floors have large, deep-set windows whose scale and composition are modelled after the proportions of historic office building windows, which themselves have been shown to be derived from industrial precedents. Individual windows are combined into larger planes to achieve a vertical proportion, with an appropriately scaled spandrel panel concealing the floor section. (LUC 20.25D.150.B.2.c.iv) To create an added layer of texture to the building, the windows will have metal frame edging and a crisp edge has been detailed at the transition between the brick and metal. The articulation of the window frames and mullions with rolled steel shapes, alignment of**

horizontal and vertical elements, textured brick, and subtle variations of finished concrete coursing all help to provide a finer level of detail and visual layering where people can physically come in contact with the building. Together, these strategies are an appropriate and contextual interpretation of the intended design language of the Spring District. Like the Pearl District in Oregon, and Yaletown in Vancouver BC, the Spring District is a new urban neighborhood emerging from an industrial, manufacturing, and utilitarian past.

- **The building uses high quality modern industrial cladding materials such as brick, exposed rolled steel shapes, finished concrete, and reclaimed wood to create an authentic and durable composition of color and texture as an appropriate backdrop for a vibrant mix of people eating, drinking, and working. (LUC 20.25D.150.D.1.c.) Warm brick gives a strong base to the building as typically seen on historic retail buildings. The tight wale of the textured metal siding and ground face finish of the concrete are modern and "upscale" industrial without the typical grittiness associated with true industrial buildings. The materials are durable, vandal resistant, and will age well. (LUC 20.25D.150.B.5.c.iii)**
- **The street level façade is designed to encourage a rich pedestrian experience. 14' tall storefront bays with high transom windows and colorful retractable fabric awnings are separated by brick pilaster piers spaced at 20', which is the optimal distance to retain visual interest for people walking. Large window panes, elegant black frames with integrated rolled steel shapes, and roll-up garage doors provide a high degree of transparency to the facade, helping interior and exterior activities to visually and physically intermingle. (LUC 20.25D.150.C.1.c.)**

- **The building is intended to be a "Hub" for the Phase 1**

Spring District community and complementary to the adjacent residential and office properties. The Office uses will place important "eyes-on-the-street" during daytime hours and help to enliven the Park at mid-day. The Restaurant will provide a welcome lunchtime and evening destination for office workers and residents of the nearby residential properties, and the Brewery will reinforce the Spring District's manufacturing past by continuing the tradition of making great things. From an urban design perspective, the Restaurant's main entrance is placed at the corner of NE District Way & 122nd Ave NE to provide a key ground level feature for people approaching from the residential properties to the South and from Blocks 16 and 24 to the East. Additionally, the entire South façade is designed to accommodate outdoor seating, which will provide activity along the street edge of District Way and help to enliven the public realm. Roll-up garage doors will face Park to the west, allowing the life of the restaurant to be seen from distance. To the north facing the park, the Restaurant will have access to a private patio with outdoor seating accessible by the Brewery. The location of these outdoor spaces will have ample afternoon and summer evening sun, the times of day when they will be most in use. The Office lobby entrances face West on the Park and East onto 122nd to provide additional pedestrian activity in these key areas.

- **Birdseye perspectives are provided. See Sheet G-022**
- **The "BrewPub" (Restaurant + Brewery) occupies approximately 95% of the interior ground level uses. An Office lobby that is shared among the three uses occupies the remaining ground floor area and provides access to the Office floors above. Information for percentage of use and color coded floor plans are provided on Sheet G-005.**
- **The logo and signage will be designed in conjunction with the future brewery tenant. The signage will follow City of Bellevue signage code.**
- **An open patio areas on the property have been designated as outdoor seating for the restaurant and the brewery. Reference Amenity Plan on Sheet G-028.**

- **The mechanical units, ducts and exhaust vents will be concealed on the roof of the office. Restaurant air intake will be integrated into the storefront transoms with louvers on the south restaurant façades and will not vent into pedestrian areas. The louver panels for air intake will be above the retractable awnings. The material will be made to match storefront window system. Reference G-004.**

Summary of design changes in response to the DB application comments:

- **A deeper reveal and shadow line have been added to the cornice line of the building to help better define the building top. The depth of the horizontal band on the façade between building uses has been increased.**

- **The ground level has been redesigned to reinforce the human-scaled and welcoming nature of many adaptively reused buildings from example neighborhoods such as the Pearl District, keeping in mind the Spring District is being built new, from the ground up (design concepts and precedents from the Pearl District are diagrammed in DC Package #1.)**

    - **The brick and storefront window height of the Restaurant have been increased from 12 feet to 14 feet to provide more textured masonry material, ground level transparency, and light for the pedestrian and Restaurant patrons. The added height will also allow the retractable awning overhang height to be more in proportion with outdoor seating.**

    - **Deeper brick offsets have been provided to provide increased façade modulation and shadowing.**

    - **Rolled steel lintels have been added to the storefront headers to reference historic, adaptively reused buildings in a modern aesthetic, and to allow for increased depth and shadow at the transition between the Restaurant and the Office levels above.**

    - **The increased height at the ground level will also increase the height of the entries to the**

building. This will bring a more welcoming atmosphere and light to the building entrances. At night time, the warm wood soffits and lighting will visible from across the street.

- **The height of the concrete sill at the base of the building has been increased from 10" to 16". This gives the building a stronger base at the ground level and an opportunity to integrate concrete base and wood benches to help better connect the building to the pedestrian scale. The benches will be made of reclaimed wood for additional warmth and texture to the brick/ glass façade at the ground level. The wood benches will match the wood soffit at the entries along with the different concrete paving patterns which will create distinctive entries and welcome the building user.**

- **An additional steel canopy has been added at the main entry to the Restaurant at the corner of District Way and 122nd at a height of 14' to align with the material transition at the façade between the Restaurant and Office levels. This will help to provide a focal point for the building and increase the visibility of this important corner. It will also offer increased weather protection and shading for Restaurant patrons and pedestrians. The canopy will be fastened with bolted or other connections so that it is removable.**

- **Vertically-oriented rolled steel channels with deeper flanges have been added to the windows and storefronts to provide additional depth and layering to the facades.**

The amount of metal cladding on the Office façades of the building has been reduced, and the amount of brick has been increased by raising the level of the brick base 2' fully around the building's Restaurant facades. The additional clinker bricks will create an added layer of texture at eye level for pedestrians.

AWNINGS	We appreciate the effort to provide bright red awnings along	LUC

	the sidewalk. The height of awnings along District Way must be at least 16 feet above the sidewalk. If removable, the awnings may be lower. Please contact the Transportation Department reviewer for questions.	20.25D.150.C.3
	Retractable fabric awnings above the sidewalk will be provided for the restaurant below the 16'-0" high requirement for permanent awnings. Reference Sheet G-004 for the height. The design intent is to select a bright warm and inviting color. The final color of the awnings will be selected with the restaurant/ brewery tenant. **At the main corner entry to the restaurant the canopy is steel and will be tie back to the building above with metal struts that intended not to be visible from the sidewalk. This canopy is provided in response to COB's request to have a stronger entry presence for the restaurant. The canopy will be below 16 feet, but can be unbolted and removed as necessary.**	
OUTDOOR SEATING	For outdoor seating, we encourage movable tables and chairs, instead of fixed furniture. These provide a more casual and comfortable type of seating for outdoor areas.	LUC 20.25D.150.C
	Outdoor seating is provided on the property for the restaurant and brewery. Outdoor seating may be provided at the private park per agreement with the private park owner with the restaurant and brewery tenant. All outdoor seating will be movable metal tables and chairs by the tenant.	
SIGNS	A sign master plan will be required. Logos and first letters may be 30" high maximum, other letters 24" high maximum. For square footage requirements, please see BCC 22B.10.	BCC 22.B.10
	Building signs will be consistent with the requirements of the City of Bellevue Sign Code. The building is over 3,000 SF, which per code allows for 4 primary signs. The building will have 3 primary signs at the 3 building entrances. The signs will be mounted on the building with graphics and lettering that are less than 24 inches tall. A large non-logo graphic will be applied to the west elevation of the brewery. The graphics will be determined with the future brewery tenant. **Reference Signage Plan Sheet G-023.**	

Other issues:

1. Bi-weekly meetings will be set up to resolve issues in a timely manner and to keep the project moving forward. These meetings are usually Thursday mornings and will be coordinated with other bi-weekly meetings of city staff. City staff and the applicant/consultants will attend. The applicant will be responsible for setting the agenda with input from city staff. City staff will run the meeting. The applicant will provide minutes after the meeting.

2. Please provide a color/materials board with your submittal.
3. I will ask for a disc when I am writing the staff report. The disc will include project plans and any written material I've identified for the staff report.

1. We will be prepared to meet biweekly with City of Bellevue staff.
2. We have included elevations documenting color/materials.
3. We will provide disc upon request.

B. Parks and Community Services Department
(Contact: Camron Parker, 425-452-2032, *cparker@bellevuewa.gov)*

Since the MDP was approved, the plan for parks and open space has evolved. Considering all of the residential and non-residential buildings currently in Phase I, including the proposed brewpub/office building, please describe and map how section A.2 of the Development Agreement will be met. This clause requires that a one-acre mini-park and 30,000 active recreation area be developed as part of Phase I.

We will be submitting an LJ application amending the Master Development Plan. As part of this application, we will document Parcel 12 as office/production and Block 24 as a one-acre mini-park.

C. Clearing and Grading Division
(Contact: Savina Uzunow, 425-452-7860, suzunow@bellevuewa.gov)

A Clearing and Grading Permit is required for the development per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: http://www.bellevuewa.gov/clearing-grading- standards.htm

	Confirmed. The applicant will apply for a Clearing & Grading permit in accordance with BCC 23.76.035.	

Below are some of the requirements pertaining the Clearing and Grading permit applications.

CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP)	A CSWPPP is required for all clearing and grading permit applications. It must include a narrative, drawings, and a turbidity and pH monitoring plan. A Stormwater Pollution Prevention Plan (SWPPP) prepared for the Department of Ecology Notice of Intent would satisfy this requirement.	Clearing and Grading Development Standards
	Confirmed. A CSWPPP will be submitted with the Clearing & Grading permit application.	
EROSION AND SEDIMENTATION CONTROL – MINIMUM REQUIREMENT	Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for this permit application.	BCC 23.76.090 and Clearing and Grading Development

		Standards
	Confirmed. The Clearing & Grading permit will include ESC drawings.	
TREE PROTECTION	Significant trees that are scheduled for retention must be protected during construction.	Clearing & Grading Development Standards
	N/A.	
CLEARING AND GRADING LIMITS	Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the entire project (including utilities and frontage improvements).	Clearing & Grading Development Standards
	Confirmed. The project limits will be identified in the Clearing & Grading plans.	
CONSTRUCTION SEQUENCE	A construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestones.	Clearing & Grading Development Standards
	Confirmed. A construction sequence will be provided on the Erosion and Sediment Control plans.	
RAINY SEASON RESTRICTIONS	The project site is subject to rainy season restrictions. Specific approval from the Department of Planning and Community Development is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30).	BCC 23.76.093
	Confirmed.	
GEOTECHNICAL REPORT	A geotechnical report is required for this project. The report must be submitted for review with the initial applications for land use review and construction permits.	Clearing and Grading Development Standards
	See geotechnical report dated May 11, 2014 (Hart Crowser).	
TURBIDITY MONITORING PLAN	Turbidity and pH monitoring is required for this project. A monitoring plan must be submitted with the Clearing & Grading permit application.	Clearing and Grading Development Standards
	Confirmed. A turbidity monitoring plan will be provided with the CSWPPP for the project.	

ROCKERY REQUIREMENTS	Rockeries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.	BCC 23.76.085 & 086
	No rockeries or modular block walls are proposed.	
POST CONSTRUCTION SOILS	For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as a part of permanent site stabilization.	Clearing and Grading Development Standards
	Confirmed.	
ABATEMENT SECURITY	An abatement security device is required for all projects that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings, irrevocable letter of credit and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.	BCC 23.76.140
	Confirmed.	
ECOLOGY'S NOTICE OF INTENT	The clearing area associated with this project exceeds one acre or is part of a larger project that will exceed one acre of clearing. Washington State Department of Ecology requires a Notice of Intent to be filed with the agency. The Storm Water Pollution Prevention Plan (SWPPP) prepared for the coverage permit must be submitted to the City of Bellevue for review.	BCC 23.76.025
	The applicant's current SWPPP filed with Washington DOE will be updated to include the construction of the Office/BrewPub on Parcel 12. The permit will be submitted to the City of Bellevue for review.	

D. <u>Fire Department</u>

The Spring District: **Parcel 12 Office/BrewPub**
City of Bellevue Design Review (LD)
August 19, 2015

(Contact: Adrian Jones, 425-452-6032, akjones@bellevuewa.gov)

Description of project: Construct a 3 story building with a restaurant on the ground floor and two floors of offices above. Attached to this building will be a one story Brew Pub.

FIRE DEPARTMENT ACCESS	1. Provide an approved access road with turnaround on the east side of the building. 2. The access shall be signed and posted "No Parking-Fire Lane" per Bellevue Standards. 3. Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.	BA IFC 503.1 & 503.2.5 BA IFC 503.3 PIH B-1
	1. Fire trucks will have access to the east side of the Office/BrewPub along 122nd Avenue NE. To turn around, fire trucks will utilize the driveway on the east side of 122nd and enter the Surface Parking Lot on Parcels 13/14. The Surface Parking Lot exits onto 123rd Avenue NE. **2. Confirmed.** **3. The proposal does not include the construction of roadways.**	
WATER SUPPLIES	Provide a fire hydrant within 400 feet of the most remote part of the building and within 50 feet of the Fire Department connection. Provide the fire flow required for the building.	IFC 507.5.1 & BFDDS 7.8 IFC 507.3 & Appendix B
	1. An existing fire hydrant is located on NE District Way, near the SW corner of the Office/BrewPub. This is within the required 400-feet of the most remote part of the building and within 50 feet of the FDC. **2. Fire flow is calculated from total floor area of all floors within the exterior wall of the building and the horizontal projections of the roof. The building area is 24,195 SF. Under IFC Table B105.1, Type IIB, the required fire flow is 3,250 GPM with a flow duration of three hours.**	
FIRE PROTECTION REQUIREMENTS	1. Provide automatic fire sprinkler throughout the building. 2. Provide a Fire Department Connection at an approved location within 50 feet of a fire hydrant. 3. Provide a fire alarm notification system throughout the building 4. Provide a Kitchen Hood suppression system.	IFC 903 IFC 903.3.7, 912 & BFDDS 7.8 BA IFC 903.4.2 & 907 IFC 609
	1. The building will be equipped with automatic sprinklers. **2. The Fire Department Connection (FDC) is on the SE corner of**	

	Parcel 12 near the intersection of NE District Way and 122nd Avenue NE. The FDC is within 50 feet of the nearest fire hydrant, located near the SW corner of the parcel. See Fire Plan, Sheet C4-201.	
DEMOLITION/ CONSTRUCTIO NCODES	Demolition and construction shall conform to the requirements of International Fire Code Chapter 14	IFC Chapter 14
	Confirmed.	
OTHER SPECIAL PROCESSES OR SUBJECTS	Grinding operations shall be provide with proper ventilation, electrical and dust control.	IFC Chapter 22 and electrical code.
	No grinding operations are proposed as part of this project. Any grinding operations will be the responsibility of the tenant and will be part of a tenant improvements permit through the City of Bellevue.	

IFC – International Fire Code
BA – Bellevue Amendment to International Fire
Code BFDDS – Bellevue Fire Department
Development Standards PIH – Fire Department
Public Information Handout B-1

E. <u>Transportation Department</u>
(Contact: Carl Wilson, 425-452-4228, *cwilson@bellevuewa.gov*)

The typical preapplication write-up is not being provided, because the details of street frontage improvements, right of way dedication, sidewalk easement, et cetera have already been resolved. The following issues remain:

1. <u>Traffic impact fees</u>
   The proposal is for approximately 13,000 sq ft of office space, 5000 sq ft of restaurant, and 5000 sq ft of brewery space. The brewery space is proposed to be treated as light industrial for these purposes. Based on those figures, the present traffic impact fee would be as calculated below. Note that a substantial impact fee increase is adopted to take effect on 1-1-2015. Impact fees are paid at building permit issuance, based on the rate in effect at that time.

   13,000 sq ft office x $5.13 = $66,690
   5000 sq ft high turnover sit down restaurant x $11.54 = $57,700
   5000 sq ft light industrial x $3.71 = $18,550
   Total = $142,940

Note that Bellevue City Code 22.16.020.N says "Other trip generation definition sources may be used where the proposed development has special trip-generating characteristics, subject to approval of the transportation department." That means the developer may propose to use data from other sources such as counts of actual brew pub sites, in order to propose a unique trip generation rate leading to calculation of a unique impact fee rate for the brew pub. Such a process should be done by a traffic consulting firm.

	Understood.	

2. Concurrency testing and development phasing

The Spring District Development Agreement says that concurrency testing is to be done for each phase of the Spring District at the time of the first design review submittal within each phase. Concurrency testing for phase 1A was done in conjunction with the design review that included buildings 16 and 24. That concurrency test was based on PM peak hour trip generation of 946 trips for all of phase 1A. However, subsequent analysis showed that the buildings actually proposed at that time for all of phase 1A would be expected to generate 919 PM peak hour trips. That left a margin of 27 unallocated trips within the concurrency test limit.

At that time, lot 12 was not in phase 1A. A revision of the phasing plan added lot 12 to phase 1A at a later time, but no particular land use was allocated to lot 12 at that time. Trip generation for the present proposal for lot 12 is as follows:

13,000 sq ft office x 1.34 new trips per 1000 = 17.4 trips
5000 sq ft high turnover sit down restaurant x 6.69 new trips per 1000 = 33.5 5000 sq ft light industrial x 0.97 new trips per 1000 = 4.8
Total = 55.7 new trips for lot 12

Since this exceeds the margin of 27 unallocated trips in the concurrency test mentioned above, further analysis is needed. The logical next step would be for a traffic consulting firm to evaluate the predicted trip generation for the actual buildings presently proposed in all of phase 1A, including Security Properties Residential and whatever is planned on lot 17. Some of these buildings may be less intensive trip generators then the buildings that were assumed at the time of the concurrency test. It is still possible that total PM peak hour trip generation for all of phase 1A (as that phase is now defined) may be less than the 946 trips used in the concurrency test. In that case, a new concurrency test would not be needed. If the total trip generation for all of phase 1A (as that phase is now defined) would exceed 946, then a new concurrency test will apparently be necessary.

	Please find attached an updated phasing plan that will be part of our LJ application. This phasing plan is the basis of the attached memo prepared by Parametrix, documenting that we are within our initial concurrency testing phase.	

3. Other: Provide adequate bike parking for the brewpub use.

	Per BelRed Land Use Code 20.25D.120.G, office and retail uses require one bicycle parking space per 10,000 NSF for non-residential uses greater than 20,000 NSF. The Office/BrewPub, at 24,640 NSF, requires three bicycle stalls. There will be bicycle racks to accommodate nine bicycles. These racks will be located near the building's main lobby entrance on 122nd Avenue NE, and along the north side of the brewery between the beer garden and the parking lot.	

F. Building Division

(Contact: Brian Smith, Building Plans Examiner, 425-452-4257, *bsmith@ci.bellevue.wa.us*)

APPLICABLE CODES	The following are current applicable building codes (through June 30, 2016): 2012 International Building Code (IBC) 2010 ASCE 7 - Minimum Design Loads for Buildings and Other Structures (as referenced by the IBC) 2012 International Mechanical Code (IMC) 2012 International Fuel Gas Code (IFGC) 2012 Uniform Plumbing Code (UPC) 2014 National Electric Code (NEC) 2012 Washington State Energy Code (WSEC) 2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities City of Bellevue Construction Codes, Title 23	Applicable Codes (Unless noted otherwise below, all references are to the 2012 International Building Code - IBC)
	Reference updated sheets G-010	
SUBMITTAL COMPLETENESS	Submittals to the City of Bellevue should be as complete as possible. The Building Department expects that plans initially submitted for review will be 95% complete. The completeness & thoroughness of the plans directly effects the time required for review and ultimately for permit issuance.	
	The drawings will be at 95% complete at the submittal of building permit.	
SPRINKLERS	An automatic sprinkler system is required to be installed throughout each building in accordance with NFPA13.	COB 903.2.11.7
	Automatic sprinkler system will be installed throughout the building in accordance with NFPA 13. The fire	

	protection system will be submitted for review at building permit or deferred permit.	
DEMOLITION	Demolition work may be permitted under a separate permit once the building permit application has been made. Contact Puget Sound Clean Air Agency (206-343-8800) for demolition work involving hazardous materials.	Puget Sound Clean Air
	Noted.	
CODE ANALYSIS	The drawings need to include designated sheets for a complete Building Code Analysis which addresses: Building height Number of stories Actual floor area vs. allowable floor area Occupancies Type of construction Fire walls, barriers & partitions Smoke barriers & partitions Sprinkler requirements Sprinklers used for allowable area & height increase Frontage used for allowable area & height increase Means of egress determination Plumbing fixture calculations & counts Accessible parking, including van accessible parking, and associated signage	107
	Building Code Analysis has been updated and completed Reference Sheet G-010.	
OCCUPANCY CLASSIFICATION	Occupancy classifications must be addressed and specified on the drawings. Indicate square footage, occupant load factor, and calculated occupant loads on the plans. Address occupancies in accordance with Section 508 (separated or non-separated uses, accessory occupancies, etc.).	Chapter 5 508 1004.1.2
	Building occupancy classifications are noted on Sheet G-010. For areas of building occupancy and calculated loads on plans, see Sheet G-011	
EGRESS	Means of egress need to comply with IBC chapter 10 Identify square footage, occupant load factor, and calculated occupant loads for all areas on the plans. Provide an egress plan that shows exits, exit separation, travel distance, common path of travel, corridors, stair enclosures, etc.	Chapter 10 Table 1004.1.2

	Building Egress plan is provided. Reference Sheet G-011	
ACCESSIBILITY	Access for the disabled must conform to Chapter 11 and ANSI 117.1-2009. Address: Accessible units (and distribution of those units in accordance with WA State Amendments) Accessible parking & loading zones Accessible routes Accessible means of egress Please be aware that additional height clearance (98-inches) is required for van accessible parking spaces, access aisles, and vehicular routes serving van accessible parking spaces. ICC A117.1-09.	Chapter 11; ANSI 117.1-2009
	Accessible parking is provided. See Civil parking plan C4-201 and sheet G-003. All building accessible routes will be documented and submitted for building permit (BB) review.	
FIRE-RESISTIVE RATING REQUIREMENTS	The fire-resistive rating requirements of Table 601 must be followed based on the building construction type and the building element under consideration. The fire-resistive rating requirements of Table 602 for exterior walls (including openings and parapets) will need to be met, based on occupancy, construction type and proximity to adjacent property lines or assumed property lines.	Chapter 6, Table 601, Table 602
	In lieu of compliance with Table 602 along the west wall of the proposed restaurant, an approved recorded document may be acceptable subject to the discretion of the building official. Any fire-resistive rated assemblies need to be clearly detailed on the drawings. All requirements of the listings need to be identified on the drawings. We recommend that a copy of the assemblies, specifying all required assembly elements (including fasteners), be included in the drawing details. Reference the attached 'FRR Clearance Rqmts for Building Elements - 2012 IBC' for reinforcing and tendon clearance requirements based on required fire- resistive rated construction.	
	Fire resistive rated assembly will be documented and submitted for Building Permit (BB) review.	

ENERGY	A complete energy code analysis needs to be submitted with the building permit. Plans & detailing need to demonstrate how a complete energy envelope will be provided and maintained.	2012 WSEC
	A complete energy code analysis will be documented and submitted for Building Permit (BB) review.	
GEOTECH REPORT	A geotechnical report complying the IBC must be submitted with the building permit application.	1803
	This is submitted in our ADR submittal.	
STRUCTURAL ENGINEERING	Engineering calculations and design of the building should be submitted with the building permit application. Calculations should clearly correlate with the structural plans. Provide "key plans" to link calculations to the plans.	107.1
	Noted.	
SEISMIC DESIGN OF NON-STRUCTURAL COMPONENTS	Provide design for the support and attachment of architectural, mechanical and electrical components per ASCE 7-10, Ch. 13. If this is to be submitted as a deferred submittal, it must be listed as such on the drawings.	ASCE 7-10, Ch. 13
	Noted.	
SPECIAL INSPECTIONS	Special inspections must be provided as required by IBC 1704, 1705 and 1706. All special inspections need to be listed on the design drawings. Plans need to identify the WABO-certified special inspection agency that will be retained to complete the special inspection program.	1704, 1705 and 1706
	Noted.	
STRUCTURAL OBSERVATION	Structural observation is required per 1704.5. Required structural observation needs to be specified on the design drawings.	1704.5
	Noted.	
DEFERRED SUBMITTALS	Deferred Submittals are permitted to be submitted in accordance with 107.3.4.1. Deferral of any submittal items must have prior approval of the building official and must be listed on the construction drawings. The registered design professional in responsible charge is required to review (and stamp/sign off) all deferred submittals prior to forwarding to the Building	107.3.4.1

	Department for review.	
	Noted.	
COORDINATION OF CODE ISSUES & RELATED QUESTIONS	We highly recommend that the applicant address building issues through the DC process prior to submittal for building permit.	
	Please reference the attached 'Submittal Requirements for BB Permits' which outlines intermediate submittal expectations in order for the City to provide review at different stages.	
	Noted.	
OTHER	King County Health Department approval is required for facilities where food is handled. A copy of the KCHD approval letter is required to be submitted to the City prior to permit issuance.	KCHD
	Noted.	
VESTIBULES	Vestibules are required at all entries unless the conditions of one of the exceptions are clearly met.	WSEC C402.4.7
	The drawings are updated, doors entering in to the lobby and the restaurants have vestibules. The door opening from the brewery to the outdoor patio will be use by staff or building maintenance and will not be for public use.	
ENCROACHMENTS INTO PUBLIC ROW	Encroachments into the public right-of-way are required to comply with Chapter 32 of the IBC	Chapter 32
	The following are encroachments to the Public Right of Way: **The retractable fabric awnings above sidewalk** **On NE District Way, the fabric awnings above the 11'-0" sidewalk when fully extended will be up to 7'-3" from the face of the building. Per IBC 3202.3.1 - Awnings, canopies, marquees and signs with less than 15 feet clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. The maximum allowed for the awnings to extend over the sidewalk is 7'-4". The code does not apply to NE 122nd, which is a private street and the west side of the building is which is adjacent to a private park.** **A metal edge for architectural detailing to visually separate the restaurant and the office at 14' above the sidewalk level**	

	On NE District Way, the metal edge is 14' above sidewalk level and it projects up to 4" beyond the back of sidewalk. It is below the maximum projection allowed per IBC. **Per IBC 3202.3.2 – 1" of encroachment is permitted for each additional 1" of clearance above 8'-0" but the maximum encroachment shall be 4'-0".** **A metal canopy at the corner of District Way and NE 122nd** **On NE District Way, the metal canopy is 14'-0" above the 11'-0" sidewalk. The furthest extent of this canopy will be 7'-3" from the back of the sidewalk. Per IBC 3202.3.1 - Awnings, canopies, marquees and signs with less than 15 feet clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building.** **The maximum allowed for the awnings to extend over the sidewalk is 7'-4". It will project up to 2'-0" into NE 122nd. The code does not apply to NE 122nd, which is a private street and the west side of the building is which is adjacent to a private park.**	
TIMEFRAME	Recent historical data indicates that the average number of weeks to receive a building permit (from initial submittal) is 52 weeks.	
ADDITIONAL QUESTIONS	Please contact me should you have any questions.	

The Spring District: **Parcel 12 Office/BrewPub**
City of Bellevue Design Review (LD)
August 19, 2015

MINIMUM CODE ANALYSIS (BB) SUBMITTAL REQUIRMENTS

BUILDING DIVISION

Schematic Design Stage	Design Development Stage	Permit Application Stage
Prepare Building Code Analysis Sheets to show: **Basic Building Code Analysis** Occupancy groups Type of construction Floor area analysis Building height analysis Floor area increase per frontage and/or sprinkler system Occupancy separation: accessory use? incidental use? nonseparated use? separated uses? Fire walls Plumbing fixture calculations Sprinkler system Exterior wall and opening protection. **Smoke Control Analysis** Smoke control system if required should be discussed with Fire Department	**Keep developing the Building Code Analysis Sheets:** **Revisit Basic Building Code Analysis** Revise the Basic Building Code Analysis per internal discussion or external peer review. **Exiting Analysis** Prepare exiting plans to include: Common path of egress travel Travel distance Exit width Doors Corridors Stairways Exit Passageways Horizontal exits Floor area, occupant load factor / calculated occupant load, required exit width, for each room/area specified on exiting plans. **Barrier Free Consideration** **Energy Code Compliance** **Structural systems** Vertical and lateral	**Finalize the Building Code Analysis Sheets:** **Revisit DD Building Code Analysis** Revise the DD Building Code Analysis per internal discussion or external peer review. **Additional items must be shown on the final plans** Frontage used for floor area increase Fire-resistive assemblies and "structural frame" fire protection callouts and details Door schedule including hardware groups and details All deferred submittals such as fire stop details and specifications, concrete mix designs, etc. **Structural** Structural calculations and geotechnical report submitted with final plans. Quality assurance plan including the special inspection schedule clearly shown on the plans

Building Code Analysis Sheets *must be included in the final permit submittal. The information will Be kept at City Records for future reference.*

Building Code Analysis Sheets *must be included in the final permit submittal. The information will Be kept at City Records for future reference.*

Amended 12/05

G. Utilities Department

(Contact: Mark Dewey, 425-452-6179, *mdewey@bellevuewa.gov*)

Please note that these comments provide an initial review of the subject based on information provided at the pre-application meeting. Should the scope or nature of the proposal change, the comments provided herein may no longer be valid. All appropriate codes, development standards, and policies should be thoroughly researched prior to submitting formal plans to the City.

REQUIRED PERMITS	Developer Extension for water, and storm. Commercial side sewer permit. Developer Extension Books are available in the permit center along with sewer and water applications. You must see the Utility desk prior to permit submittal at Permit Processing.	BCC 24.02 BCC 24.04 BCC 24.06
JMJ Response	**Confirmed.**	
STANDARDS	All water, sewer and storm drainage improvements shall be designed per City of Bellevue Utility Codes and Standards. The Codes and Standards can be found online at: http://www.codepublishing.com/wa/bellevue/?/Bellevue24/Bellevue24.html And http://www.bellevuewa.gov/utilities_codes_standards_intro.htm	
JMJ Response	**Confirmed.**	
WATER COMMENTS	Show your fire line, domestic and irrigation meters for each building. Fire line connections cannot be located farther than 50 feet from the building double check valve assembly. If the connection is greater than 50 feet the double check is required to be located in a vault. All fire lines must be restrained joint pipe. Retail /commercial spaces are required to have (RPBA) reduced pressure principle backflow assemblies on the domestic side of the meter and cannot be located greater than 50 feet from the water main. The brewery activity will trigger the requirement for an RPBA on the domestic service line on the back side of the meter. Domestic water supply plumbing 30 feet or greater In height from the water main will require a double check back flow assembly on the backside of the domestic water meter. The applicant is responsible for sizing their own water meter per plumbing code. Irrigated landscape areas 500 square feet or greater will require a landscape irrigation plan, certificate and budget.	BCC 24.02
JMJ Response	**The fire, domestic and irrigation meters for the building come into the building from NE District Way. The fire line connection will be located within the building, and therefore, not require a vault. See Sheet C3-101.** **The fire line is a restrained joint pipe.** **A RPBA will also be located inside the building. See note on Sheet C3-101.**	

	A landscape irrigation plan and budget will be submitted at the time of water meter permit submittal. See utility sheets, Sheet C3-101.	
SEWER COMMENTS	Show the sewer connection for the building. The Brew pub is proposing restaurant or food service and a grease interceptor will be required. Provide sewer flow calculations per Sanitary Sewer Engineering Standards Section S3-01 to support the number of units proposed for the development.	BCC 24.04
JMJ Response	**There are two sewer connections to the building: the sanitary sewer connection is off of NE District Way, while the grease interceptor is off of 122nd Avenue NE. See utility plans, Sheet C3-101. See Utilities Memo for sewer flow calculations.**	
STORM DRAINAGE COMMENTS	A review of the submitted materials and the extent and nature of the development It appears the project will trigger minimum requirements 1-9 of the Storm and Surface Water Standards. You will be required to determine the minimum requirements as part of the design process. Refer to Figures 2.2 and 2.3 of the engineering standards to navigate the threshold requirement charts. Your site will qualify as redevelopment and will require you to navigate flow chart 2.3.	BCC 24.06
JMJ Response	**See attached Utilities Design Technical Memo for an analysis of Figure 2.3 and the Minimum Requirements.**	

Minimum requirement 5: Onsite Storm Water Management will be required to be implemented to maximum extent feasible on site. Refer to Chapter 5 figure 6.1 and navigate tiers 1-3 to determine what will be feasible on your site.

JMJ Response	**The Parcel 12 Office/BrewPub will implement tier 1-3 on-site stormwater management techniques. These techniques include minimizing runoff generation; retaining runoff on-site to the maximum extent feasible; and infiltrating or dispersing runoff prior to discharge through an increase in pervious surface area. See attached Utilities Design Technical Memo for more details.**	

Minimum requirement 6: Storm water treatment is required and the site drains directly to Lake Bellevue. Lake Bellevue is a phosphorus sensitive lake and the Lake Bellevue Owners Association completed a water quality study in 2006 documenting the condition of the lake. Refer to the attached study and address the concerns and recommendations in the study in your preliminary drainage design.

JMJ Response	**The Parcel 12 Office/BrewPub will provide treatment of stormwater from pollution-generating surfaces, such as the parking lot. See the Utilities Design Technical Memo for a discussion of the Lake Bellevue Water Quality Study and methods to reduce impacts in the lake.**	

Minimum requirement 7: you will need to provide an analysis in your drainage report for flow control. Please document all new and replaced impervious surfaces and if your site will exceed the area or CFS thresholds. Your site is located in the Sturtevant Creek Basin and will fall under the modified flow control standard for the basin. The modeling modification is only for flow control not water quality.

JMJ Response	**The site does not require flow control per Bellevue city code 24.06.064 G.7.b (b). See attached Utilities Design Technical Memo for flow control analysis, including new and replaced impervious surfaces and CFS thresholds.**	

A preliminary drainage report will be required with the land use development application, and a final drainage report will be required with the Developer Extension Submittal.

JMJ Response	**See attached Utilities Design Technical Memo for preliminary drainage report.**	

Parking lots with retail businesses are required to have a coalescing plate oil/water separator.

JMJ Response	**The Parcel 12 Office/BrewHub's parking lot has a bioretention cell to treat stormwater. Research by the Puget Sound Partnership indicates that bioretention cells, which will be used for enhanced stormwater treatment on-site, have been shown to provide effective oil removal, as discussed in the 2012 Puget Sound Partnership LID Manual.**	
FINANCIAL SURETY	As part of the Developer Extension Agreement approval process the applicant will be required to supply the Utility Department with a construction surety device. The minimum amount is $5,000 per utility regardless of ownership or 100% of all proposed utility work in Utility Department easements or the public right of way whichever is greater. The final acceptance process will require a maintenance surety device to be a minimum of $5,000 or 10% of the certified construction cost for all publically owned utilities. This surety only applies if you are required to apply for a Developer Extension Permit.	
JMJ Response	**Confirmed.**	
FEES	Go to: http://www.bellevuewa.gov/pdf/Development%20Services/permitfeesutilities.pdf to see current permit fees.	
JMJ Response	**Confirmed.**	
INSURANCE REQUIREMENTS	The developer will be required to supply General Commercial Liability Insurance at the time of plan Developer Extension Agreement plan approval. See the Developer Extension Agreement Hand Book for the required level of coverage, pages 12 and 13.	
JMJ Response	**Confirmed.**	
CONNECTION CHARGES	Water Charges: Downtown Bel-Red Reservoir Charge started Jan 1, 2011. Commercial Spaces: $359.89 per 1,000 square feet of building size. Multi-family Spaces: $662.14 per multifamily unit. Interest for inflation started in 2011 and will be charged for 10 years or	

until the charge is paid.

120th St. Sewer Extension Charge.
We will let you know your portion of the amount once the charge is calculated on a per lot basis. Charge is still being finalized. Interest for inflation will start in 2014.

The Cascade Water Alliance fee will apply to all new water meters or upgrades in water meter sizes.

2015 CWA Rates

Meter Size	Single Family Equivalents	Charge
¾"	1.0	$6,005.00
1"	2.5	$15,012.50
1.5"	5.0	$30,025.00
2"	8.0	$48,040.00
3"	16.0	$96,080.00
4"	25.0	$150,125.00
6"	50.0	$300,250.00
8"	80.0	$480,400.00

The CRC and Metro capacity charges are paid monthly on your sewer bill. The Metro charge can be paid lump sum but the CRC charge cannot.

Capital Recovery Charge(CRC) for water, sewer and storm drainage will apply to new development for current rates
GOTO:http://www.bellevuewa.gov/pdf/Utilities/CRC_2011.pdf
The Metro King County Sewer Capacity Charge will apply to your development. GOTO:http://www.kingcounty.gov/capacitycharge

JMJ Response	**Confirmed.**	

TECHNICAL MEMORANDUM

Project:	Parcel 12 Office/BrewPub The Spring District	From:	Joleen Peterson Justin Jones, PE
RE:	Parcel 12 Greenhouse Gas Emissions	Date:	August 14, 2015

Summary

A technical memorandum dated March 28, 2012 both qualitatively and quantitatively described the new greenhouse gas (GHG) emissions associated with The Spring District Master Development Plan. As an update to that memo, The Spring District is submitting this GHG emissions memo for Parcel 12 of development. Though the proposal does not meet the Ecology threshold of 25,000 MTCO2e of new emissions to trigger a quantitative analysis, the low impact development methods described in the March 28, 2012 memo apply to the entire Spring District site, including Parcel 12.

Phase 1a – Qualitative Disclosure

Ecology guidance suggests projects expected to produce an average estimate of 10,000 to 25,000 MTCO2e annually should provide a qualitative disclosure of emissions associated with the project.

Parcel 12 of The Spring District development includes the construction of 14,284 SF of office space, 5,390 SF of restaurant, and a 4,704 SF brewery. The expected sources of emissions for Parcel 12 include embodied emissions created through the manufacturing, transportation, construction, and disposal of building materials as well as emissions created through landscape disturbance. Emissions associated with the operation of the project include building energy usage and maintenance as well as vehicle trips accessing the site.

Mitigation measures proposed for The Spring District development include transit-oriented development (light rail station, walkable community, multi-use path with regional connection, and mixed-use development), low impact development techniques, which may include: rain gardens, bioretention, porous concrete, and LEED® certified buildings. These techniques can reduce the emissions by at least 11% compared to the no-mitigation option. In addition, through the use of superior building materials and design, the developer anticipates a 100-year lifespan of its buildings, rather than the typical 80-lifespan. This extended lifespan reduces the average annual MTCO2e emissions over the life of the building.

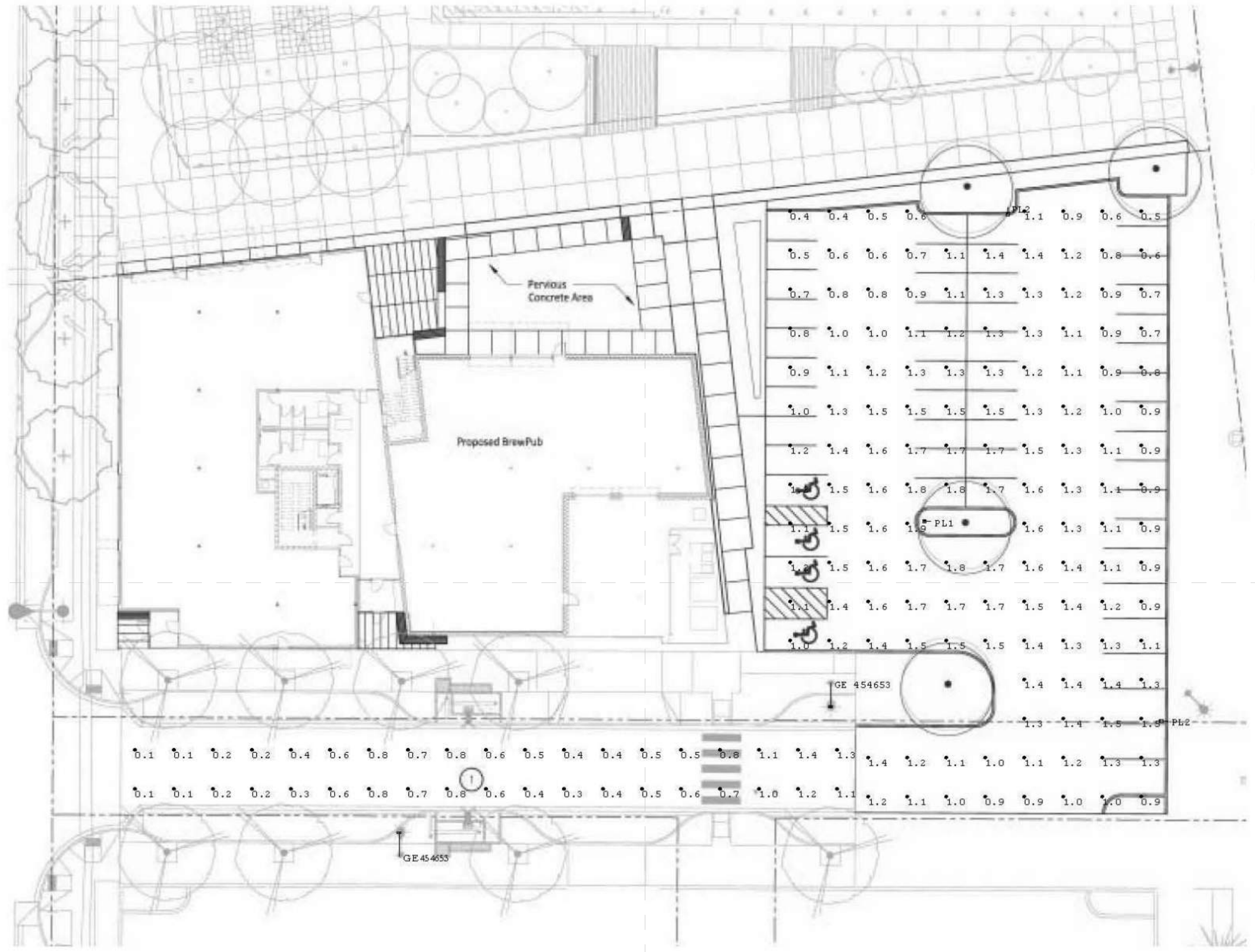
GHG Screening Table

The office, restaurant and light industrial (brewery) of the Parcel 12 building have been estimated using the King County Department of Development and Environmental Services SEPA GHG Emissions Worksheet, Version 1.7. Using this worksheet, the Parcel 12 building has been screened for Ecology's thresholds for qualitative and quantitative reporting requirements. No mitigation reductions in MTCO2e emissions were applied to these calculations. See Table 1 below.

Table 1. Ecology GHG Screening – Parcel 12

Building Use	Area	Lifespan Emissions	Estimated Lifespan	Annual Emissions
Food Service	5,390 SF	12,969 MTCO2e	100 years	130 MTCO2e
Office	14,284 SF	17,541 MTCO2e	100 years	175 MTCO2e
Brewery	4,704 SF	8,555 MTCO2e	100 years	86 MTCO2e
			TOTAL	**391 MTCO2e**

As shown in the table above, the Parcel 12 Office/BrewPub does not meet the 10,000 MTCO2e threshold to prompt a qualitative analysis of greenhouse gas emissions.



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	1	PL1	SINGLE	0.900	DSX1_LED_60C_1000_40K_T
	2	PL2	SINGLE	0.900	DSX1_LED_30C_530_40K_TF
	2	GE 454653	SINGLE	0.900	assumed ERS1_AXEX540 on 6f

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking Area	Illuminance	Fc	1.20	1.9	0.4	3.00
Private Road	Illuminance	Fc	0.58	1.4	0.1	5.80

PL1/PL2 Mounting height 25ft
GE (city standard streetlighting) Mounting height 30ft
Calculations at grade

Not included:
Reflected light
Landscaping/plants

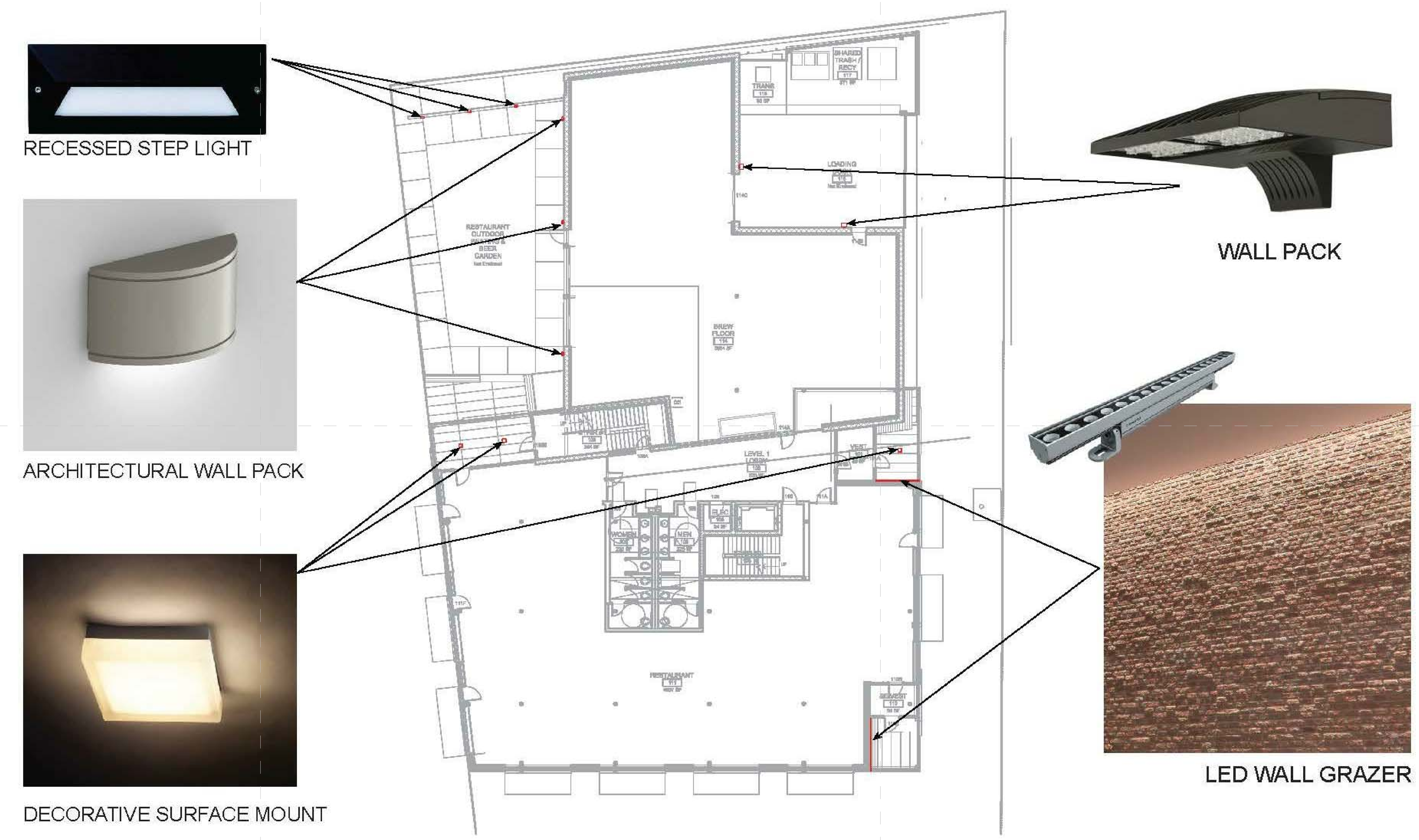
Scale: 1 inch= 30 Ft.

BrewHub Parking

Calculations are provided using industry-recognized software and are provided for estimation purposes only. Input data for the calculations corresponds to the information provided to us (assumptions may be made for information that is not provided). It is the responsibility of those using this service to verify that our input data is consistent with expected field conditions. Results of the lighting calculations accurately reflect the input data, however actual lighting levels will vary depending on field conditions, such as room characteristics, temperature, voltage and lamp / ballast output and other factors. Calculations are also subject to the limitations of the software. Due to the above considerations, Pacific Lighting Systems can not guarantee that actual light levels measured in the field will match our initial calculations. Note: please verify all catalog numbers before use in your specification.

PACIFIC LIGHTING SYSTEMS Lighting & Controls

Tina Brannon, LC
BrewHub ParkingD081215
Date8/13/2015

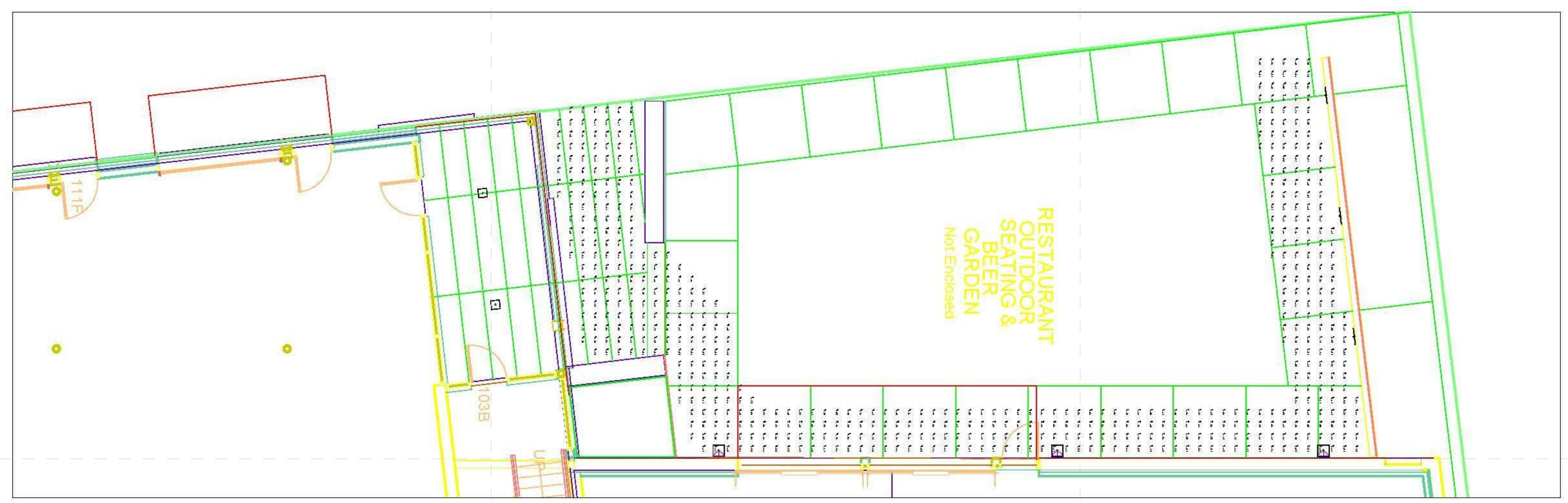


THE SPRING DISTRICT- BREWHUB LIGHTING DESIGN

PACIFIC LIGHTING SYSTEMS

07 Aug. 2015

*DRAWING NTS



*DRAWING NTS

Luminaire Schedule					
Symbol	Qty	Label	Lum. Lumens	LLF	Description
	3	WM	824	0.900	WAC WS-W2609
	2	CM	910	0.900	WAC FM-4009-30
	3	Steplight	93	0.900	Ligman ULE-40621-W30

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Egress Path	Illuminance	Fc	1.29	4.18	0.18	7.17	23.22

WM Fixtures mounted at 12ft AFF
CM Fixtures mounted at 14ft AFF
Steplights at 2ft AFF
Calculations at floor
Reflected light not included
Calculation shown is as operated via separate Inverter

Brew Hub Egress

Calculations are provided using industry-recognized software and are provided for estimation purposes only. Input data for the calculations corresponds to the information provided to us (assumptions may be made for information that is not provided). It is the responsibility of those using this service to verify that our input data is consistent with expected field conditions. Results of the lighting calculations accurately reflect the input data, however actual lighting levels will vary depending on field conditions, such as room characteristics, temperature, voltage and lamp / ballast output and other factors. Calculations are also subject to the limitations of the software. Due to the above considerations, Pacific Lighting Systems can not guarantee that actual light levels measured in the field will match our initial calculations. Note: please verify all catalog numbers before use in your specification.

PACIFIC LIGHTING SYSTEMS Lighting & Controls

Tina Brannon, LC
BrewHub EgressD080715A61
Date8/7/2015

Administrative Design Review - 08/14/2015

GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com

11336 REGISTERED ARCHITECT
DAVID JONATHAN CUTLER
STATE OF WASHINGTON

PROJECT:
PARCEL 12 OFFICE / BREW PUB

PROJECT ADDRESS:
SPRING DISTRICT PARCEL 12

OWNER:
WRIGHT RUNSTAD
1201 3RD AVE #2740
SEATTLE, WA
98101

MARK	DATE	DESCRIPTION

REVISIONS

MARK	DATE	DESCRIPTION
A	XX/XX/XXXX	ISSUE NAME 1

ISSUE INFORMATION

PROJECT NO.: **2013037.01**
GGLO PRINCIPAL IN CHARGE: David Cutler
GGLO PROJECT MANAGER: David Cutler
OWNER APPROVAL:

SHEET TITLE
LIGHTING PLAN

SHEET NO.
G-021

PLOT DATE/TIME: 8/17/2015 5:02:52 PM

Geotechnical Engineering Design Report

TSD BrewHub

The Spring District – Block 12
Bellevue, Washington

Prepared for
Wright Runstad & Company

May 11, 2015
17860-06

HARTCROWSER

Geotechnical Engineering Design Report

TSD BrewHub

The Spring District – Block 12
Bellevue, Washington

Prepared for
Wright Runstad & Company

May 11, 2015
17860-06

Prepared by
Hart Crowser, Inc.

DAVID G. WINTER
STATE OF WASHINGTON
22609
REGISTERED
PROFESSIONAL ENGINEER

5/11/15

Matthew W. Veenstra, PE
Senior Project Manager

David G. Winter, PE
Vice President

1700 Westlake Avenue North, Suite 200
Seattle, Washington 98109-6212
Fax 206.328.5581
Tel 206.324.9530

Contents

SITE AND PROJECT DESCRIPTION 1

SUBSURFACE CONDITIONS 2

GEOTECHNICAL ENGINEERING DESIGN RECOMMENDATIONS 2

Building Design Recommendations **3**

Geotechnical Seismic Parameters 3

Foundation Recommendations 3

Floor Slabs 5

Permanent Walls **5**

Drainage Recommendations **6**

GEOTECHNICAL RECOMMENDATIONS FOR CONSTRUCTION 6

Earthwork Recommendations **6**

Site Preparation and Grading 6

Structural Fill 7

Use of On-site Soil as Structural Fill 7

Utility Design 8

Temporary Cuts 8

Foundation Construction **9**

Floor Slab Construction **10**

RECOMMENDATIONS FOR CONTINUING GEOTECHNICAL SERVICES 10

REFERENCES 11

TABLES

1 2012 IBC Seismic Design Parameters 3

2 Footing Earth Pressures and Base Friction 4

3 Earth Pressures for Permanent Walls Backfilled with Structural Fill 6

FIGURES

1 Vicinity Map

2 Site and Exploration Plan

APPENDIX A

Historical Explorations

Geotechnical Engineering Design Report

TSD BrewHub

The Spring District – Block 12
Bellevue, Washington

This report presents the results of our geotechnical engineering design study for the proposed TSD BrewHub building. Our understanding of the project is based on information provided on the architectural plans progress set dated April 14, 2015, and on discussion with the design team.

Our scope of work included:

- Reviewing existing data and reports for the site;
- Completing geotechnical engineering analyses;
- Providing geotechnical conclusions and recommendations; and
- Preparing this report.

We completed this work in general accordance with our signed proposal dated April 23, 2015. This report is for the exclusive use of Wright Runstad & Company and its design consultants for specific application to this project and site. We completed this work in accordance with generally accepted geotechnical engineering practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. We make no other warranty, express or implied.

SITE AND PROJECT DESCRIPTION

The site vicinity and location are shown on Figures 1 and 2.

The site is Block 12 at the Spring District in Bellevue, Washington, adjacent to the northwest corner of the intersection of NE District Way and 122nd Avenue NE. The west side of the building is bordered by a public park.

The proposed building is a three-story commercial brewery with interior restaurant space and an outside patio for a beer garden. The architectural plans show the finish floor at elevation 180 feet. There is no planned below-grade space.

The site was formerly occupied by a grocery warehouse. The warehouse superstructure has been demolished but the foundation and floor slabs are still present.

The grocery warehouse was constructed in two phases. The first phase of the warehouse was built around 1957. In 1965 the warehouse was expanded westward about 200 feet. This expansion is referred to as the New Grocery Warehouse Addition (Addition) in the original architectural plans (LDA 1965). The proposed building would be east of the Addition, within the footprint of the original warehouse.

The geotechnical report for the first phase of the grocery warehouse (Dames and Moore 1957) reports that during summers 1954 and 1955 the site was graded by cutting and filling to about elevation 176 feet. The grocery warehouse plans show the building was supported on spread footings; the geotechnical report for the original warehouse recommended designing all footings for a maximum allowable bearing pressure not to exceed 6,000 pounds per square foot (psf) for both natural and fill soils (Dames & Moore 1957).

SUBSURFACE CONDITIONS

Our understanding of the subsurface conditions is based on historical explorations near the site and our experience during earthwork construction of Phase 1A including the currently installed roads and utilities. We also reviewed several historical logs of explorations and laboratory results (Dames & Moore 1957, GeoEngineers 2013, and Hart Crowser 2012 and 2014) and the architectural plans for the former grocery warehouse (LDA 1965). The historical logs and laboratory results are in Appendix C.

We believe the soil at the BrewHub consists of fill over native very dense, glacial soils typically consisting of gravelly to very gravelly, silty to very silty sand. The fill was placed before the warehouse was constructed and likely consists of native soil excavated from the east end of the property. We expect the depth of fill will vary across the building site, from no fill on the east side of the building to as much as roughly 5 feet on the west side. We have not done site-specific explorations at the building site. Our recommendations assume that fill similar to the material found elsewhere across the area extends below the planned slabs and footings. Shallow explorations could be done to identify the thickness of fill across the development area if the contractor wants better definition of the conditions for more accurate pricing.

Hart Crowser has installed monitoring wells and has recorded groundwater levels across the site, including in Wells HMW-5 and HMW -2 near the BrewHub site. Based on these data, we expect groundwater at about 28 to 35 feet below current ground surface. We expect limited, perched groundwater on top of the native soils at the base of the historical fill soil. Construction will probably encounter this perched water, which can likely be drained using conventional sumps and pumps.

Water levels were measured at the times and under conditions stated on the boring logs. Groundwater may fluctuate because of variations in rainfall, temperature, season, and other factors. Subsurface conditions interpreted from explorations at discrete locations on the site and the soil properties inferred from the field and laboratory tests formed the basis of the geotechnical recommendations in this report. The nature and extent of variations between explorations may not become evident until additional explorations are performed or construction begins. If variations are encountered, we may need to reevaluate the recommendations in this report.

GEOTECHNICAL ENGINEERING DESIGN RECOMMENDATIONS

Our recommendations are based on our current understanding of the project and the subsurface conditions interpreted from explorations at and near the site by Hart Crowser and others. If the nature

or location of the project is different than we have assumed, notify us so we can review and change or confirm our recommendations.

Building Design Recommendations

Geotechnical Seismic Parameters

Table 1 provides 2012 International Building Code (IBC) seismic design parameters for the site latitude and longitude and the site class soil. The parameters were obtained from the USGS US Seismic Design Maps web application (http://geohazards.usgs.gov/designmaps/us/application.php) accessed on May 8, 2015.

Table 1 – 2012 IBC Seismic Design Parameters

Parameter	Value
Latitude	47.62151
Longitude	–122.17789
Site class	D
Spectral response acceleration at short periods, S_S	1.302g
Spectral response acceleration at 1-second periods, S_1	0.500g
Seismic coefficient, F_a	1
Seismic coefficient, F_v	1.5

Foundation Recommendations

Based on the expected subsurface conditions and our understanding of the proposed building, we recommend supporting the building on conventional shallow spread footings.

Vertical Support

- Continuous and isolated spread footings may bear on the native very dense granular soils or firm and unyielding historical fill, or on newly placed structural fill compacted to 95 percent of modified Proctor bearing on a firm and unyielding subgrade.

- A maximum allowable bearing pressure of 3 kips per square foot (ksf) should be used for shallow footings bearing on fill materials described in this section, and 6 ksf should be used for footings bearing on native very dense granular soils.

- Isolated spread and continuous (i.e., strip) footings should have a minimum width of 2.5 and 1.5 feet, respectively.

- Interior spread footings should bear a minimum of 12 inches below adjacent slab-on-grade;

- Exterior spread footings and perimeter strip footings should bear a minimum of 18 inches below adjacent grade; and
- Allowable soil bearing pressures may be increased by up to one-third for short duration loads that include wind or seismic forces.

Lateral Support

Earth pressures for footings should be calculated using a triangular earth-pressure distribution. For footings backfilled with granular structural fill and bearing on native or fill soils, the equivalent fluid unit weights and base friction in Table 2 should be used. Where the soil adjacent to footings is not protected by pavement, the upper 2 feet of soil should be neglected when calculating passive resistance. The passive earth pressure and base friction include a factor of safety of 1.5. The passive earth pressure and base friction may be increased by 1/3 for short-term wind and seismic loading.

Table 2 – Footing Earth Pressures and Base Friction

Parameter	Value
Active earth pressure	35 pcf
At-rest earth pressure	55 pcf
Passive earth pressure	300 pcf
Base friction	0.35

Modulus of Subgrade Reaction

For static loading conditions, we recommend using a vertical modulus of subgrade reaction coefficient (K_{V1}) of 250 pounds per cubic inch (pci) for shallow foundations and slabs-on-grade bearing on native soil, native fill, or newly placed structural fill. K_{V1} is provided for a 1-foot-by-1-foot vertically loaded plate. Subgrade moduli decrease with increasing area of a foundation element. Therefore, the subgrade modulus will need to be reduced to reflect the actual dimensions of the foundation modeled. Although many formulas exist to calculate the reduced subgrade modulus, final determination of the subgrade modulus value to be used will depend on the following:

- The designer's experience designing similar foundations in similar soil conditions;
- The quantity, loading, and area of the footings; and
- Back-checking settlement predicted from structural modeling with geotechnical settlement estimates for given foundation geometries.

We recommend calculating the initial subgrade moduli estimation for individual foundations elements (K_S) using the following equation:

$K_S = K_{V1}(B+1)2/(4B2)$

Where B = foundation width in feet.

The structural engineer should consider the K_S value as a starting point for an iterative design process. Hart Crowser should review the displacement estimates from the structural model and evaluate settlement of the specific geometry and loading for compatibility to determine whether the modulus of subgrade reaction used in the structural model may need to be modified.

We expect the native load-bearing soil and structural fill to generally behave elastically, with settlement occurring as the design loads are applied or shortly thereafter. Considering our recommended allowable bearing pressures, we estimate that settlement of shallow footings constructed on bearing soils as described herein will be less than about 1 inch. Considering variations in subsurface soil conditions and construction practice across a particular structure, we estimate that differential settlement between adjacent footings could be approximately one-half of the total settlement.

Floor Slabs

A modulus of subgrade reaction of 250 pci should be used for design of floor slabs on firm native soils or compacted structural fill (see commentary on modulus of subgrade reaction in the section titled "Vertical Foundation Support").

Floor slabs can be designed as slab-on-grade structures above a free-draining capillary break and native medium-dense to very dense sandy gravel or structural fill. In some areas of the site, the underlying clean native sand and gravel may suffice as a capillary break. This should be assessed during construction. Near-grade floor slabs should not be constructed directly on the existing topsoil or other loose fill soils. Unsuitable soils must be overexcavated and replaced with compacted structural fill.

We recommend constructing slabs-on-grade on a minimum of 12 inches of firm and unyielding compacted structural fill or very dense, undisturbed native soil. As part of this 12-inch zone, we recommend that the upper 4 inches consist of free-draining material (less than 3 percent fines based on minus 3/4-inch fraction) to serve as a capillary break layer. This layer is intended to reduce the potential for moisture migrating up through the slab. Before the capillary break layer is installed, a grain size analysis of the proposed capillary break material should be submitted by the contractor to Hart Crowser for review. The capillary break should be compacted as discussed in the section titled "Structural Fill."

Permanent Walls

Earth pressures for walls backfilled on one side only should be calculated using a triangular earth-pressure distribution. For walls backfilled with granular structural fill, use the equivalent fluid unit weights in Table 3. These values are based on a drained condition behind the walls so there is no buildup of hydrostatic pressure. The use of active pressure is appropriate if the subgrade wall is allowed to yield a minimum 0.001 times the height of the wall. For a non-yielding wall, at-rest conditions should be used.

Table 3 – Earth Pressures for Permanent Walls Backfilled with Structural Fill

Parameter	Value
Active earth pressure	35 pcf
At-rest earth pressure	55 pcf

Drainage Recommendations

In this section, free-draining material is defined as sand and/or gravel with less than 3 percent fines based on the minus 3/4-inch fraction.

No underslab or perimeter drains are required since the structure sits at grade. The site should be graded in such a way that surface water will not pond near the structures. Roof drains should not be connected to the subgrade drainage system and should be sloped and tightlined to a suitable outlet away from the proposed building. Similarly, pavements should be graded so that surface water does not pond and is channeled to an appropriate outlet.

Walls with soil backfilled on only one side will require drainage or they must be designed for full hydrostatic pressure. We recommend the following:

- Backfill with a minimum thickness of 18 inches of free-draining sand or sand and gravel that is well-graded (i.e., has a wide range in particle size).
- Install drains behind any backfilled subgrade walls. The drains, with cleanouts, should consist of minimum 4-inch diameter perforated pipe and should be placed on a bed of, and surrounded by, 6 inches of free-draining sand or sand and gravel. The drains should be sloped to carry the water to a sump or other suitable discharge.
- The backfill should be continuous and should envelop the drainage behind the wall.

GEOTECHNICAL RECOMMENDATIONS FOR CONSTRUCTION

Earthwork Recommendations

Site Preparation and Grading

We recommend conducting all site grading and paving, as well as any utility trenching, during relatively dry weather.

Our previous experience at the site indicates the native soils are very moisture sensitive. Doing earthwork during wet weather can easily lead to soft or pumping native soil subgrade. Also, if the native soil becomes too wet it will may become unacceptable for re-use as structural fill. If earthwork will be done outside of dry weather, we recommend budgeting for imported granular soil to be used

as structural fill. Excavation and removal of the upper 1.5 to 3 feet of existing soil may also be necessary, depending on the weather and site conditions.

It may be necessary to relocate or abandon some utilities. Excavation of these utilities will probably occur through backfill. Abandoned underground utilities should be removed or completely grouted. Ends of remaining abandoned utility lines should be sealed to prevent piping of soil or water into the utility line. Soft or loose backfill should be removed, and excavations should be backfilled with structural fill. Coordination with the utility agency is generally required.

Structural Fill

Backfill placed within the building area or below paved areas should be considered structural fill. We recommend the following for structural fill:

- Structural fill should only be placed on a dense and non-yielding subgrade.
- For imported soil to be used as structural fill, a clean, well-graded sand or sand and gravel with less than 5 percent by weight passing the No. 200 mesh sieve (based on the minus 3/4-inch fraction) should be used. Compaction of soil containing more than about 5 percent fines may be difficult if the material is wet or becomes wet during rainy weather.
- All structural fill should be placed and compacted in lifts with a loose thickness no greater than 10 inches. For hand-operated "jumping jack" or large sled compactors, loose lifts should not exceed 6 inches. For small vibrating plate/sled compactors, loose lifts should not exceed 3 inches.
- Compact all structural fill to at least 95 percent of the modified Proctor maximum dry density (as determined by the ASTM D1557 test procedure).
- Control the moisture content of the fill to within 2 percent of the optimum moisture. Optimum moisture is the moisture content corresponding to the maximum Proctor dry density.
- In wet subgrade areas, clean material with a gravel content of at least 30 to 35 percent may be necessary. Gravel is material coarser than a US No. 4 sieve.
- Before filling begins, provide samples of the structural and drainage fill for laboratory testing. Laboratory testing will include a Proctor test and gradation for structural fill and a gradation for drainage fill. Field testing with a nuclear density gauge uses the maximum dry density determined from a Proctor test, so it is important to complete the laboratory testing as soon as possible to avoid delaying backfilling.

Use of On-site Soil as Structural Fill

In our experience, the in-place, undisturbed native silty soil is near optimum moisture content for compaction; however, it is very easy for this soil to become too wet to achieve a firm and unyielding subgrade or too dry to achieve the minimum required compaction.

The historical native fill soils may be either too wet or too dry to use as structural fill without moisture conditioning. In the wet season it is not practical to dry this soil back to optimum moisture content after it has become too wet.

Utility Design

- Utility trench cut design should generally be the contractor's responsibility. For shallow trench excavations (as deep as 4 feet), open cutting may be used provided there is adequate stability of the side walls. Use of trench boxes may be necessary for unstable side wall conditions or if deeper excavations are required for placement of utilities. The contractor should verify the conditions of the side slopes during construction and slope back trench cuts as necessary to conform to safety requirements.

- For utilities in the public right-of-way, utility bedding, backfill material, and compaction requirements should be in accordance with the requirements of the local jurisdiction.

- Minimum requirements for compaction testing should be in accordance with the standard specifications of the local jurisdiction.

- Trench backfill loose lift thickness may not be more than 2 feet; the loose lift thickness in the upper 2 feet below subgrade should not exceed 1 foot.

- At least 4 inches of bedding is recommended for all utility pipes. We recommend that bedding materials consist of well-graded sand and gravel with less than 3 percent material passing the number 200 sieve (based on the minus 3/4-inch fraction). Bedding material should be compacted with care not to damage the utility pipes.

- For bedding material beneath catch basins and manholes, we recommend at least 6 inches of imported structural fill (or acceptable on-site material) that consists of well-graded sand and gravel with less than 3 percent passing the number 200 sieve (based on the minus 3/4-inch fraction). The bedding material should be compacted to at least 90 percent modified Proctor maximum dry density.

- For trench backfill, we recommend compacting structural fill to 95 percent of maximum dry density to a depth of 2 feet below the bottom of the pavement section. Below this, compact to 92 percent of maximum dry density. For utilities beneath buildings we recommend compacting to 95 percent of maximum dry density over the full depth of the trench.

- Maximum dry densities and optimum moisture content should be determined using the modified Proctor test in accordance with ASTM D1557.

Temporary Cuts

Because of the variables involved, actual slope grades required for stability in temporary cut areas can only be estimated before construction. We recommend that stability of the temporary slopes used for construction be the sole responsibility of the contractor, since the contractor is in control of the

construction operation and is continuously at the site to observe the nature and condition of the subsurface. Excavations should be made in accordance with all local, state, and federal safety requirements.

The stability and safety of open trenches and cut slopes depend on a number of factors, including the soil conditions, seepage conditions, depth of cuts, duration, proximity to surcharge loads and soil stockpiles, and general care and methods used by the contractor.

Temporary excavations should either be shored or sloped in accordance with Part N, Washington Administrative Code (WAC) 296-155-650 through 296-155-66411. For planning purposes, the soils across the site are likely Type C; however, the soil classification must be continuously evaluated throughout construction. The maximum cut slope for Type C soil is 1.5 horizontal to 1.0 vertical (1.5H:1.0V).

In addition to meeting the WAC requirements, we recommend limiting the depth and duration of temporary cuts and using plastic sheeting to protect the soil from rain. Also, if groundwater seepage is encountered during excavation, the contractor should install temporary drainage to reduce caving or sloughing of cut faces and to protect adjacent soil from becoming wet and soft. Temporary cuts that encounter seepage may need to be flattened to maintain stability.

Foundation Construction

The estimated foundation settlement assumes that the exposed subgrade will be carefully prepared and protected before concrete is placed, as discussed herein. Any loosening of the materials during construction could result in larger settlement. It is important to clean foundation excavations of loose or disturbed soil prior to placing any concrete and see that there is no standing water in any foundation excavation. Hart Crowser must observe exposed subgrades before footing construction begins to confirm design assumptions about subsurface conditions and subgrade preparation. It may be necessary to locally overexcavate beneath individual footings to expose the acceptable bearing soil layer. Localized overexcavation may be required if unacceptable soil conditions (i.e., loose, wet, or organic soil) are observed below the proposed base of the footing during construction. If overexcavation beneath footings is necessary, the overexcavated zone should be backfilled with lean mix concrete or structural fill placed in accordance with the recommendations in the Structural Fill Selection and Placement section of this report.

Where structural fill is used to replace the overexcavated material, the overexcavation, at a minimum, should extend outward and downward from the outer edges of the footing to the bearing layer at an angle no steeper than 1H:1V. For example, a 4-foot-by-4-foot footing with 2 feet of overexcavation will require an 8-foot-by-8-foot bearing area at the base of the overexcavation. Footings should be founded outside of an imaginary 1H:1V plane projected upward from the bottom edge of adjacent footings or utility trenches.

Hart Crowser should observe and document exposed subgrades before foundation construction.

If the foundation excavations are to be left open for any length of time (more than a few hours) or if there is a chance of disturbance from construction activities or water infiltration, we recommend protecting the excavations by one of the following methods:

- Excavating to near-finished subgrade elevation; then, immediately before placing steel and concrete, removing disturbed soil to establish final grades; or
- Placing a nominal 2- to 4-inch-thick "mud mat" consisting of lean concrete at the bottom of the footing excavations. This should be completed immediately after Hart Crowser has checked and approved the excavation.

Floor Slab Construction

Following excavation and footing construction, Hart Crowser should visually inspect the proposed slab-on-grade areas to determine whether the soil near the ground surface has loosened. If loose areas are observed, they should be re-compacted or removed and replaced to provide a dense, non-yielding surface for placement of the drainage layer and slab-on-grade. We recommend proof-rolling the subgrade area for slabs-on-grade with a heavy vibratory roller or fully loaded dump truck.

Structural fill should be placed only after the unsuitable soils have been removed and the exposed subgrade has been compacted in place to a dense condition. Hart Crowser should assess the suitability of the subgrade during construction.

RECOMMENDATIONS FOR CONTINUING GEOTECHNICAL SERVICES

Before construction begins, we recommend that Hart Crowser continue to meet with the design team, as needed, to address geotechnical questions that may arise throughout the remainder of the design and permitting process. We also recommend that Hart Crowser review the project plans and specifications to confirm that the geotechnical engineering recommendations have been properly interpreted.

During construction, we recommend retaining Hart Crowser to perform the following tasks:

- Review contractor submittals;
- Observe site preparation, including stripping, overexcavation, and grading;
- Compaction testing of structural fill;
- Check soil subgrade for foundations, slabs, pavement, and sidewalks;
- Observe foundation drainage installation;
- Attend meetings, as needed; and
- Provide geotechnical engineering support as needed during construction.

REFERENCES

Dames & Moore 1957. Report of Foundation Investigation, Structures and Parking Areas, Proposed Distribution Center, Bellevue, WA. June 14, 1957.

LDA 1965. Safeway Warehouse Additions, Safeway Distribution Center, Bellevue, Washington. Leo A Daly & Associates. Miscellaneous sheets. July, 1965.

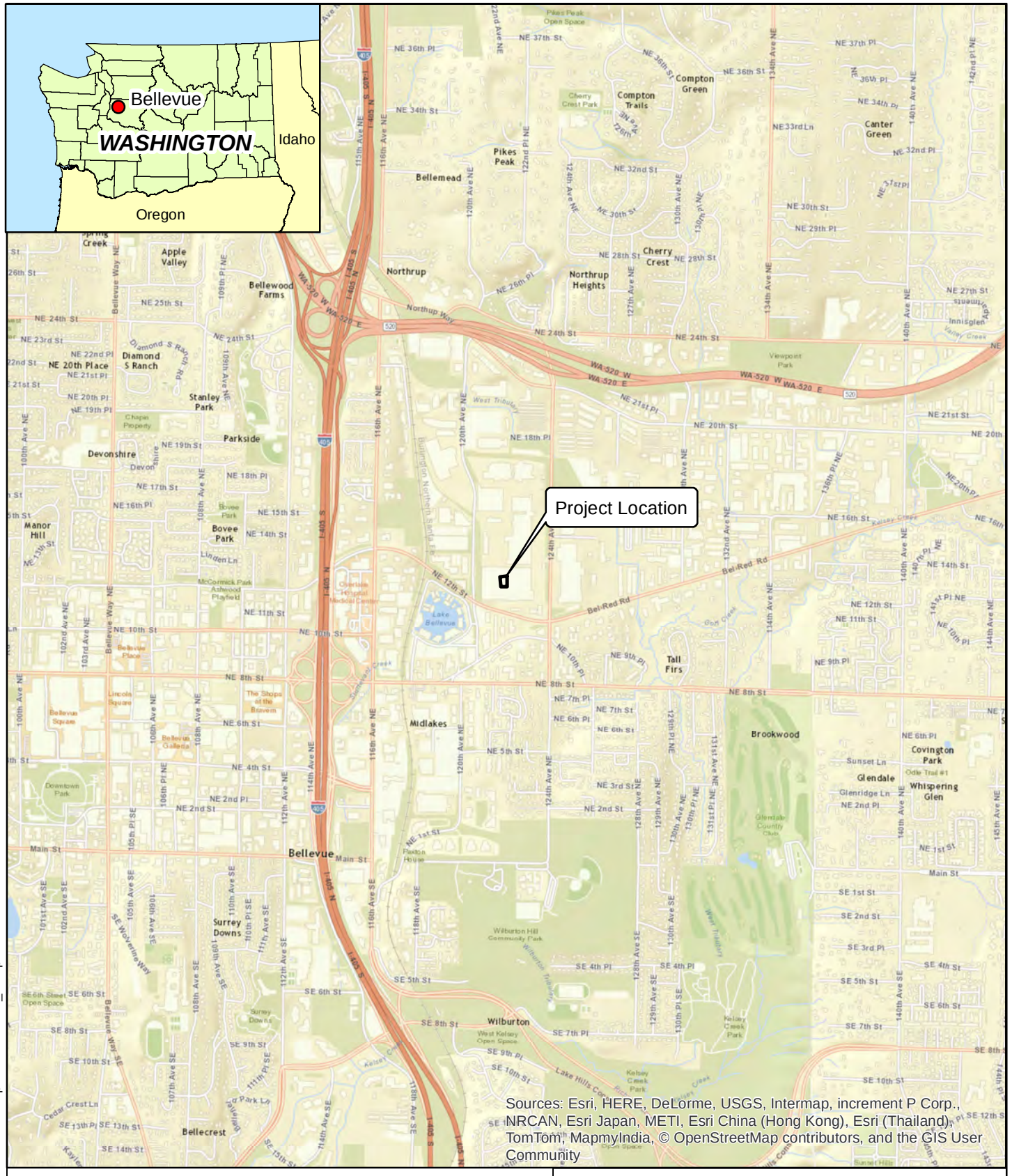
GeoEngineers 2013. Preliminary Geotechnical Services, the Spring District Site – Former Safeway Warehouse, Bellevue, Washington. February 8, 2013.

Hart Crowser 2012. Geotechnical Engineering Design Study, Spring District Phase 1A, Bellevue, Washington. April 6, 2012.

Hart Crowser 2014. Draft boring log HMW-5. Drilled September 16, 2014.

IBC 2012. 2012 International Building Code. Published by International Code Council.

L:\Notebooks\1786006_Spring District Brewhub Parcel 12\Deliverables\Reports\Report TSD Brew Hub.docx



0 1,000 2,000 4,000 Feet

N

TSD Brew Hub
Bellevue, Washington

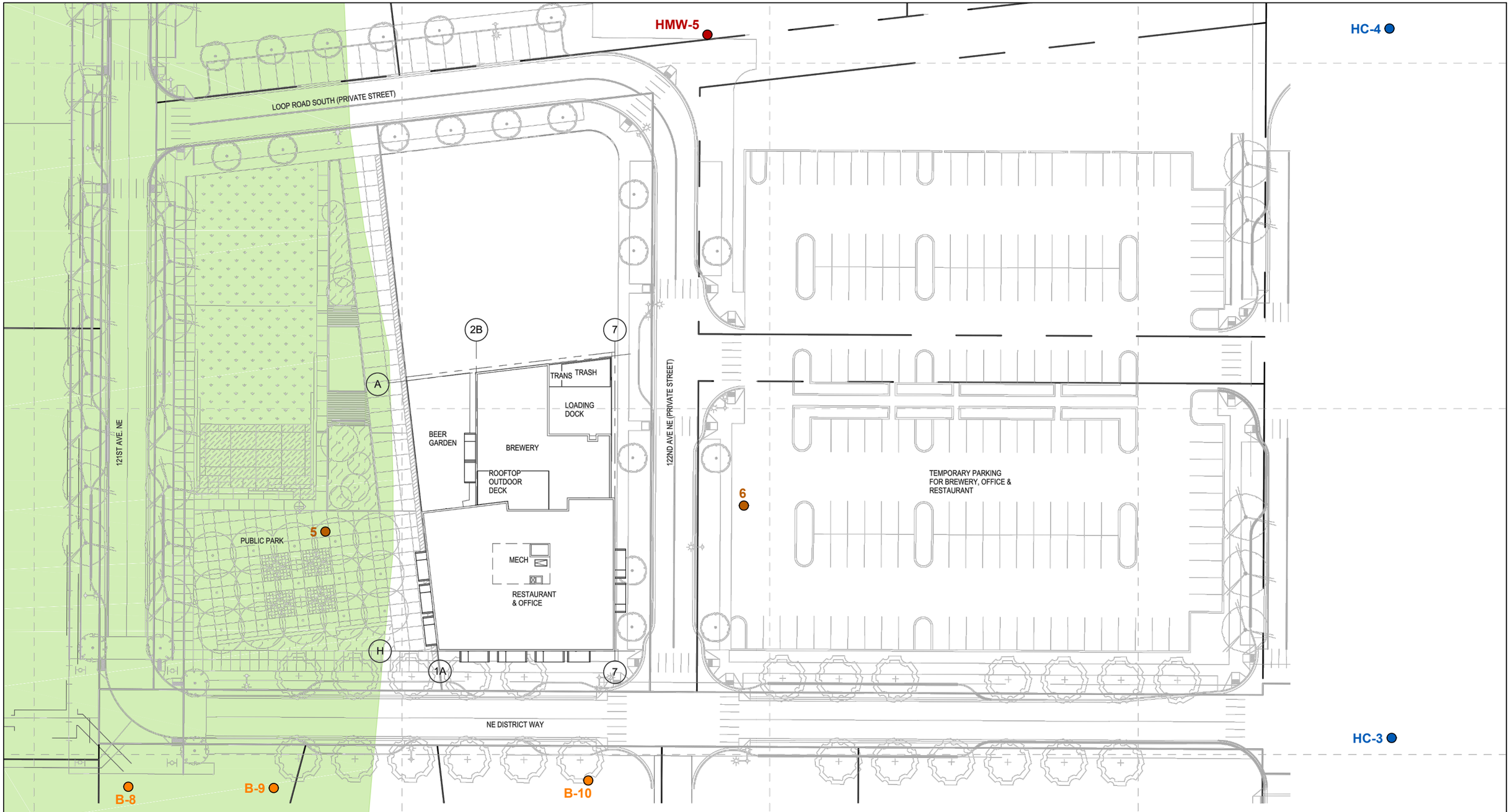
Vicinity Map

17860-06 5/15

HARTCROWSER

Figure 1

Document Path: C:\Users\melissaschweitzer\Desktop\GIS\17860-06_VMap.mxd Date: 5/7/2015 User Name: melissaschweitzer



LEGEND

Historical Explorations

HMW-5	Hart Crowser, 2014
HC-3	Hart Crowser, 2012
B-8	GeoEngineers, 2013
5	Dames & Moore, 1957

Dames & Moore Delineation of Fill

Note: Feature locations are approximate.

Source: Base map prepared from Sheet No. A-101 from the BrewHub Progress Set drawings created by GGLO, dated 04/14/15.

0 50 100
Scale in Feet

N

TSD BrewHub
Bellevue, Washington

Site and Exploration Plan

17860-06 5/15

HARTCROWSER

Figure **2**

File: L:\Notebooks\1786006_Spring District Brewhub Parcel 12\CAD\17860-06_SP.dwg Layout:11x17 - H Date: 05-11-2015 Author: melissaschweitzer

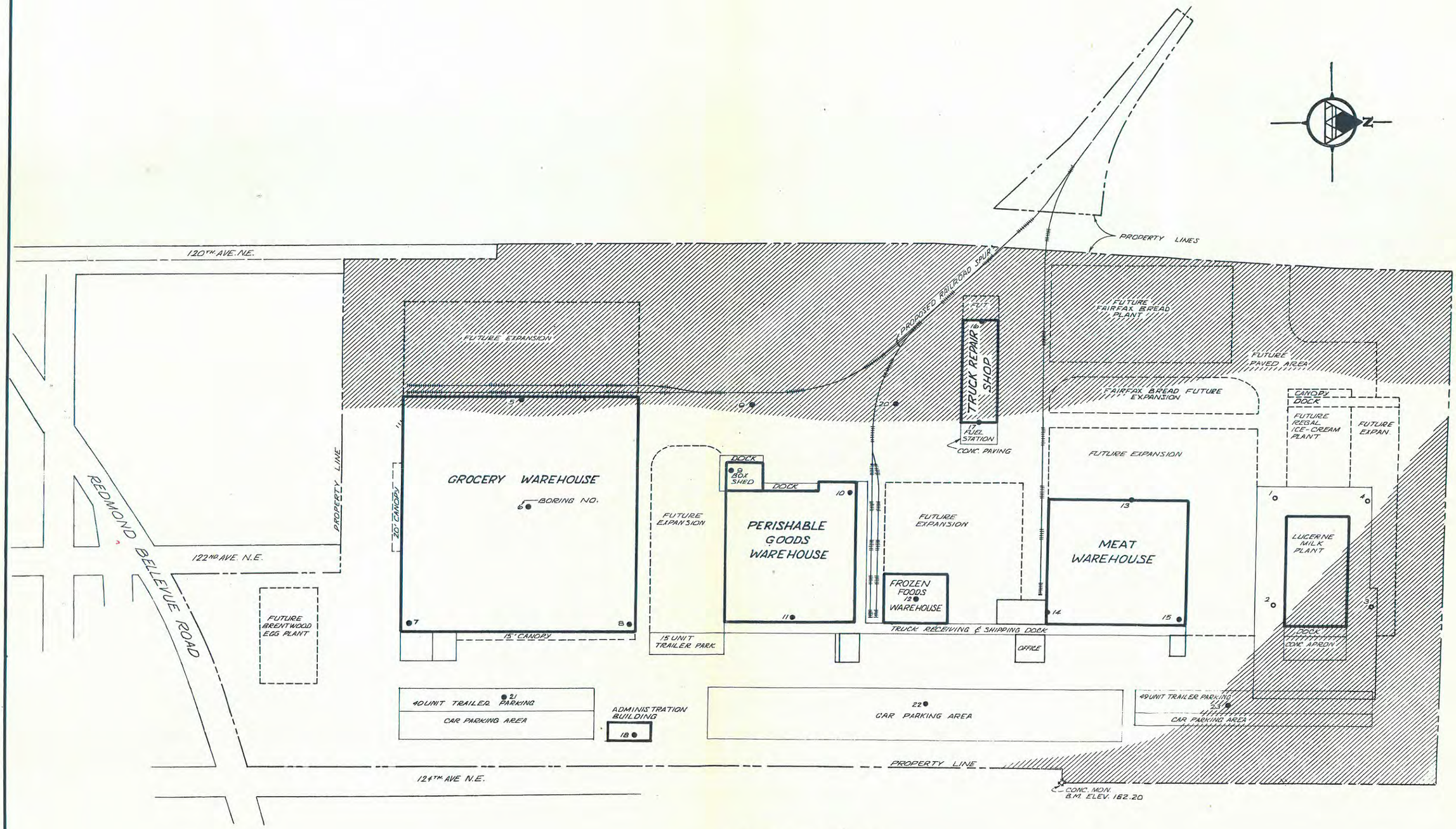
APPENDIX A
Historical Explorations

APPENDIX A
HISTORICAL EXPLORATIONS

We reviewed past explorations by Hart Crowser and others to gain an understanding of the subsurface conditions. Those exploration logs are included within this appendix as follows:

- Dames & Moore 1957. Report of Foundation Investigation, Structures and Parking Areas, Proposed Distribution Center, Bellevue, WA. June 14, 1957.
- GeoEngineers 2013. Preliminary Geotechnical Services, The spring District Site – Former Safeway Warehouse, Bellevue, Washington. February 8, 2013.
- Hart Crowser 2012. Geotechnical Engineering Design Study, Spring District Phase 1A, Bellevue, Washington. April 6, 2012
- Hart Crowser 2014. Draft boring log HMW-5. Drilled September 16, 2014.

Logs and test reports by others are included as they were produced by others for reference only and Hart Crowser is not responsible for the accuracy or completeness of the information presented in the logs. Approximate locations of the explorations are shown on Figure 2 in the main report; actual locations may differ from those shown.



PLOT PLAN

FEET

100 0 100 200

REFERENCE:

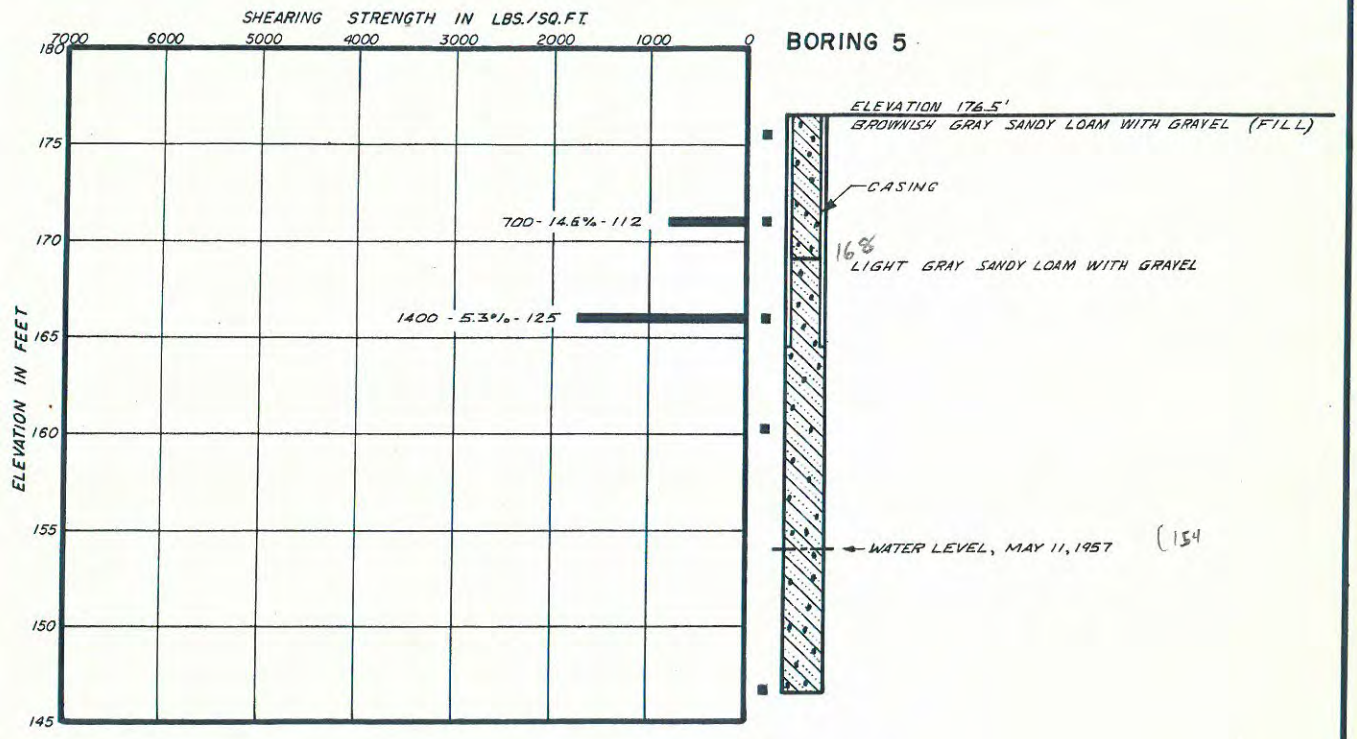
DRAWING ENTITLED "DISTRIBUTION CENTER, BELLEVUE WASH." BY LEO A. DALY & ASSOC. ARCHITECTS & ENGINEERS

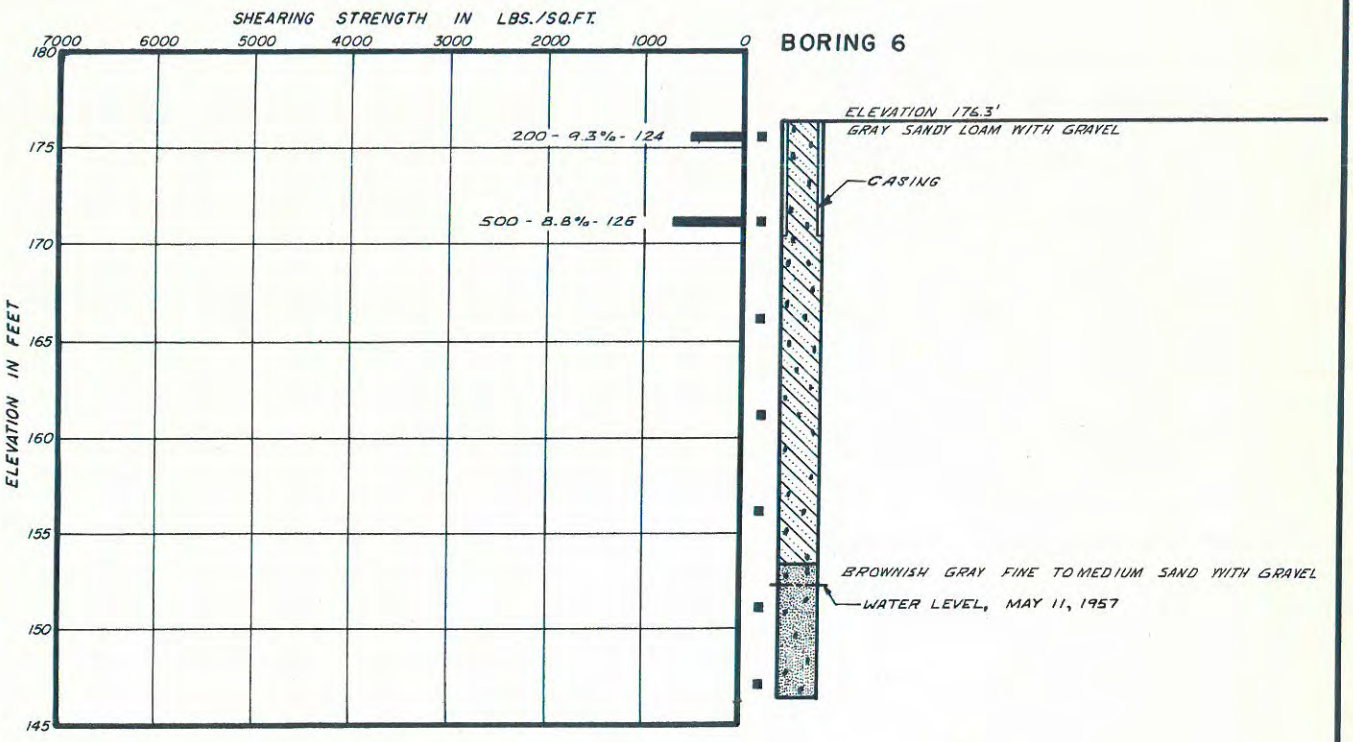
NOTES:

- ● INDICATES BORINGS DRILLED THIS INVESTIGATION
- ○ INDICATES BORINGS DRILLED PREVIOUS INVESTIGATION
- //// INDICATES AREA OF FILL ON SITE

DAMES & MO

SOIL MECHANICS ENGINI





LOG OF BORINGS

NOTE: ELEVATIONS ARE BASED ON U.S.C.&G.S. DATUM, M.S.L., 1929

DAMES & MOORE
SOIL MECHANICS ENGINEERS

PLATE A-1

Drilled: Start 1/8/2013 End 1/8/2013	Total Depth (ft): 16.5	Logged By: SMJ Checked By: WLT	Driller: Boretec, Inc.	Drilling Method: Hollow Stem Auger	
Surface Elevation (ft) Vertical Datum: Undetermined		Hammer Data: Rope & Cathead 140 (lbs) / 30 (in) Drop		Drilling Equipment: EC-55 Track Rig	
Easting (X) Northing (Y):		System Datum:		Groundwater: Date Measured / Depth to Water (ft) / Elevation (ft)	
Notes:					

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density, (pcf)	REMARKS
	0							CC	Approximately 6 inches concrete			
								SM	Light brown silty fine to medium sand with gravel (medium dense, moist) (fill)			
		18	21		1							
	5	1	16		2							
								SM	Light brown/gray silty fine to medium sand with gravel (dense, moist) (Glacial Till)			
	10	14	48		3							Hard drilling at 10 feet
	15	1	50/5"		4				Becomes very dense			

Log of Boring B-8

GeoEngineers

Project: Security Properties - Safeway Distribution Center
Project Location: Bellevue, Washington
Project Number: 05309-030-00

Figure A-9
Sheet 1 of 1

Drilled	Start 1/8/2013	End 1/8/2013	Total Depth (ft) 16.5	Logged By SMJ / Checked By WLT	Driller Boretec, Inc.	Drilling Method Hollow Stem Auger
Surface Elevation (ft) Vertical Datum	Undetermined		Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop	Drilling Equipment	EC-55 Track Rig
Easting (X) Northing (Y)			System Datum		Groundwater Date Measured	Depth to Water (ft) / Elevation (ft)
Notes:						

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample / Sample Name Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density, (pcf)	REMARKS
	0						CC	Approximately 7 inches concrete			
							SM	Light brown silty fine to medium sand with gravel (dense, moist) (fill)			Gravels at 1 foot
		4	34	1							
	5	12	43	2							Oxidation staining noted
	10	12	34	3				Becomes gray	12		Hard drilling at 10 feet
							SM	Light brown silty fine to medium sand with gravel (very dense, moist) (Glacial Till)			
	15	14	66	4							

Redmond: Date:1/17/13 Path:W:\REDMOND\PROJECTS\53090300\GINT\053090300.GPJ DBTemplate\LibTemplate\GEOENGINEERS8.GDT\GEI8_GEOTECH_STANDARD

Log of Boring B-9

GeoEngineers

Project: Security Properties - Safeway Distribution Center
Project Location: Bellevue, Washington
Project Number: 05309-030-00

Figure A-10
Sheet 1 of 1

Drilled	Start	End	Total Depth (ft)	Logged By	Checked By	Driller	Drilling Method
	1/9/2013	1/9/2013	6	SMJ	WLT	Boretec, Inc.	Hollow Stem Auger

Surface Elevation (ft) Vertical Datum	Undetermined	Hammer Data	Rope & Cathead 140 (lbs) / 30 (in) Drop
Drilling Equipment	EC-55 Track Rig		
Easting (X) Northing (Y)		System Datum	
Groundwater Date Measured	Depth to Water (ft)	Elevation (ft)	
Notes:			

Elevation (feet)	Depth (feet)	FIELD DATA: Interval Recovered (in)	Blows/foot	Collected Sample	Sample Name Testing	Water Level	Graphic Log	Group Classification	MATERIAL DESCRIPTION	Moisture Content, %	Dry Density, (pcf)	REMARKS
	0							CC	Approximately 6 inches concrete			
		18	90		1			SM	Light brown silty fine to medium sand with gravel (very dense, moist) (fill)			
	5		50/5"		2			SM	Gray silty fine to medium sand with gravel (very dense, moist) (Glacial Till)			Hard drilling at 4 feet

Redmond: Date:1/17/13 Path:W:\REDMOND\PROJECTS\5\53090\03\GINT\05309030.GPJ DBTemplate\LibTemplate:GEOENGINEERS8.GDT/GEIB_GEOTECH_STANDARD

Log of Boring B-10

GeoEngineers

Project: Security Properties - Safeway Distribution Center
Project Location: Bellevue, Washington
Project Number: 05309-030-00

Figure A-11
Sheet 1 of 1

Key to Exploration Logs

Sample Description

Classification of soils in this report is based on visual field and laboratory observations which include density/consistency, moisture condition, grain size, and plasticity estimates and should not be construed to imply field nor laboratory testing unless presented herein. Visual-manual classification methods of ASTM D 2488 were used as an identification guide.

Soil descriptions consist of the following:
Density/consistency, moisture, color, minor constituents, MAJOR CONSTITUENT, additional remarks.

Density/Consistency

Soil density/consistency in borings is related primarily to the Standard Penetration Resistance. Soil density/consistency in test pits and probes is estimated based on visual observation and is presented parenthetically on the logs.

SAND or GRAVEL Density	Standard Penetration Resistance (N) in Blows/Foot	SILT or CLAY Consistency	Standard Penetration Resistance (N) in Blows/Foot	Approximate Shear Strength in TSF
Very loose	0 to 4	Very soft	0 to 2	<0.125
Loose	4 to 10	Soft	2 to 4	0.125 to 0.25
Medium dense	10 to 30	Medium stiff	4 to 8	0.25 to 0.5
Dense	30 to 50	Stiff	8 to 15	0.5 to 1.0
Very dense	>50	Very stiff	15 to 30	1.0 to 2.0
		Hard	>30	>2.0

Sampling Test Symbols

- 1.5" I.D. Split Spoon
- Grab (Jar)
- 3.0" I.D. Split Spoon
- Shelby Tube (Pushed)
- Bag
- Cuttings
- Core Run

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS (MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE)	GRAVEL AND GRAVELLY SOILS (MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE)	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS (MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE)	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS (MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE)	SILTS AND CLAYS (LIQUID LIMIT LESS THAN 50)			ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS (LIQUID LIMIT GREATER THAN 50)			MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

Moisture

Dry	Little perceptible moisture
Damp	Some perceptible moisture, likely below optimum
Moist	Likely near optimum moisture content
Wet	Much perceptible moisture, likely above optimum

Minor Constituents	Estimated Percentage
Trace	<5
Slightly (clayey, silty, etc.)	5 - 12
Clayey, silty, sandy, gravelly	12 - 30
Very (clayey, silty, etc.)	30 - 50

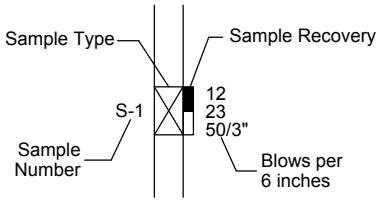
Laboratory Test Symbols

GS	Grain Size Classification
CN	Consolidation
UU	Unconsolidated Undrained Triaxial
CU	Consolidated Undrained Triaxial
CD	Consolidated Drained Triaxial
QU	Unconfined Compression
DS	Direct Shear
K	Permeability
PP	Pocket Penetrometer Approximate Compressive Strength in TSF
TV	Torvane Approximate Shear Strength in TSF
CBR	California Bearing Ratio
MD	Moisture Density Relationship
AL	Atterberg Limits
	Water Content in Percent Liquid Limit Natural Plastic Limit
PID	Photoionization Detector Reading
CA	Chemical Analysis
DT	In Situ Density in PCF
OT	Tests by Others

Groundwater Indicators

- Groundwater Level on Date or (ATD) At Time of Drilling
- Groundwater Seepage (Test Pits)

Sample Key



HARTCROWSER

17860-00 *3/12*

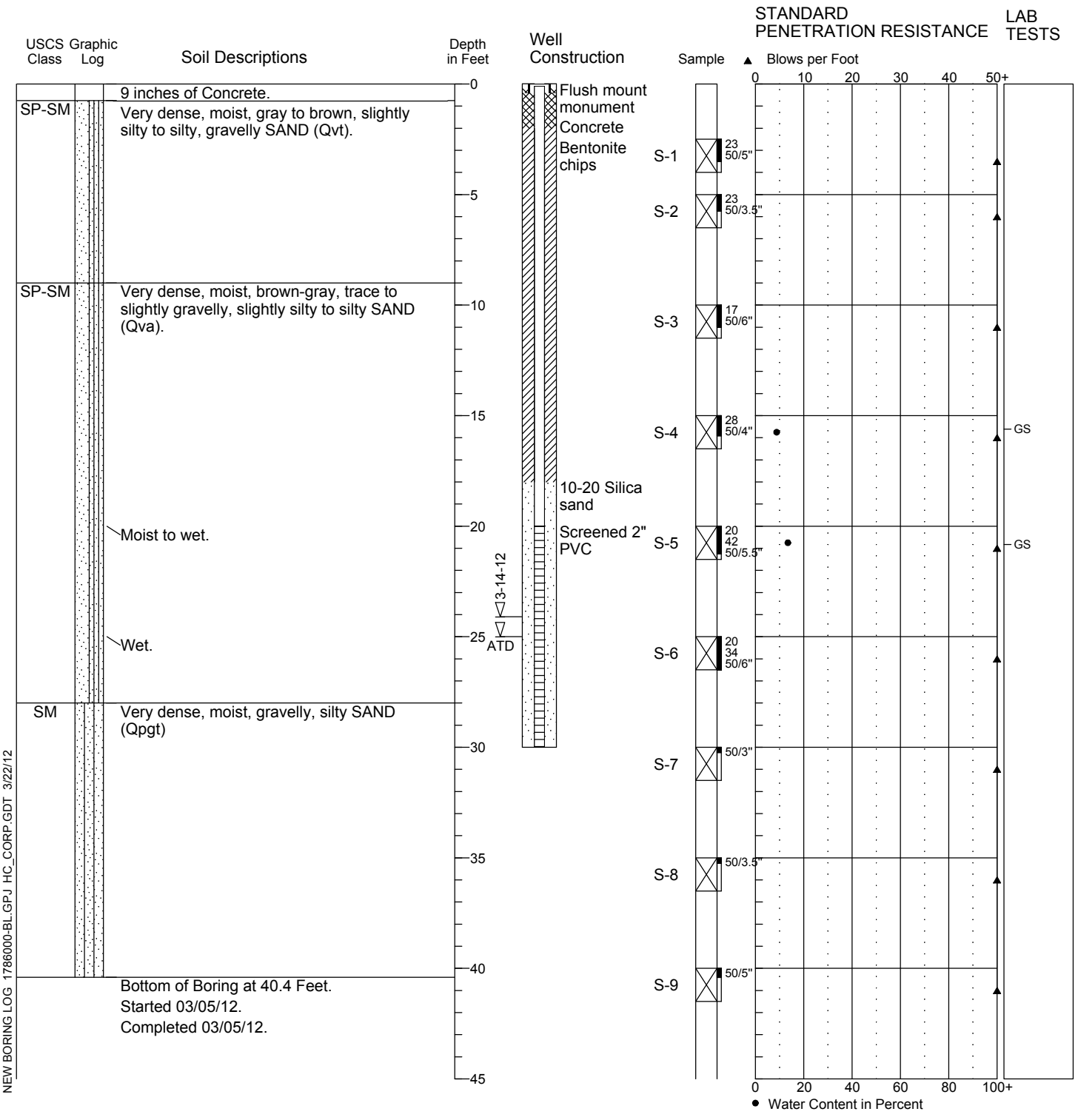
Figure A-1

KEY SHEET 1786000-BL.GPJ HC_CORP.GDT 3/22/12

Boring Log & Construction Data for Monitoring Well HC-3

Location: See Figure 2
Approximate Ground Surface Elevation: 176 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra



1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

HARTCROWSER

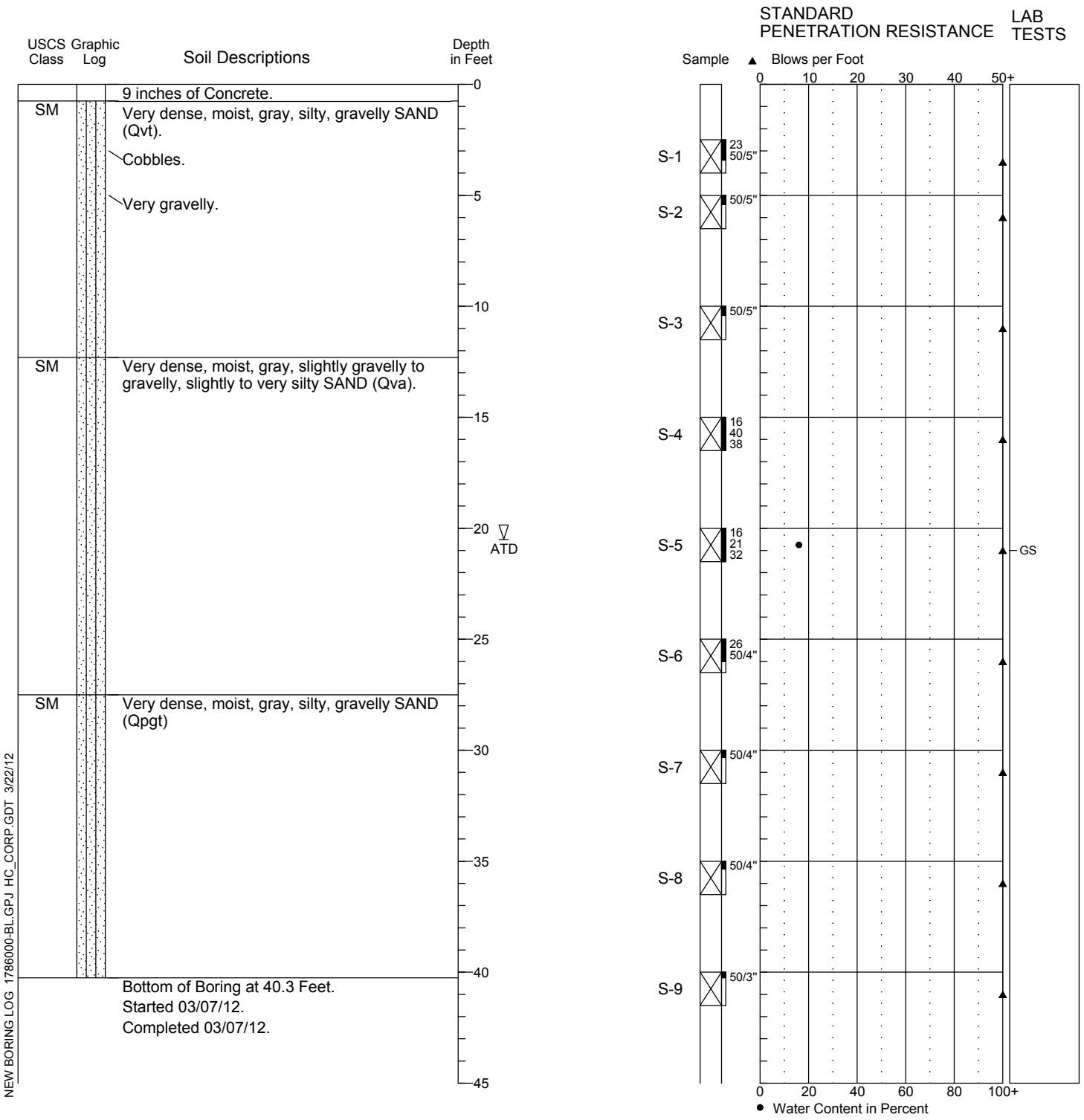
17860-00 *3/12*

Figure A-4

Boring Log HC-4

Location: See Figure 2
Approximate Ground Surface Elevation: 176 Feet
Horizontal Datum: N.A.
Vertical Datum: NAVD 88

Drill Equipment: Hollow Stem Auger
Hammer Type: SPT
Hole Diameter: 4 inches
Logged By: J. Overton Reviewed By: M. Veenstra



NEW BORING LOG 1786000-BL.GPJ HC_CORP.GDT 3/22/12

1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

HARTCROWSER

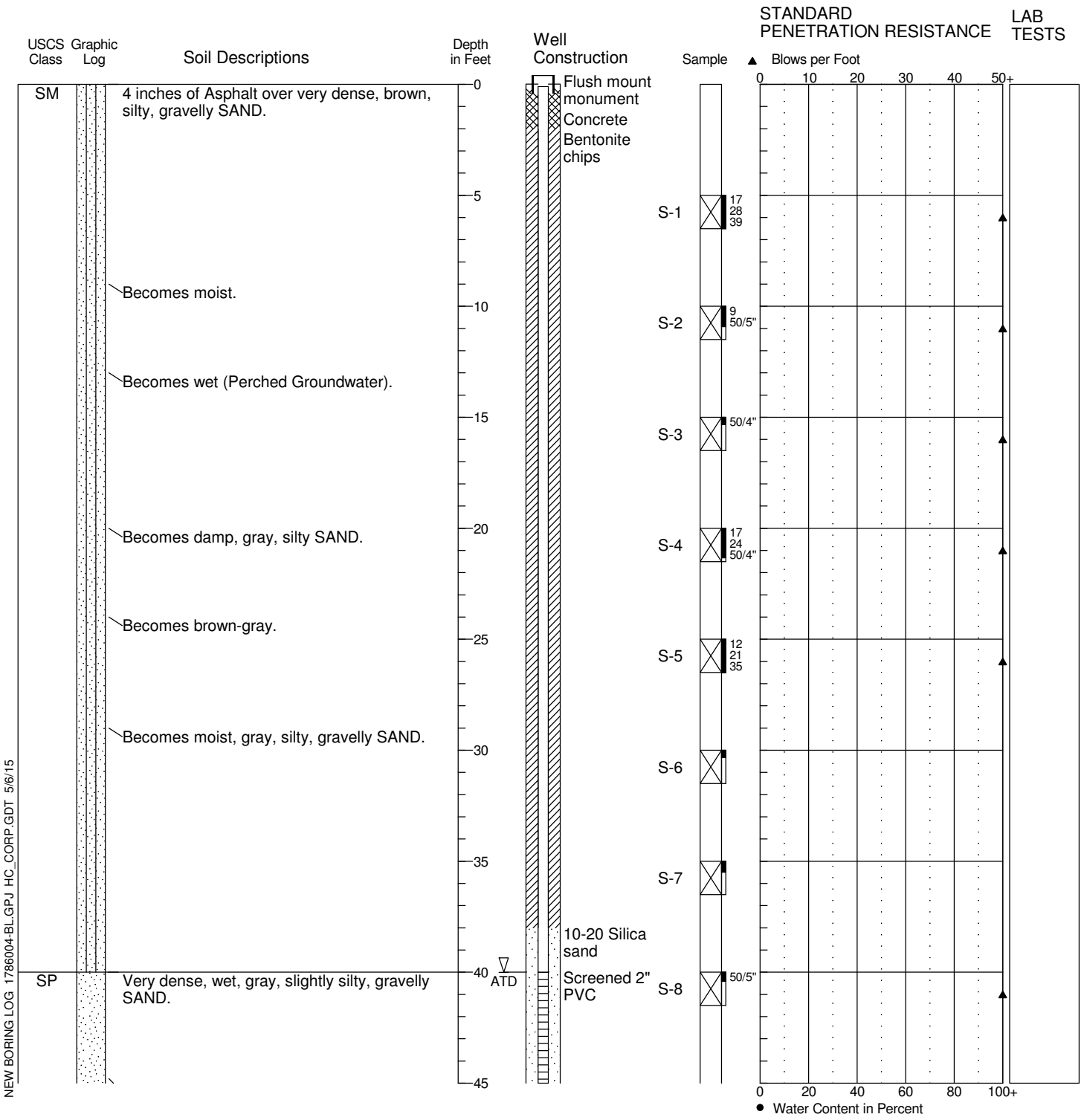
17860-00 ***3/12***

Figure A-5

Boring Log HMW-5

Location:
Approximate Ground Surface Elevation: Feet
Horizontal Datum:
Vertical Datum:

Drill Equipment: Vac Truck, CME 85 HSA
Hammer Type: SPT w/140 lb. Autohammer
Hole Diameter: inches
Logged By: M. Smith Reviewed By: R. Jensen



1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

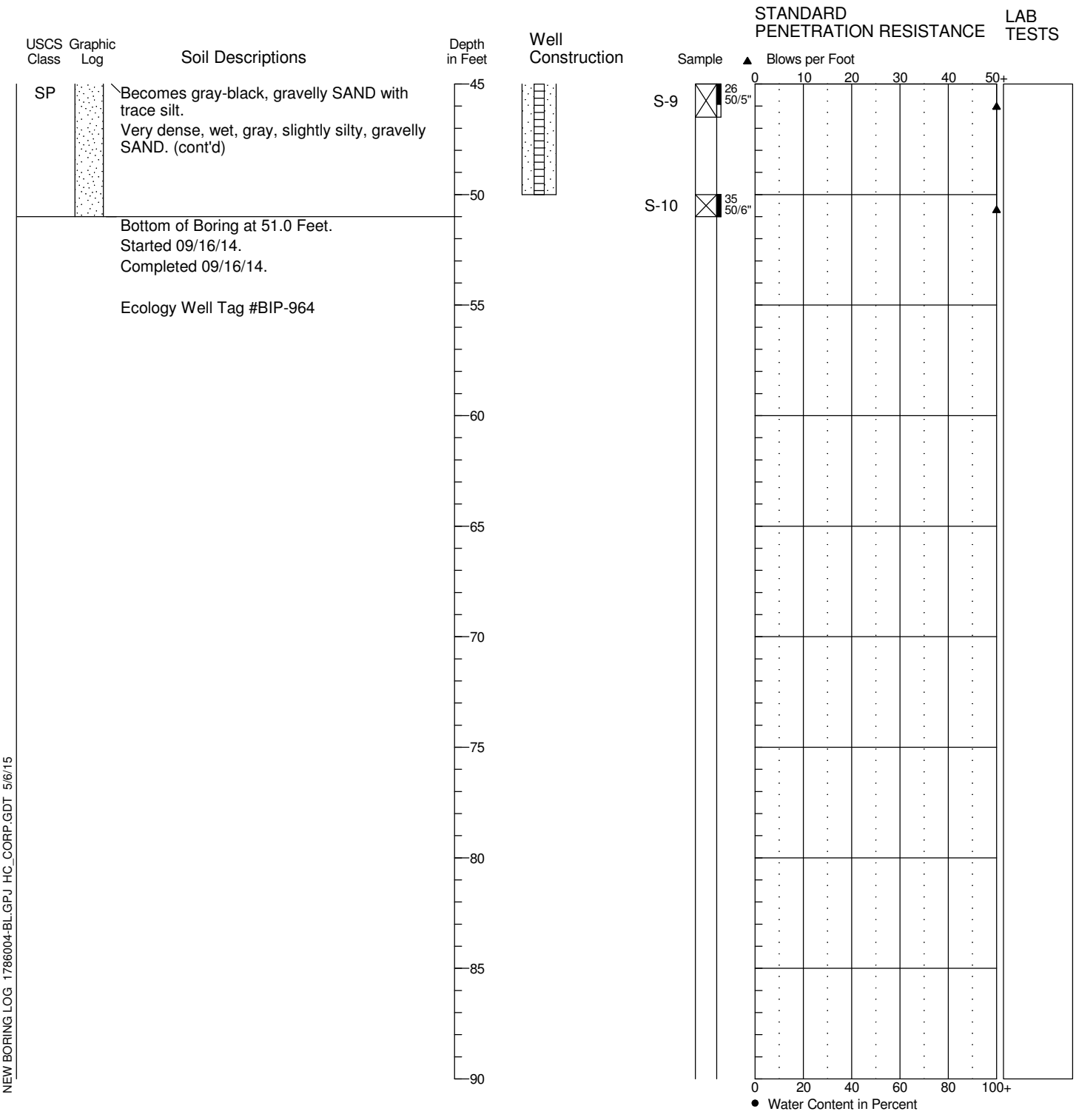
HARTCROWSER

17860-04 *9/14*
Figure A-5 *1/2*

Boring Log HMW-5

Location:
Approximate Ground Surface Elevation: Feet
Horizontal Datum:
Vertical Datum:

Drill Equipment: Vac Truck, CME 85 HSA
Hammer Type: SPT w/140 lb. Autohammer
Hole Diameter: inches
Logged By: M. Smith Reviewed By: R. Jensen

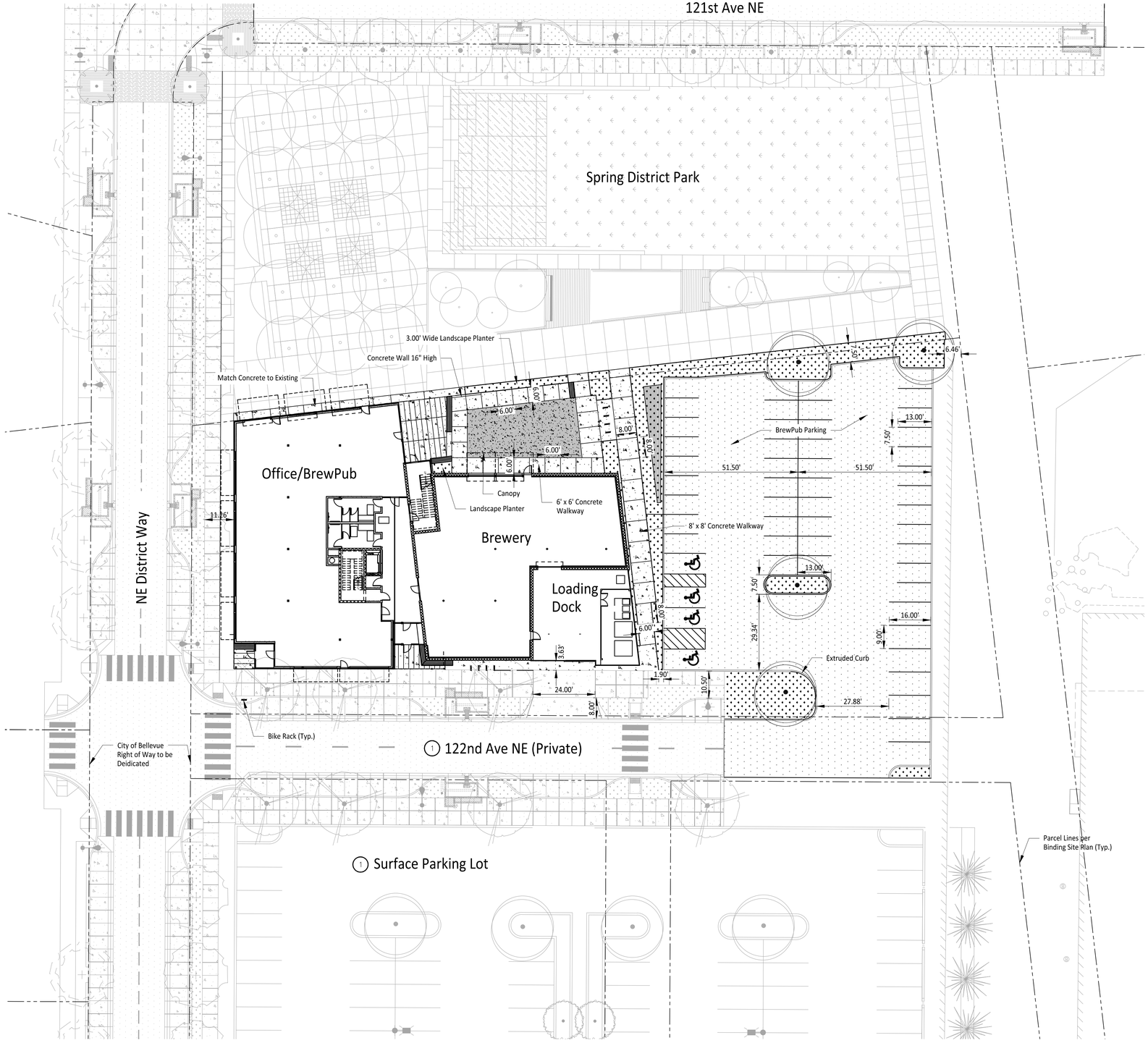


NEW BORING LOG 1786004-BL.GPJ HC_CORP.GDT 5/6/15

1. Refer to Figure A-1 for explanation of descriptions and symbols.
2. Soil descriptions and stratum lines are interpretive and actual changes may be gradual.
3. USCS designations are based on visual manual classification (ASTM D 2488) unless otherwise supported by laboratory testing (ASTM D 2487).
4. Groundwater level, if indicated, is at time of drilling (ATD) or for date specified. Level may vary with time.

HARTCROWSER

17860-04 *9/14*
Figure A-5 *2/2*



GENERAL NOTES

1. 122nd Ave NE to be Permitted as Revision to Surface Parking Lot Clear and Grade Permit 13-119291 GD
2. Surface Parking Lot Permit 13-119291 GD To Be Used for Brew Hub Parking

LEGEND

- Bike Rack
- Concrete Bench with Reclaimed Timber
- Asphalt Pavement
- Concrete Pavement
- Pervious Concrete Pavement
- Landscaped Areas
- BioRetention Cell

Applicant:
WRIGHT RUNSTAD & COMPANY
Wright Runstad & Company
1201 Third Avenue
Suite 2700
Seattle, WA 98101
(206) 447-9000

Architect:
GGLO
GGLO, LLC.
1301 First Avenue
Suite 301
Seattle, WA 98101
(206) 467-5828

Engineer:
JMJ Team
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:
THE SPRING DISTRICT

Block 12
Office/BrewPub

The Spring District
1227 124th AVE NE
Bellevue, WA 98005

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER
08/14/2015

REV	DATE	DESCRIPTION

DRAWN BY: DT	DESIGN BY: JJ
PROJ NO:	1500-001-009
DATE:	August 14, 2015

DWG.
Hardscape & Landscape Plan

DWG.
C3-301

Technical Memorandum

Project:	The Spring District	From:	Justin Jones, PE
RE:	Parcel 12 Office/BrewPub Utilities	Date:	August 14, 2015

Introduction

This memo includes capacity analysis and sizing for the following utility considerations for storm drainage, water and sanitary sewer needed for the Parcel 12 Office/BrewPub. The approximate Parcel 12 Office/BrewPub building areas include:

- Office – 13,000 SF
- Restaurant – 4,500 SF
- Brewery – 4,000 SF
- Total – 24,000 SF

1. STORM DRAINAGE

Existing and Proposed Site Conditions

The existing Parcel 12 stormwater project site is 40,038 SF of impervious surface consisting of a former warehouse concrete slab. The site currently discharges untreated stormwater to the corner of NE 12th Street and 120th Avenue NE, then on to Lake Bellevue, which is approximately one-quarter-mile downstream. Parcel 12 will be approximately 89% impervious after development. The stormwater project site is to be made up of an approximately 24,000 SF office/brewpub building.

Stormwater Conveyance Plan

The Parcel 12 Office/BrewPub will connect to the existing stormwater connection in NE District Way and the system in 122nd Ave NE. The loading dock area of the brewery will surface flow to the bioretention cell in 122nd Ave NE, which is a private street. The parking lot, which is a pollution-generating surface, will be treated through a bioretention cell on the south side of the parking lot. The stormwater will be treated before being conveyed to the trunk line system.

DOE Stormwater Management Manual – Minimum Requirements

Because the site will be removing all impervious surfaces and replacing them with equal or less impervious area, Minimum Requirements 1 through 10 from the 2011 Bellevue "Storm and Surface Water Engineering Standards" will need to be met for final design.

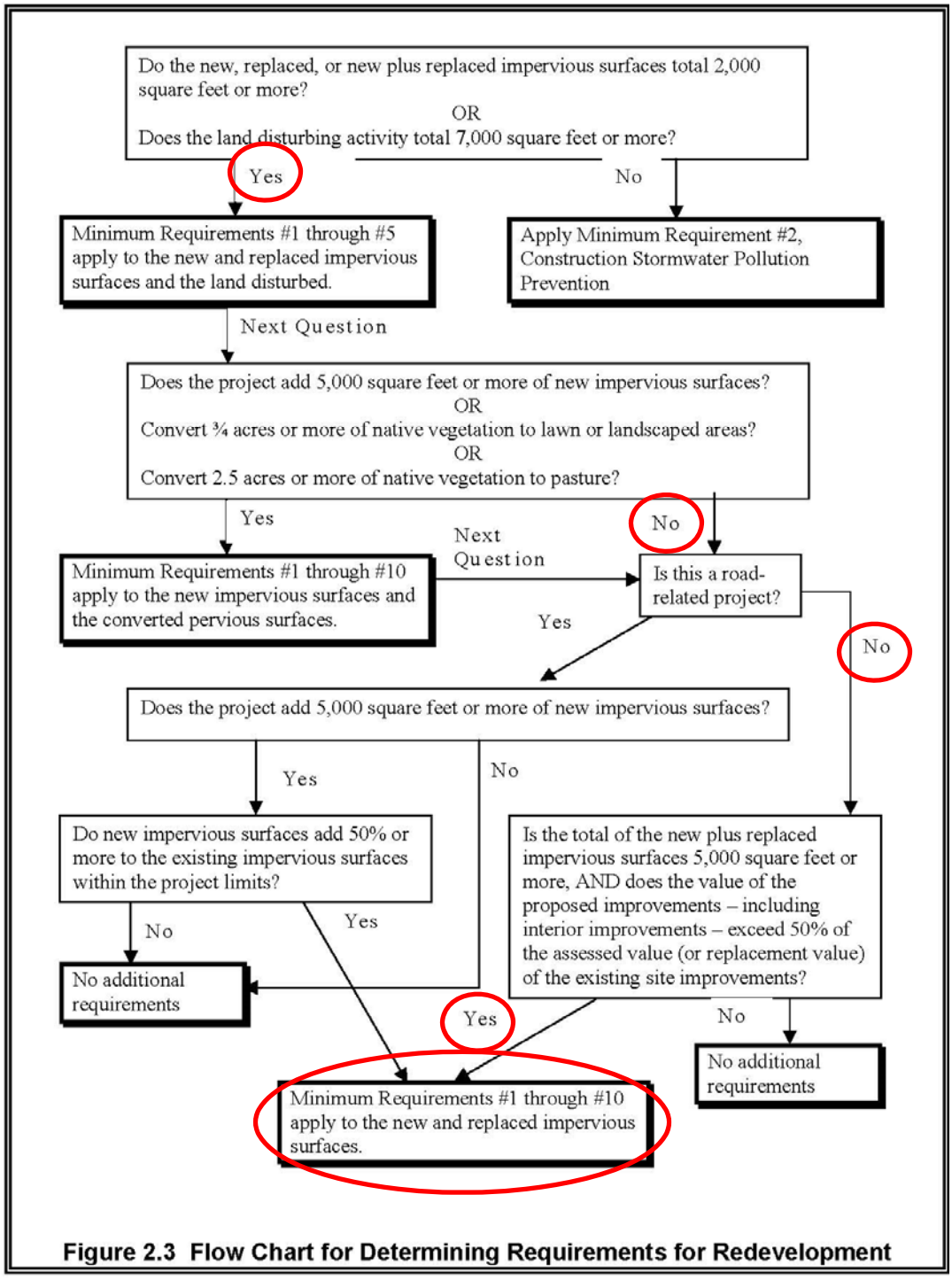


Figure 2.3 Flow Chart for Determining Requirements for Redevelopment

Minimum Requirement 1 – Preparation of Stormwater Site Plans

As part of the Administrative Design Review application for the Parcel 12 Office/BrewPub, the applicant will develop a stormwater site plan that meets City code.

Minimum Requirement 2 – Construction Stormwater Pollution Prevention

Phase 1A of the Spring District has an active Construction NPDES permit through Washington State Department of Ecology. The SWPPP will be updated and TESC plans prepared for Parcel 12 before construction can begin.

Minimum Requirement 3 – Source Control of Pollution

This minimum requirement focuses on post-construction, such as the formation of a pollution prevention team, good housekeeping on the site, preventative maintenance, and spill prevention and cleanup. This will outlined as part of the stormwater report at time of construction permits.

Minimum Requirement 4 – Preservation of Natural Drainage Systems and Outfalls

Stormwater will continue to leave the site at its existing discharge location at NE 12th and 120th Avenue NE. This will help avoid adverse impacts to downstream receiving water and properties, including Lake Bellevue. In addition, because the redevelopment of Parcel 12 is lowering the impervious surfaces on-site, the stormwater peak flows will be reduced. In addition, there will now be treatment of the stormwater runoff from pollution-generating surfaces through bioretention cells.

Minimum Requirement 5 – On-Site Stormwater Management

An on-site stormwater management plan is required for all redevelopment when new, replaced, or new plus replaced impervious surface areas are equal to or greater than 2,000 square feet. This requirement will be met using Best Management Practices (BMPs) outlined in Section D6-01.1 of the City of Bellevue's Surface Water Engineering Standards.

Minimum Requirement 5 goals are to reduce stormwater runoff from the site, reduce peak flows, and treat stormwater before leaving the site. The Spring District site provides 26% of the inflow to Lake Bellevue through surface water runoff. Also, the Spring District is exempt from flow control as described in the Flow Control section of this report. Due to these factors, stormwater detention will not be provided onsite. Measures will be taken to reduce peak flows and to treat stormwater prior to leaving the site. Below are the preliminary analyses for each of the required MR 5 tiers.

Tier 1 – Minimize Runoff Generation BMPs:

- Smart Site Design – Proposed impervious surfaces will be kept at or below the zoning limit. Phase 1A will have a maximum 75% impervious surface area after completion.
- Preserve Natural Vegetation – There is no native vegetation on-site, however, grasses and other native vegetation to the area will be incorporated into the pervious areas, such as bioretention cells.
- Amended Soils – Soils within disturbed pervious areas will be amended.
- Non-pollution generating surfaces, such as sidewalks, will drain to planter strips and pervious concrete providing an opportunity for infiltration.

Tier 2 – Retain Runoff On-Site BMPs:

- Bioretention cells with underdrains will be used to treat stormwater from the pollution generating surface of the parking lot.
- Amended Soils – Amended soils within the bioretention cells will control the flow rate through the water quality devices, which will reduce peak flows.
- Pervious Pavement – Pervious pavement with underdrains will be used to infiltrate stormwater in the outdoor beer garden area and increase the pervious area on-site.
- Sidewalk Slope – Sidewalks will flow to pervious areas to the extent possible.

Tier 3 – Infiltrate or Disperse Runoff Prior to Discharge BMPs:

- Infiltration of stormwater will take place through the increase in pervious area within the Spring District. Since the Spring District site stormwater makes up 26-percent of the inflow to Lake Bellevue, infiltration has been kept to a minimum.

Minimum Requirement 6 – Stormwater Runoff Treatment

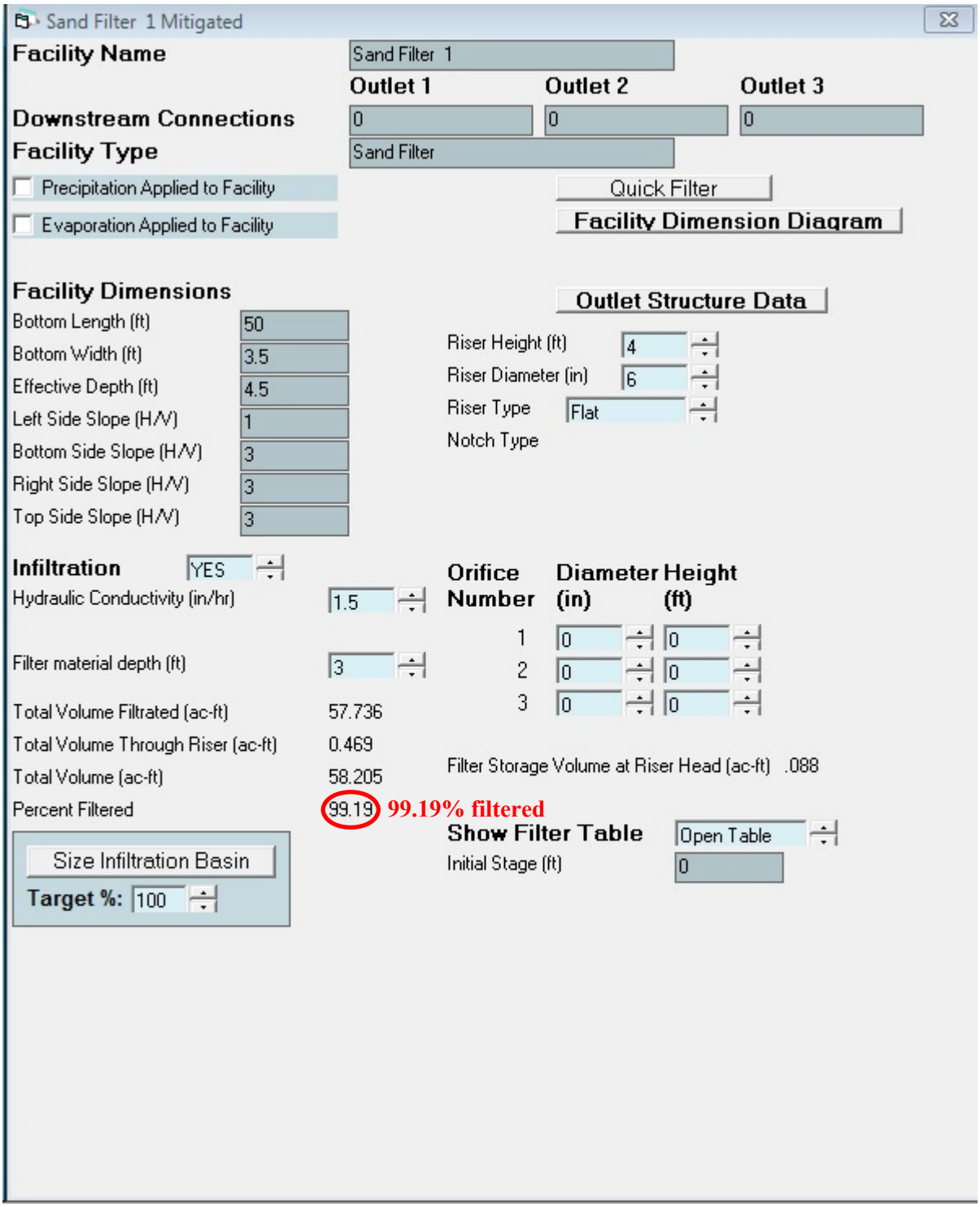
Enhanced stormwater treatment is required for commercial project sites. Using the flow chart from the City of Bellevue's 2012 Surface Water Engineering Standards, the applicant has selected bioretention cells for enhanced treatment of pollution-generating surfaces (parking lot). The parking lot will be treated with a linear bioretention cell along its south edge. Stormwater from the parking lot will sheet flowinto the bioretention cell. The bioretention cell will have impervious sides and bottoms to prevent stormwater from infiltrating. After treatment, stormwater will be conveyed to the stormwater system through underdrain pipes.

WWHM summary calculations for the bioretention cell are provided below. The bioretention cell has been designed per the 2012 DOE manual and sized using WWHM and the following criteria:

- Treat 91% of runoff
- DOE bioretention soil mix (BSM)
- 3-inches per hour infiltration rate for basins under 5,000 SF
- 1.5-inches per hour infiltration rate for basins over 5,000 SF
- 1-foot of ponding with 24-hour drawdown
- 6-inches freeboard
- 3-foot BSM

Parking Lot Basin:

- A 184 SF bioretention cell has been sized to treat the 14,484 SF of parking lot (pollution-generating surface). The WWHM modeling results show a 99% treatment, shown below.



Oil Control

The City of Bellevue requires oil treatment for commercial parking lots with retail uses. The Parcel 12 Office/BrewPub's parking lot has a bioretention cell to treat stormwater. Research by the Puget Sound Partnership indicates that bioretention cells, which will be used for enhanced stormwater treatment on-site, have been shown to provide effective oil removal, as discussed in the 2012 Puget Sound Partnership LID Manual.

Phosphorus Control

The Spring District is not required to provide phosphorus treatment as it is not situated in a designated phosphorus-sensitive area. While the project site is not required to treat for phosphorus or oil, research by the Puget Sound Partnership indicates that bioretention cells, which will be used for enhanced stormwater treatment on-site, have been shown to provide effective phosphorus removal, as discussed in the 2012 Puget Sound Partnership LID Manual. A deeper section of bioretention soil has been designed to further remove phosphorus. See Appendix A for a discussion of stormwater treatment, water quality and Lake Bellevue.

Minimum Requirement 7 – Flow Control

The 2012 DOE Stormwater Manual requires developed discharge durations to match pre-developed durations for the range of 50% of the 2-year peak flow up to the full 50-year peak flow.

Bellevue City Code 24.06.065 G.7.b (b) allows the pre-developed condition to be met to be the existing condition, rather than forested, when the following is met:

"The drainage area of the immediate stream and all subsequent downstream basins have at least 40-percent total impervious surface area since 1985. In this case, the predeveloped condition to be matched shall be the existing land cover condition." This is referred to as the 40/20 Rule. Since more than 40-percent of the project site has been impervious since 1985, this stormwater rule applies to the Spring District site. This allows the stormwater model to use the existing impervious surface as the existing condition, instead of pre-development, or forested conditions.

The WWHM modeling shows that flow control is not required due to the change in land coverage within the project. The results, updated for Parcel 12 Office/BrewPub and Phase 1A, are shown below.

Table 1. Stormwater Discharge Flows

	Total Area (Acres)	Impervious Area (Acres)	Pervious Area (Acres)	2-year Storm Discharge (CFS)	5-year Storm Discharge (CFS)	10-year Storm Discharge (CFS)	25-year Storm Discharge (CFS)	50-year Storm Discharge (CFS)
Phase 1A - Existing Site	14.05	13.12	1.63	3.36	4.09	4.57	5.16	5.61
Phase 1A - Proposed Site	14.05	10.01	4.04	2.67	3.28	3.69	4.19	4.57
Change	0.0	-3.11	2.41	-0.69	-0.81	-0.88	-0.97	-1.04

Minimum Requirement 8 – Wetlands Protection

The Parcel 12 development will not impact any wetlands, including the wetland along 120th Avenue NE.

Minimum Requirement 9 – Operations and Maintenance

The project will include the development of an O&M manual in accordance with the DOE Stormwater Manual. This manual will be developed at the time of permitting and include a log of maintenance activities to be kept on-site for city inspection.

Applicable City Codes

Applicable City Codes used for this storm drainage report are listed below:

Bellevue City Code 24.06.065: stormwater management at development and redevelopment sites in accordance with the City's Western Washington Phase II Municipal Stormwater Permit, including Appendix 1, Minimum Technical Requirements, the Stormwater Management Manual for Western Washington (2005) and supplemented by the 2011 Bellevue "Storm and Surface Water Engineering Standards," where applicable. In addition, although it is not required, The Spring District has opted to use the 2012 Stormwater Management Manual for Western Washington, which includes more stringent requirements for stormwater treatment compared to the 2005 Manual.

2. WATER

Parcel 12 lies within the Phase 1A project area. During the ADR for the Phase 1A Site Infrastructure and Buildings 16 and 24, the water system was analyzed in accordance with the 2011 City of Bellevue Water Engineering Standards using the BelRed EIS, the 2006 City of Bellevue Comprehensive Water Plan, and other available information. The goal of the water system analysis is to size the internal water system for this phase and accommodate full build out at peak hourly demand and at fire flow conditions.

A hydraulic model was run using EPANET for the Master Development Plan analysis. The hydraulic model has assumptions in regard to static water pressure and fire flow volume available to the site based on the 2006 City of Bellevue Comprehensive Water Plan. The result of the hydraulic water model shows that a looped system of 8-inch water line connecting to the existing 12-inch water lines within 120th Avenue NE and 124th Avenue NE will exceed the requirements for peak hourly demand and fire flow.

Water Demand – Assumptions

Demand is based on City of Bellevue 2003 statistics used within the BelRed EIS Utility Section and the 2011 City of Bellevue Water Engineering Standards as listed below:

- Multifamily Residences
  - 79 gallons per capita per day (GPCD)
  - 1000 square feet per multifamily unit
  - Household size of 1.85 persons per multifamily unit

- Commercial (Office)
  - 20 gallons per day (GPD) per 250 square feet

- Demand values listed above result in Average Daily Demand (ADD)

- Maximum Day Demand (MDD) = ADD x 2.25
  - This value is used in the hydraulic model in conjunction with the fire flow demand for water line sizing under fire flow conditions

- Peak Hourly Demand (PHD) = MDD x 1.80
    - This value is used in the hydraulic model for water line sizing under peak water use conditions

Water Modeling Results

Water demand flow calculations shown in Table 1 below are for the build-out of Phase 1A including commercial and residential buildings. The development of Parcel 12 is significantly less square footage than what was originally planned for the parcel. Therefore, the Parcel 12 Office/BrewPub is well within the water demand assumptions for Phase 1A and does not require additional capacity.

Table 1: Water Modeling Previously done based on Phase 1A Full Build-out Scenario

Commercial SF	Residential SF	Average Daily Demand (GPM)	Maximum Daily Demand (GPM)	Peak Hourly Demand (GPM)
1,687,383	883,927	183	412	742

Fire Flow Requirements

The International Fire Code (IFC) Table B105.1, Minimum Required Fire-Flow and Flow Duration for Buildings, has been used to determine the required fire flow for the Parcel 12 Office/BrewPub.

Fire flow is calculated from total floor area of all floors within the exterior wall of the building and the horizontal projections of the roof. The building area is 24,195 SF. Under IFC Table B105.1, Type IIB, the required fire flow is 3,250 GPM with a flow duration of three hours.

3. SEWER

The Parcel 12 Office/BrewPub is within the boundaries of the Phase 1A project area. During the ADR for Phase 1A Site Infrastructure and Building 16 and 24, sanitary sewer flows were analyzed to determine the required sanitary sewer needs for Phase 1A. With the reduction of building square footage on Parcel 12, the remaining capacity of the NE 12th Street sewer outfall is even greater. Below is the sanitary sewer flow analysis that was provided with Phase 1A ADR.

Phase 1A ADR Sanitary Sewer Analysis

The existing sewer service on-site is provided from a connection on the south end of the site along NE 12th Street. This 15-inch vitrified clay sewer line flows southwest for approximately 3,000 feet where it connects to the 96-inch diameter King County metro sewer trunk line that runs south in the BNSF rail corridor. There is also a 12-inch sewer line within 120th Avenue NE north of the Spring District Site that flows to the King County Metro trunk line. King County Metro has confirmed that its line has adequate capacity for the Spring District development. The City of Bellevue also plans to extend sewer along 120th Avenue NE from south to north as part of the 120th Avenue NE roadway widening project. Eventually, The Spring District south of the light rail will connect to the new sewer main.

Parcel 12 Sewer Demand

Sewer demand has been calculated for the Parcel 12 Office/BrewPub using building square footages and

demand assumptions listed in the Assumptions section. Below is a table of sewer demands for the commercial development to-date, which will create daytime peaks. The table also shows the remaining capacity in the City system. The demand numbers will be verified and updated based on actual sewer demand once the building is constructed and occupied, particularly with the brewery space.

Existing Sewer Service Point	*Building*	*Office/Light Industrial SF*	*Retail SF*	*Peak Sewer Demand (GPM)*	*Sewer Capacity Remaining (GPM)*
NE 12th St Before					***848***
	16	***332,210***	***12,426***	***84***	
	24	***175,155***	***5,349***	***44***	
	12	***13,230***	***4,589***	***5***	
NE 12th St After	***Total***	***520,595***	***22,364***	***133***	***715***

Assumptions - Sewer Demand

Sewer demand flow calculations are based on City of Bellevue 2003 statistics used within the BelRed EIS utility section and the 2011 City of Bellevue Sewer Engineering Standards as listed below:

- Commercial (Office)
  - 20 gallons per capita per day (GPCD)
  - 200 square feet per capita
- Commercial (Retail)
  - 20 gallons per capita per day (GPCD)
  - 1,000 square feet per capita
- Demand values listed above result in Average Daily Demand (ADD)
- Inflow and Infiltration = 1,100 gallons per day per acre (39,600 GPD for Entire Spring District)
- Peaking factor = 3.4
  - Peak Demand = 3.4 x Average Daily Demand

Appendix A: Water Quality in Lake Bellevue

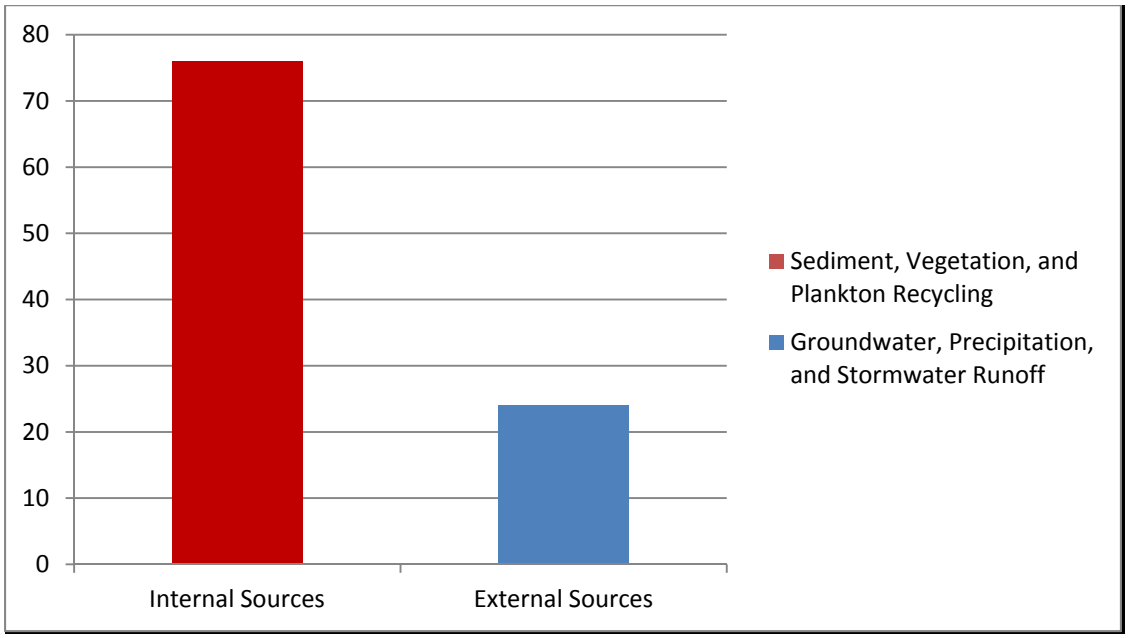
Total Phosphorus Levels

The Lake Bellevue Water Quality Report (Lake Bellevue Water Quality Study and Management Recommendations, TetraTech, Inc., December 2006), documents the water quality in Lake Bellevue. The report finds that the lake has too much phosphorus, a nutrient that promotes cyanobacteria growth (i.e., algae), which diminishes the lake's ability to support its beneficial uses. The levels in the lake are two to ten times higher than the recommended State of Washington phosphorus concentration.

Sources of Phosphorus

The report explains the phosphorus concentrations in the lake are the result of a combination of both external and internal phosphorus sources, and that 76% of the phosphorus concentrations in Lake Bellevue are generated by in-lake (internal) sources. The primary source is internal loading by the recycling of sediment phosphorus. Only 24% of the phosphorus concentrations in Lake Bellevue are a result of external sources (watershed stormwater runoff, precipitation, and groundwater). The contribution of internal and external sources is illustrated in the graphic below.

Figure 1: Sources of Phosphorus in Lake Bellevue



Inflow to Lake Bellevue

As shown in Figure 2, stormwater runoff accounts for approximately 61% of the total inflow to Lake Bellevue. Stormwater runoff comes from the Lake Bellevue Sub-Basin, of which The Spring District accounts for approximately 43% (Figure 3). Therefore, The Spring District makes up approximately 26% of the total inflow from stormwater runoff. It is important to note, however, that the percentage of inflow does not correlate to the site's percentage of phosphorus contribution through stormwater runoff.

Figure 2: Components of Inflow to Lake Bellevue

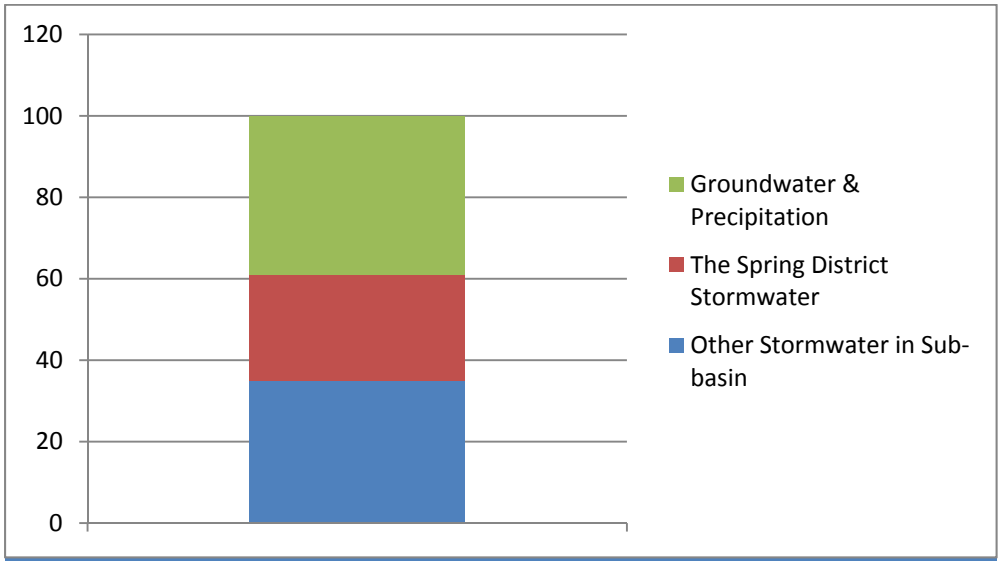
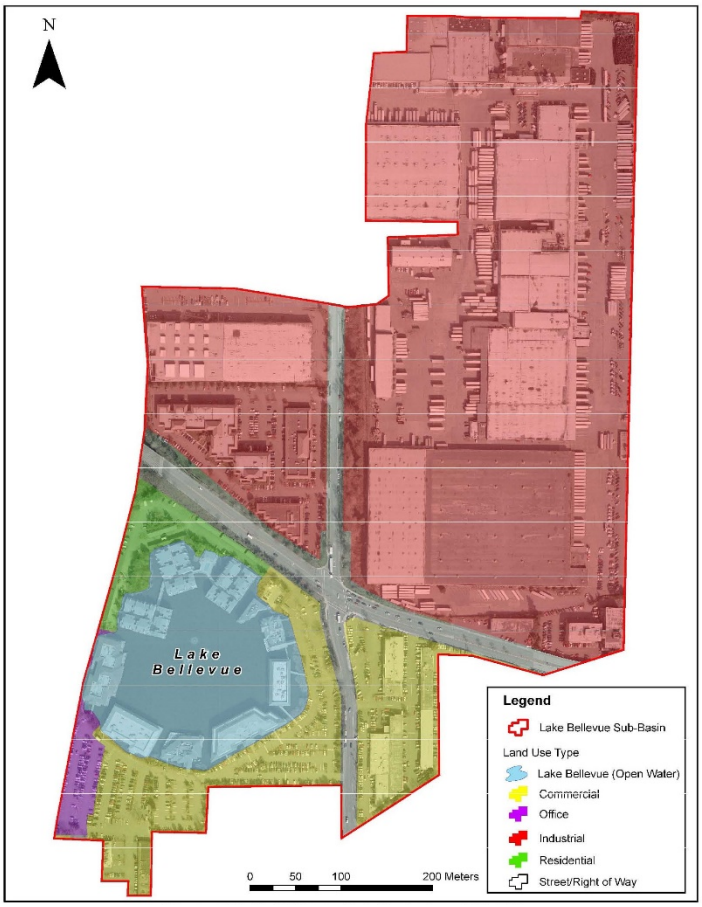


Figure 3: Lake Bellevue Sub-basin



Methods to Reduce Phosphorus in Lake Bellevue

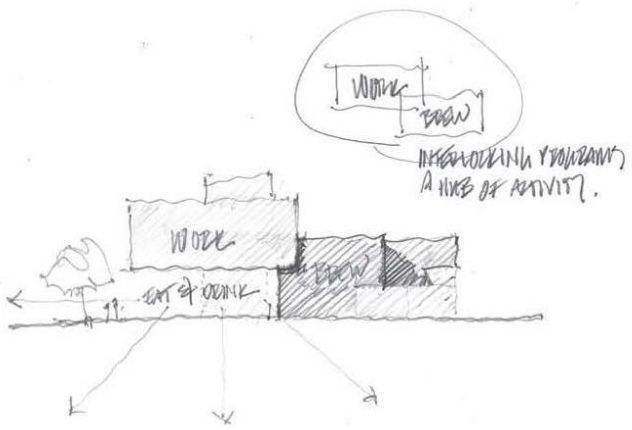
The report's primary recommendation is for internal treatment of Lake Bellevue since internal sources account for the majority (76%) of phosphorus levels in the lake. This internal treatment includes Alum treatment for controlling the phosphorus content. Treatment for external sources of phosphorus includes implementing Washington Department of Ecology approved Best Management Practices on redevelopment within the Lake Bellevue Sub-basin. The Spring District is committed to using these BMPs as a standard practice.

In addition to using BMPs, The Spring District site is going from its existing 89% impervious condition to no more than 75% impervious at full build-out. This reduction in impervious surfaces will decrease stormwater runoff to Lake Bellevue. The stormwater quality will also benefit from the enhanced treatment in the project's design. Enhanced treatment uses low impact development techniques, which may include pervious pavement, rain gardens, and roof gardens, to treat pollution generating stormwater on-site for contaminates including sediment and phosphorus.

Spring District: **Parcel 12 Office/BrewPub**
City of Bellevue Design Review (LD): **Narrative**
August 14, 2015

Project Description and Design Intent:

The Parcel 12 Office/BrewPub building is conceived as a "hub" of activity and productivity for the emerging Spring District neighborhood. Its unique three-part functionality as an office building, micro-brewery, and restaurant/pub helps to differentiate it among its peers as a place where new things are tested, refined, delivered, and enjoyed. The combination of uses is reinforced by a tripartite massing concept of distinct, simple, interlocking forms that reference the straightforward, utilitarian architecture of the Spring District's industrial past in elegant and modern ways. Just as great things arise from the interaction of people and organizations, special design opportunities at the Parcel 12 Office/BrewPub occur where the three forms intersect, creating building entries and focal points, shifts in materials and patterns, and interesting plays of shade and shadow. Our intent is to cement the Parcel 12 Office/BrewPub as a sought-after destination and Phase 1 catalyst where experiences and livelihoods can be "made."



Concept sketch

Urban and Regulatory Context:

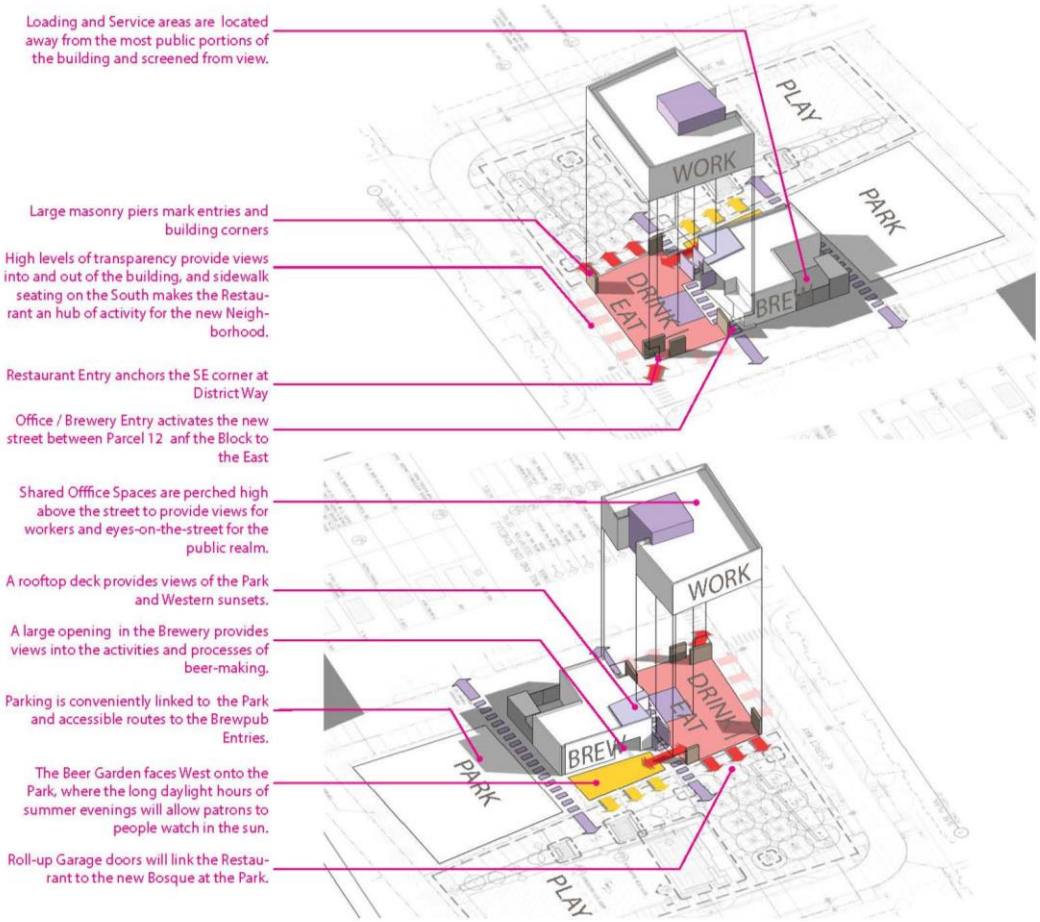
The Parcel 12 Office/BrewPub is located on the Northwest corner of the intersection of NE District Way and NE 122nd and abuts the recently completed Spring District Park to its West. New residential projects totaling 500+ units are under construction or in design across NE District Way to the South and two large office buildings are in the permitting process on Blocks 16 and 24 to the East. The small size of the Parcel 12 Office/BrewPub relative to the potential development envelope of the surrounding buildings and its park-side location presents the challenge of designing a highly functional building "in-the-round" without any discernable "back" for service, loading, and deliveries. Visitors may be approaching the building from all four sides, and it will be particularly important for pedestrian wayfinding and vibrant urban streetscapes to clearly mark entrances and functions through the use of materials and massing shifts when viewed from afar and with finely detailed materials, colors, and textures that provide additional cues about where to go when viewed close by.

More broadly, the Master Development Plan, Development Agreement, Bel Red Land Use Code, and Bel Red Subarea Plan and Design Guidelines emphasize the importance of developing a thriving urban community that "dramatically reshapes" the future of the area, "while allowing the area to transition gracefully from its past." (Bel Red Subarea Plan, p. 1) The Parcel 12 Office/BrewPub has a key role in this effort, as its functionalities and users will help to bridge the area's light industrial and manufacturing history with an innovative, highly interactive, and diverse future.

Project Design:

Building and Site Configuration:

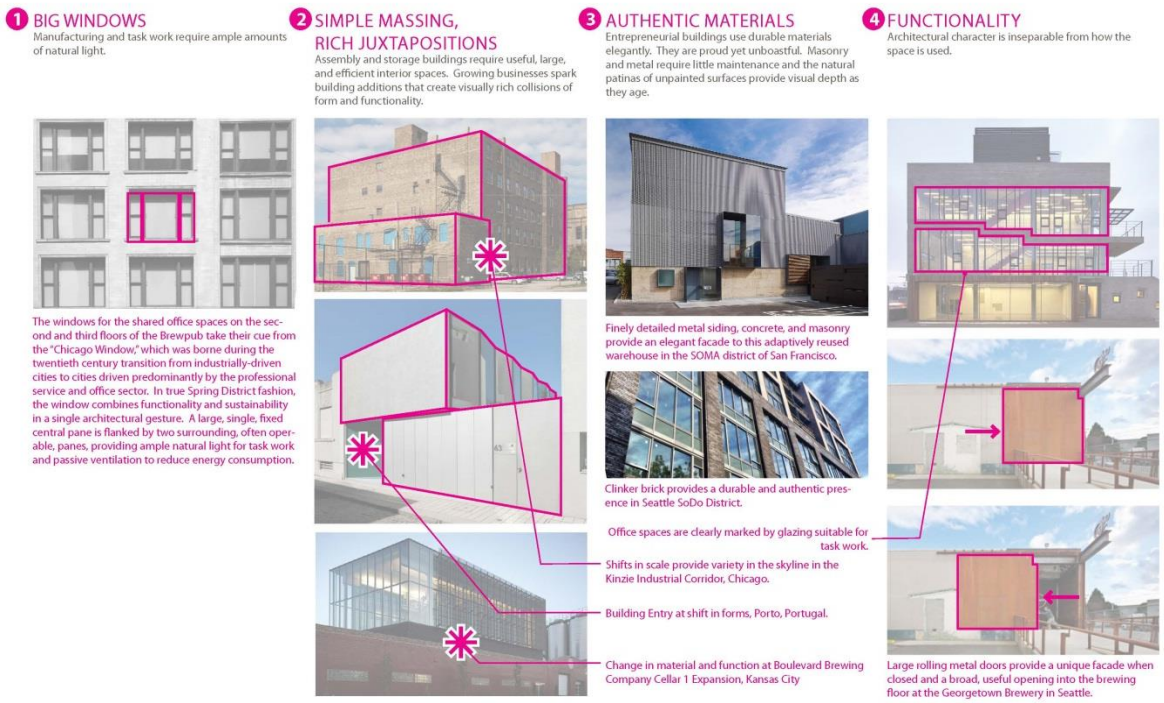
Our building design strategy provides "*a variety of building heights and forms, building articulation and modulation…"* and *"…rooflines and floorplates that break down the scale of buildings, help to differentiate Bel-Red from Downtown, and enhance the architectural variety of the area."* (Policy S-BR-18, Bel-Red Subarea Plan 2010)



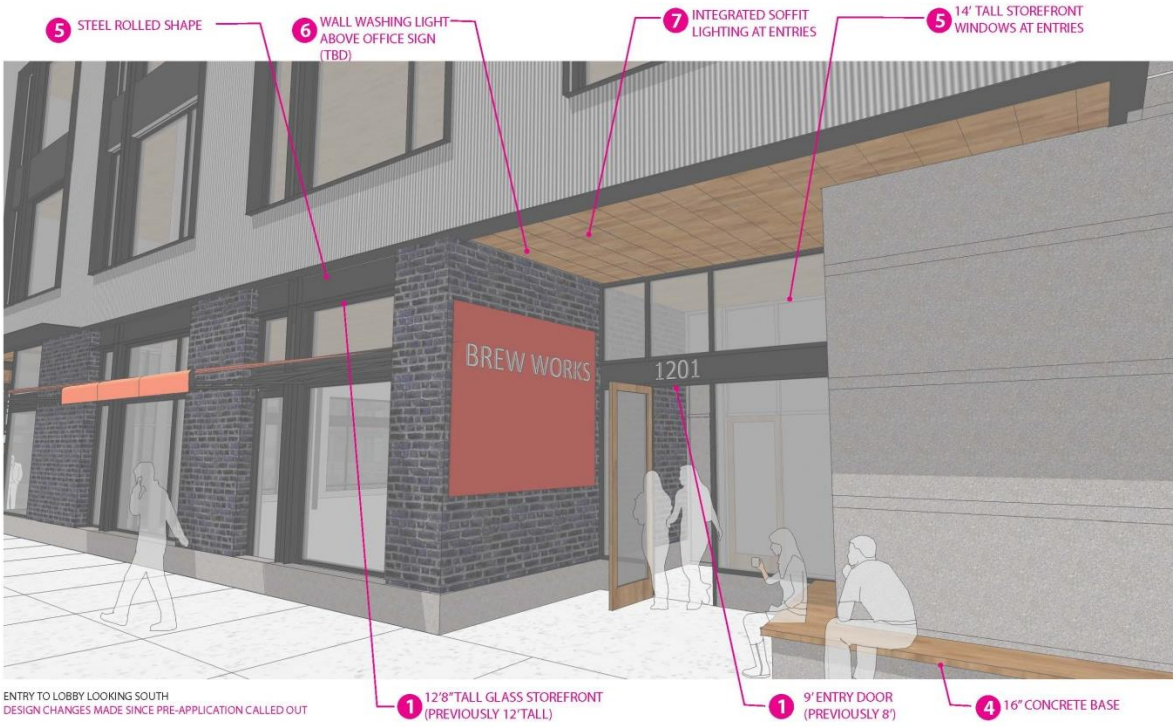
Mass One. Office uses (B Occ.) occur within a single discernable building mass that comprises levels 2 and 3 of the building. Window sills on these floors are set low, below desk height, so that even seated office workers away from the window can have a view down to the sidewalk, providing important "eyes-on-the-street" during the daytime hours. Window heads are set high, just under the ceiling framing, to allow natural light deep into the office floor plates. Floor to floor heights are tall at 12'. A roof deck (fewer than 50 occupants) is provided on level 3 facing the park, integrated into the building design and massing. (LUC 20.25D.150.D.4. Foster Attractive Rooftops)

Mass Two. The Brewery is located in a high-bay space to the North of the site, which places the manufacturing use (F-2 Occ.: beverages up to and including 16% alcohol content) and it associated loading and service deliveries away from NE District Way. The high ceilings are a requirement for flexibility and adaptability in brewing operations and provide a significant opportunity for identifying the Brewery use as a distinct form within the mixed-use building.

Mass Three. The Restaurant/Pub (A-2 Occ.) is placed in the most prominent position on the site, fronting NE District Way, the new Spring District Park, and NE 122nd. Its primary entry faces the corner of District Way and 122nd so that it is visible on entry to the neighborhood from the East and from the residential developments to the South. (LUC 20.25D.150.D.8 Encourage Retail Corner Entries) Roll-up garage doors front the Park, allowing nearly the entire Western-facing ground level façade to open up to a shaded bosque of trees, a water feature, and outdoor chess. The Restaurant also has a secondary entry on the north side, allowing patrons to visit the Beer Garden, shared with the Brewery.



Where the three masses intersect, the main building lobbies occur. These lobbies are further distinguished by recesses in the building where soffits are fashioned from reclaimed lumber, and the concrete base reaches out from the walls to form building-integrated benches. This allows for important weather protected areas for seating and a distinct architectural rationale to assist pedestrians and visitors in finding their way into the building. (LUC 20.25D.150.C.5 Provide Places for Stopping and Viewing) Entries are placed roughly mid-building facing West to the Park and facing East towards NE 122nd for clear sightlines and convenient access. The ground floor lobby is shared between the Office, Brewery, and Restaurant/Pub uses. This approach supports Bel-Red Subarea Plan *Policy S-BR-16: Encourage place-making and a dynamic public realm by integrating publicly accessible plazas, open spaces and other gathering places with development, in public & private projects.*



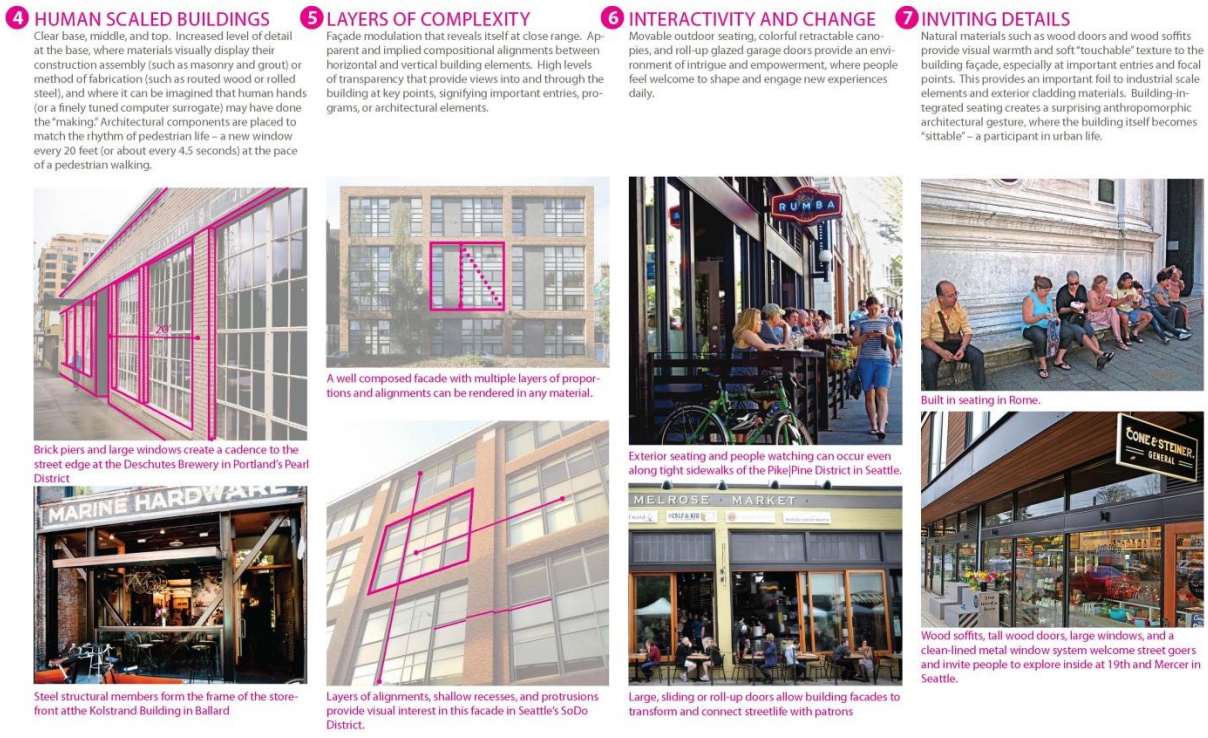
On the West of the building facing the Park, the Brewery has been setback to allow space for a Beer Garden, where patrons can watch the activities in the Park lawn and enjoy the late evening sun. Large, roll-up garage doors facing this space allow patrons to see directly into the Brewery's operations. Two exits from the Beer Garden are provided. One at the South, which has an opening no more than 10'-0" wide per code, and one at the North, which provides a second means of egress from this area.

Weather protection is designed to be integral to the building facade along NE District Way, the Park, and NE 122nd and in proportion to the building and the sidewalk (LUC 20.25D.150.C.3 Protect Pedestrians from the Elements).

Parking is provided to the North of the building in a surface lot and supplemented by reserved spaces in the lot on Block 13 and Block 14. All required ADA stalls occur in the surface lot on Parcel 12, nearest 122nd, and an accessible route of travel is provided to the main lobbies. A through-site connection occurs to the North of the building to provide convenient access from points East to the Park and the Western entry to the building.

Mechanical systems for the building are consolidated on the Office rooftop and screened from the side and from above. Large, specially detailed rolling doors screen the loading dock area, consistent with a utilitarian use, providing a welcome opportunity to celebrate the area's history.

Use of Materials:



Materials have been chosen specifically to address durability (weathering characteristics), the human-scale (masonry modules sized to fit in a hand), and forms that are reflective of the building process (rolled steel and metal shapes, molded brick, ground face aggregates, etc.). This is consistent with the vision for the future Bel-Red Corridor as expressed in *The*

Transportation Design Manual Appendix B – Bel Red Corridor Plan: Streetscape Character, Guidelines, and Standards (updated March 2015) and the *Bel Red Subarea Plan* (2010), and LUC 20.25D.150 Design Guidelines for the Bel Red Corridor.

- A molded, iron washed Clinker Brick is intended for the piers and pilasters of the ground floor façade of the Restaurant/Pub. This brick type reflects a particular kind of iridescent and dark speckling that occurs from firing clay with the presence of iron salts and the unique warping caused by the process of removing the brick from its mold.
- Corrugated metal siding with a tight wale and "Vintage" type finish is intended for the office floors. This shape was specifically chosen because it reflects the original rolling process that allowed metal siding to resist oil-canning (warping) over long spans, and its 1 3/4" wale provides a fine-grained corduroy shadow texture to the building façade that shifts with the sun and, yet, is small enough in scale and smooth enough for a pedestrian to run a hand across. The "Vintage" color was chosen because it reveals the slight metallic flecking caused by corrosion protection processes, such as galvanizing. A similar material matching in color and wale, but that is perforated, will screen the loading and mechanical areas.
- Finished, ground face concrete block with flush joints is used for the Brewery, reflecting the utilitarian nature of the building use it houses, while providing a slight level of refinement to the facade. Every fifth course, a row of 4" block with weathered horizontal joins and flush vertical joints will provide a slight shadow line, adding additional visual interest and referencing the texture of the Office siding.
- Windows are intended to be black metal with integrated rolled steel shapes painted to match.
- A cast in place concrete base anchors the building to the site.
- Reclaimed lumber forms the soffits and benches.

These intended materials are "…*of high quality and durability, are appropriate for the area climate, and … have a sense of permanence.* (Policy S-BR-19 Bel Red Subarea Plan 2010) They also reveal "*… construction techniques and materials that reflect the industrial roots of the area while emphasizing the emerging urban character of Bel-Red.* (Policy S-BR-20 Bel Red Subarea Plan 2010)

Signage Strategy

Building signage is intended to include *"sign[s] constructed of individual, three-dimensional letters, as opposed to one single box with cutout flat letters"* made of *" durable and long lasting materials"* and located at the entrance of each building entry.

A large, flat, applied super-graphic will occupy the Northern portion of the Western façade of the Brewery facing the Park. Consistent with (LUC 20.25D.150.F.1.b) This is intended to be

artistic in nature, compatible with the architectural design of the building and contribute to the character of the emerging Spring District Neighborhood. It is intended to be visible and special without overpowering the visual character of the area.

Lighting Strategy

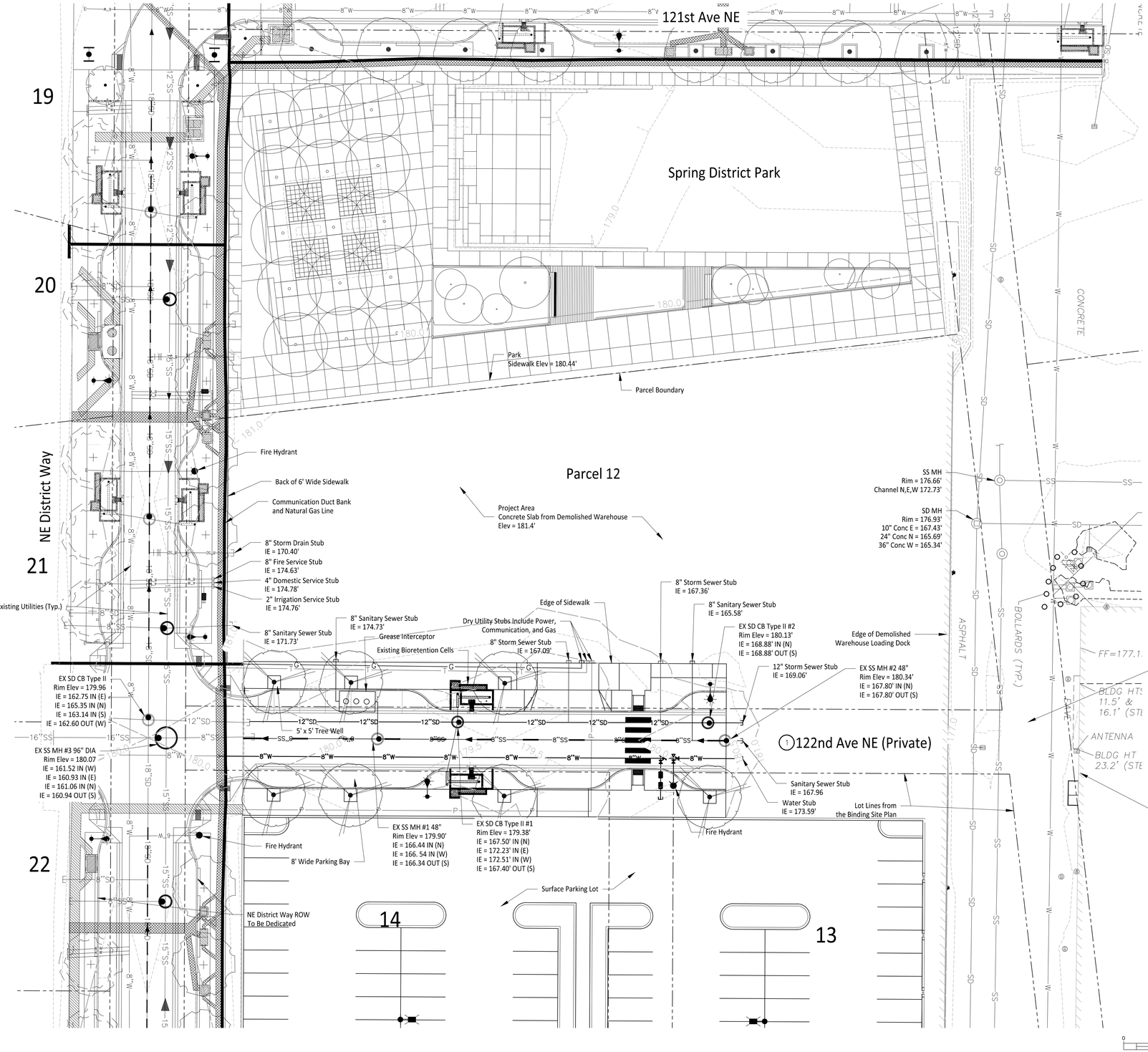
Lighting is oriented toward the sidewalks and public areas of the building. Lights on the building exterior are either concealed or integrated into the design of the building. (LUC 20.25D.150.E.1) At the main entry to the Restaurant/Pub, wall-washing light fixtures illuminate the brick walls and signage. Illumination calculations have been completed for the surface parking areas and for exterior building egress paths.

Bel Red Corridor Vision and Goals

The Parcel 12 Office/BrewPub furthers the vision and goals of the Bel Red Corridor by referencing an "*industrial tradition and natural systems, with clear expression of materials and simple form"*, by using a design language that is "*contemporary and cosmopolitan"* (Bel Red Corridor Plan: Streetscape Character, Guidelines & Standards, March 2015), by deploying design strategies that are *"bold," and "with materials that show depth, quality & durability…. [that] … have substance and mass, and [that] are not artificial, thin 'stage sets' applied only to the building's surface."* (LUC 20.25D.150.D.1.b)

SOUTHWEST CORNER OF RESTAURANT LOOKING EAST
DESIGN CHANGES MADE SINCE PRE-APPLICATION CALLED OUT

WEST FACADE OF RESTAURANT LOOKING SOUTH
DESIGN CHANGES MADE SINCE PRE-APPLICATION CALLED OUT



GENERAL NOTES

1. 122nd Ave NE to be Permitted as Revision to Surface Parking Lot Clear and Grade Permit 13-119291 GD

Applicant:
WRIGHT RUNSTAD & COMPANY
Wright Runstad & Company
1201 Third Avenue
Suite 2700
Seattle, WA 98101
(206) 447-9000

Architect:
GGLO
GGLO, LLC.
1301 First Avenue
Suite 301
Seattle, WA 98101
(206) 467-5828

Engineer:
JMJ Team
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:
THE SPRING DISTRICT

Block 12
Office/BrewPub

The Spring District
1227 124th AVE NE
Bellevue, WA 98005

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER
08/14/2015

REV	DATE	DESCRIPTION

DRAWN BY: | DESIGN BY:

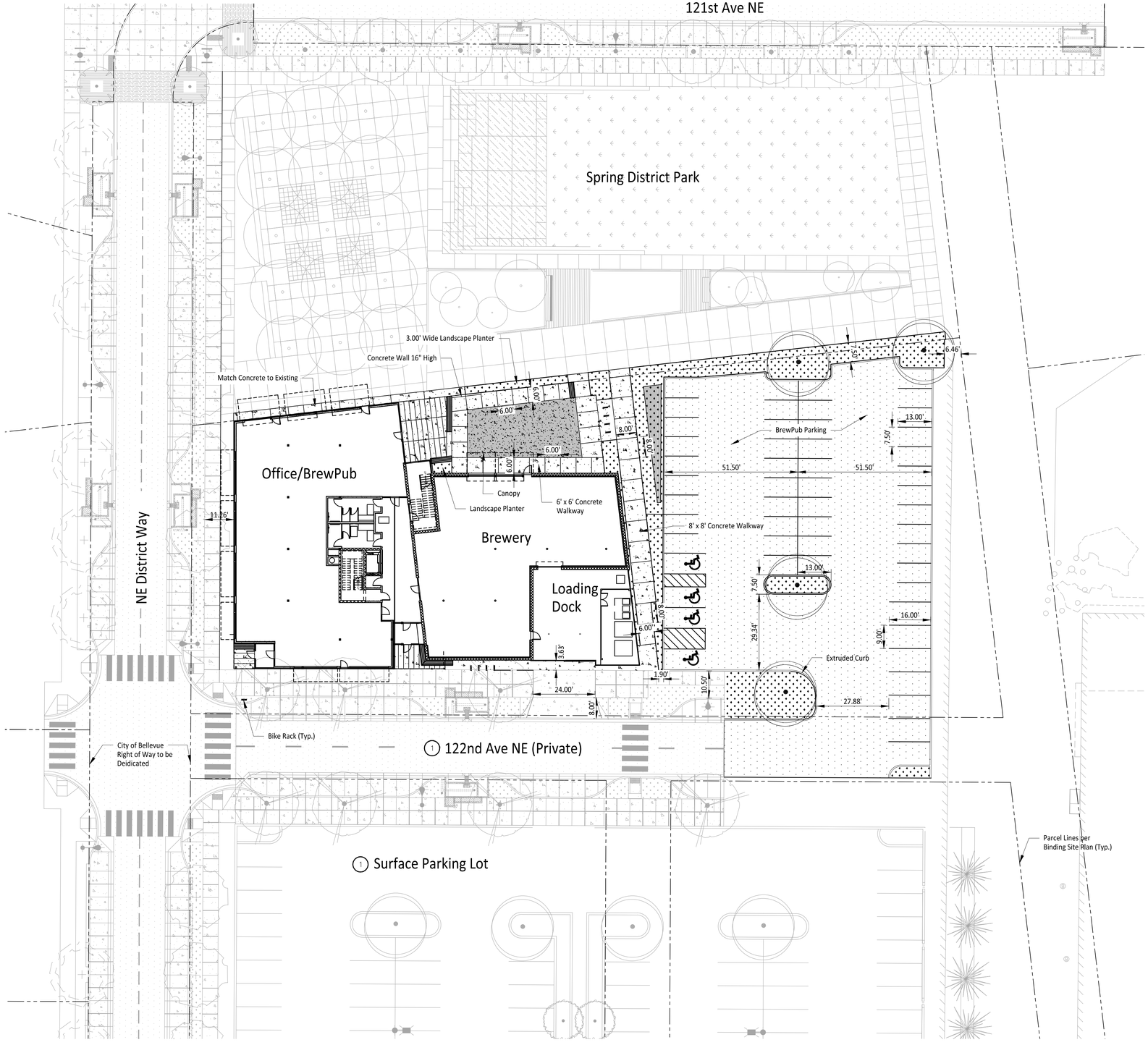
PROJ NO: 1500-001-009

DATE: August 14, 2015

DWG.
Existing Site Plan

DWG.
C1-201

File: 1500001C-009--EX.dwg Path: J:\1500 - Wright Runstad & Company\1500-001 Spring District\069 - Brewhub\CAD\ Plotted by: David Torrey Date: 18-Aug-15 4:33:34pm



GENERAL NOTES

1. 122nd Ave NE to be Permitted as Revision to Surface Parking Lot Clear and Grade Permit 13-119291 GD
2. Surface Parking Lot Permit 13-119291 GD To Be Used for Brew Hub Parking

LEGEND

- Bike Rack
- Concrete Bench with Reclaimed Timber
- Asphalt Pavement
- Concrete Pavement
- Pervious Concrete Pavement
- Landscaped Areas
- BioRetention Cell

Applicant:
WRIGHT RUNSTAD & COMPANY
Wright Runstad & Company
1201 Third Avenue
Suite 2700
Seattle, WA 98101
(206) 447-9000

Architect:
GGLO
GGLO, LLC.
1301 First Avenue
Suite 301
Seattle, WA 98101
(206) 467-5828

Engineer:
JMJ Team
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:
THE SPRING DISTRICT

Block 12
Office/BrewPub

The Spring District
1227 124th AVE NE
Bellevue, WA 98005

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER
08/14/2015

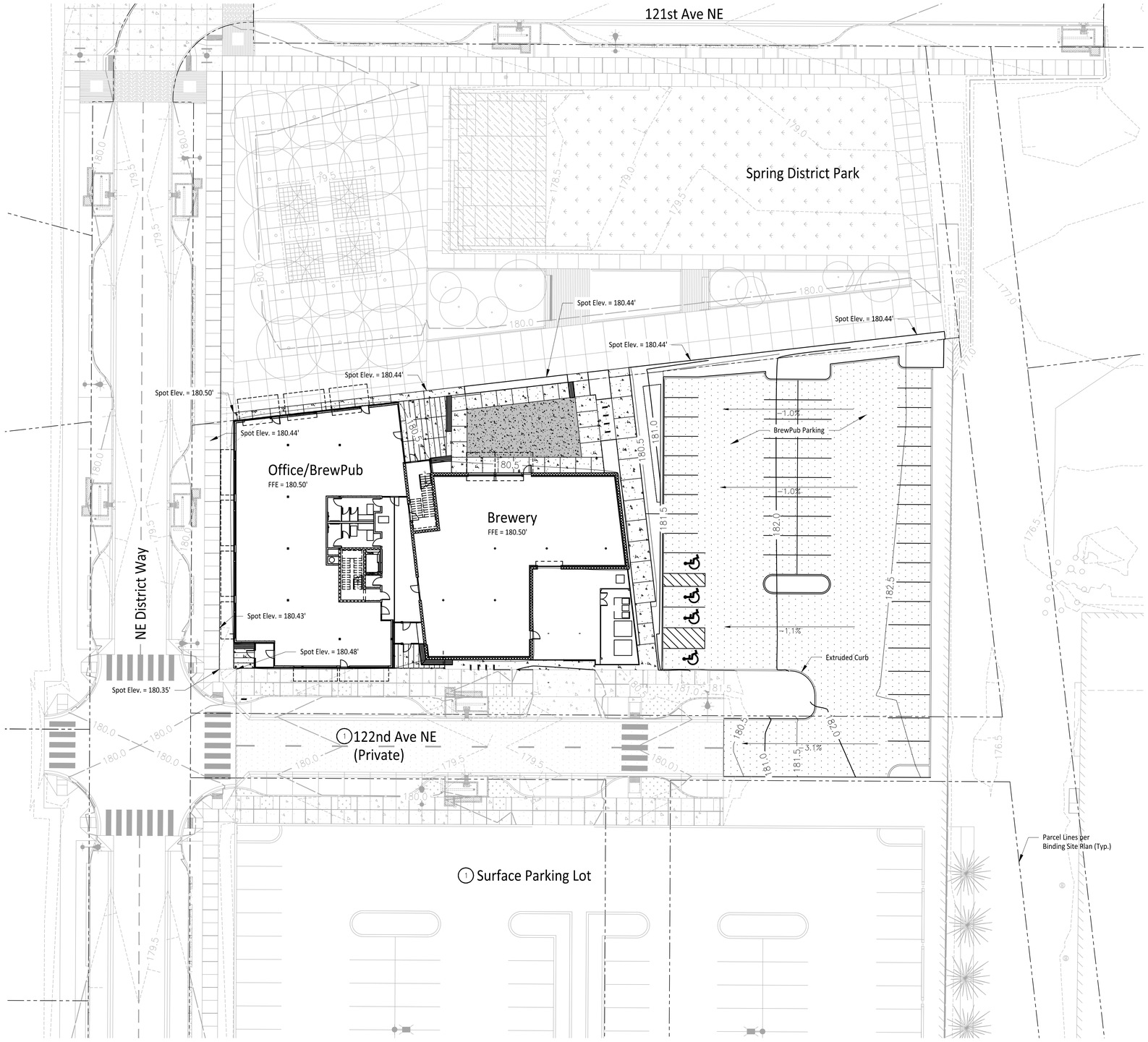
REV	DATE	DESCRIPTION

DRAWN BY:	DESIGN BY:
DT	JJ

PROJ NO: 1500-001-009
DATE: August 14, 2015

DWG.
Hardscape & Landscape Plan

DWG.
C3-301



GENERAL NOTES

1. 122nd Ave NE to be Permitted as Revision to Surface Parking Lot Clear and Grade Permit 13-119291 GD
2. Surface Parking Lot Permit 13-119291 GD To Be Used for Brew Hub Parking

LEGEND

180.0	Proposed Major Countour
180.5	Proposed Minor Countour
180.5	Existing Major Contour
180.5	Existing Minor Countour

Applicant:
WRIGHT RUNSTAD & COMPANY
Wright Runstad & Company
1201 Third Avenue
Suite 2700
Seattle, WA 98101
(206) 447-9000

Architect:
GGLO
GGLO, LLC.
1301 First Avenue
Suite 301
Seattle, WA 98101
(206) 467-5828

Engineer:
JMJ Team
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:
THE SPRING DISTRICT

Block 12
Office/BrewPub

The Spring District
1227 124th AVE NE
Bellevue, WA 98005

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER
08/14/2015

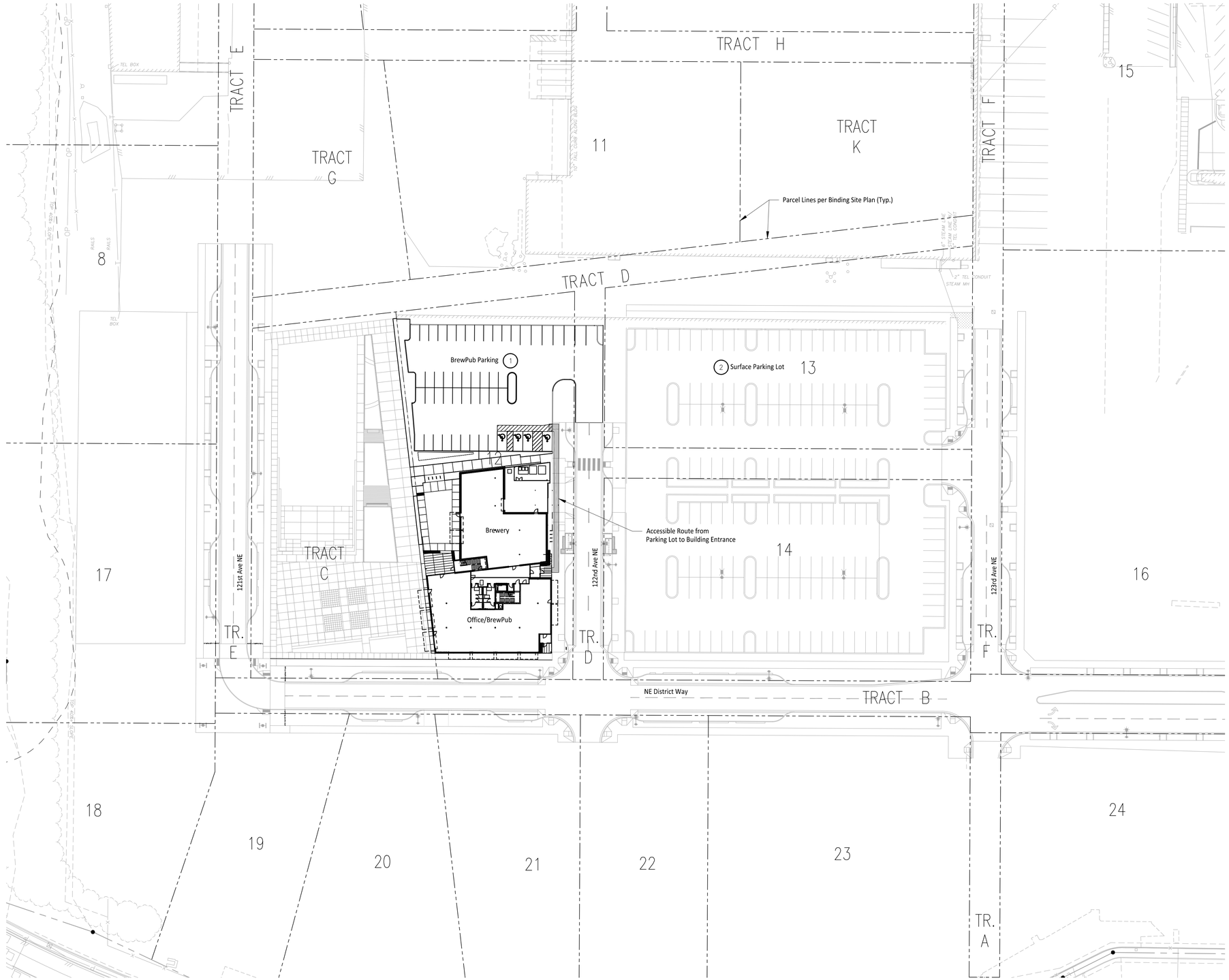
REV	DATE	DESCRIPTION

DRAWN BY: DT	DESIGN BY: JJ
PROJ NO:	1500-001-009
DATE:	August 14, 2015

DWG.
Grading Plan

DWG.
C3-401

File: 1500001C-009-HS-GR.dwg Path: J:\1500 - Wright Runstad & Company\1500-001 Spring District\009 - Brewhub\2400\ Plotted by: David Torrey Date: 18-Aug-15 4:37:06pm



GENERAL NOTES

1. BrewPub Parking Lot
   - 52 Parking Stalls Total
   - 7 Standard Stalls
   - 41 Compact Stalls
   - 2 ADA Accessible Stalls
   - 2 Van ADA Accessible Stalls

2. Spring District Surface Parking Lot
   - 170 Parking Stalls Total
   - 18 Standard Stalls Reserved for BrewPub

Applicant:
WRIGHT RUNSTAD & COMPANY
Wright Runstad & Company
1201 Third Avenue
Suite 2700
Seattle, WA 98101
(206) 447-9000

Architect:
GGLO
GGLO, LLC.
1301 First Avenue
Suite 301
Seattle, WA 98101
(206) 467-5828

Engineer:
JMJ Team
PO Box 2066
Sumner, WA 98390
(206) 596-2020

Project:
THE SPRING DISTRICT

Block 12
Office/BrewPub

The Spring District
1227 124th AVE NE
Bellevue, WA 98005

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED
PROFESSIONAL ENGINEER
08/14/2015

REV	DATE	DESCRIPTION

DRAWN BY: DT	DESIGN BY: JJ
PROJ NO:	1500-001-009
DATE:	August 14, 2015

DWG.
Parking Plan

DWG.
C4-201

File: 1500001C-009-PL-FP.dwg Path: J:\1500 - Wright Runstad & Company\1500-001 Spring District\009 - Brewhub\CAD\ Plotted by: David Torrey Date: 18-Aug-15 4:30:50pm

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

719 2ND AVENUE, SUITE 200 | SEATTLE, WA 98104 | P 206.394.3700

MEMORANDUM

DATE: August 18, 2015
TO: Tara Howard, Wright-Runstad
FROM: John Perlic, PE, Parametrix
SUBJECT: Spring District Brewpub - Parking Study
CC: Tresia Gonzalez, Parametrix
PROJECT NUMBER: 554-4575-016
PROJECT NAME: Spring District

INTRODUCTION

The purpose of this memorandum is to document the parking analysis completed for Block 12 of the Spring District development which includes a brewpub and office use. The memorandum provides a summary of the Block 12 parking needs based on survey data of a similar brewpub site and the Institute of Transportation Engineers (ITE) Parking Generation manual, 4th edition.

PROJECT DESCRIPTION

The Spring District Brewpub is located on 124th Avenue NE near NE 12th Street in Bellevue, Washington. The project proposes to construct an 8,600 square foot (sf) brewpub and 15,700 sf of office within Block 12. Later phases of the Spring District development will include additional office use, retail, and residential. As other phases are developed, additional shared use and walk up trips would be expected to increase over time after East Link and subsequent phases of the Spring District are completed. The following analysis reports the maximum site use for Block 12 only, assuming no shared use or walk trips. This assumption and the resulting parking demand should be reevaluated as subsequent phases are completed.

CITY OF BELLEVUE PARKING CODE

The City of Bellevue parking code provide a range of a minimum parking spaces required to maximum parking spaces allowed. The City of Bellevue code also states that:

> "Where the uses to be served by shared parking have overlapping hours of operation, the property owner or owners shall provide parking stalls equal to the total of the individual parking requirements. If the following criteria are met, that total is reduced by 10 percent:
> i. The parking areas share a property line; and
> ii. A vehicular connection between the lots exists; and
> iii. A convenient, visible pedestrian connection between the lots exists; and
> iv. The availability of parking for all affected properties is indicated by directional signs, as permitted by Chapter 22B.10 BCC (Sign Code)."

The brewpub is a unique use as it includes a portion allocated for the restaurant and a brewing facility. It is estimated that 4,600 sf of the development will be reserved for the restaurant function and 4,000 sf for the brewery equipment. The parking code for an industrial land use was assumed for the brewery facility. Table 1 summarizes the minimum and maximum City of Bellevue parking requirements for the Block 12 land uses, and includes the 10 percent reduction for uses with overlapping hours of operations.

Table 1. City of Bellevue Parking Code

	City of Bellevue	Block 12	
Land Use	Minimum - Maximum	Size	Minimum – Maximum
Office	4 – 5 stalls per 1k sf	14,300 sf	57 – 72
Restaurant	14 – no max per nsf*	4,600 sf	64
Industrial	1.5 – no max per nsf*	4,000 sf	6
		Subtotal	127 – 142
		10% Reduction for Shared Parking/Overlapping Hours of Operation	13 – 14
		Total	114 – 128

* nsf – net square feet

BLOCK 12 PARKING ANALYSIS

A parking analysis was also completed for Block 12 uses based on survey data and the ITE Parking Generation manual. While the City of Bellevue parking code allows a reduction in total spaces when there is shared parking, the ITE Parking Generation manual provides a daily distribution of parking demand for specific land uses. This allows us to estimate the cumulative demand for uses specific to Block 12. This method is based on typical hours of operations and peak demand. In addition, survey data for a similar site brewpub was conducted since this is not a land use addressed in the City of Bellevue code or the ITE manual.

Parking demand was surveyed at the Mountlake Terrace Diamond Knot Brewery, which is approximately 8,900 sf and includes a restaurant and brewery similar to the proposed Spring District Brewpub. The survey was conducted on a Saturday between 6:30 and 7:30 PM. The ITE Parking Generation manual peak rates for Friday and Saturday are the same, therefore the surveyed data was used to represent both a Friday or Saturday peak demand. The Diamond Knot Brewery is located in a plaza and shares parking with Double DD Meats, Romio's, Snohomish Pie Company, a post office, Yen Ching restaurant, and a 99 cent store. The Romio's and the Yen Ching restaurant were open during the survey period. Several stalls were marked for use by Double DD Meats only; however, Diamond Knot patrons were observed parking in these stalls. Therefore these vehicles were also included in the Diamond Knot parking survey tally. Staff from Diamond Knot were observed using parking stalls directly behind their rear entrance, which is marked for Diamond Knot use, so these stalls were also included in the tally. Between 6:30 and 7:30 PM, there were between 53 and 59 vehicles associated with the Diamond Knot Brewery parked in the surveyed areas.

The ITE Parking Generation manual land use 701 general office, the peak demand for the office use occurs midday and is 2.47 vehicles per 1,000 sf. Based on this rate, the office use would generate up to 39 parked vehicles on a typical weekday. Based on the parking survey, the brewpub would peak in the evening with up to 59 parked vehicles on a Friday or Saturday. The daily distributions for a typical weekday or Friday were applied to the peak demand. Friday was chosen as the peak study day as the office is in use and represents the peak usage of the brewpub. (The parking demand for a high-quality sit down restaurant for a non-Friday weekday peak is about 65% of the Friday and Saturday peak per the ITE Parking General manual). The resulting daily parking demand for the brewpub, office, and their total are shown in Figure 1.

The peak demand would be 70 stalls and would occur midday when the office use peaks. During the evening when the brewpub activity peaks, the office use would decline. The peak demand in the evening for both uses would total 67 stalls.

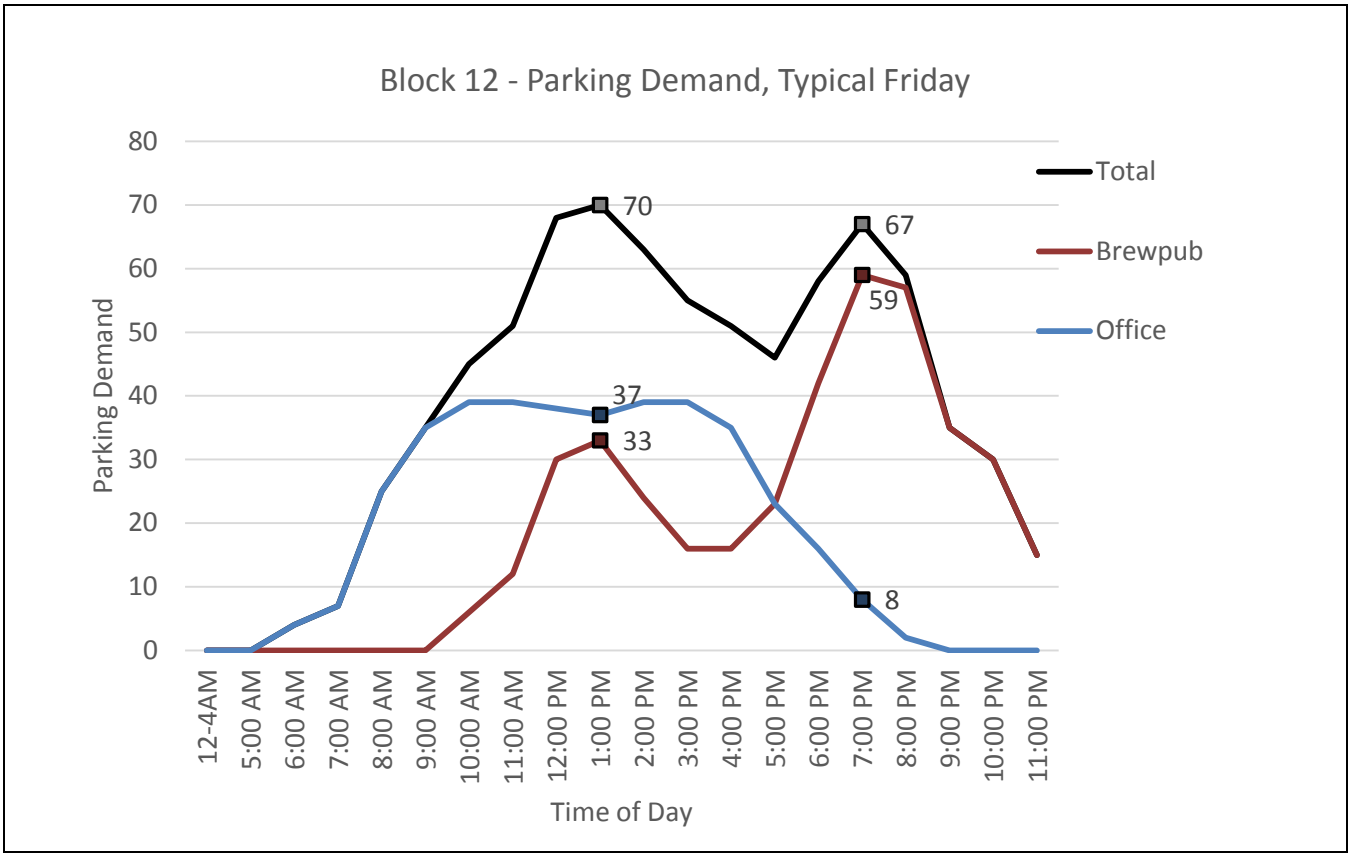


Figure 1. Daily Distribution of Parking Demand

RECOMMENDATION

Based on survey data for a similar brewpub site and the ITE Parking Generation manual, a parking capacity of 70 on-site parking stalls should be adequate to serve the offices and brewpub for the typical peak occurrences that could occur on a Friday afternoon. Typical non-Friday weekday and weekend parking demand would be lower than the 70 stalls, based on rates shown in the ITE Parking Generation manual.

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

719 2ND AVENUE, SUITE 200 | SEATTLE, WA 98104 | P 206.394.3700

MEMORANDUM

DATE: August 6, 2015
TO: Tara Howard, Wright Runstad
FROM: John Perlic, PE, Parametrix
SUBJECT: Concurrency Testing and Development Phasing of Spring District Brew Pub
CC: Tresia Gonzalez, Parametrix

The proposed Spring District development is located on 124th Avenue NE near NE 12th Street in Bellevue, Washington. The project currently proposes to construct:

- 4,600 square feet of restaurant (block 12),
- 4,000 square feet of brewery (block 12),
- 314,000 square feet of office (block 16 and 12),
- 595 residential units (blocks 18 to 23), and
- 11,600 square feet of retail (block 16).

The City of Bellevue provided comments in July 2015 regarding the current planned phasing compared to the development identified in The Spring District Phase 1A, Supplement to TIA (Transportation Solutions, June 2013). This memorandum provides supporting documentation of trip generation for concurrency and development phasing of the Spring District Brew Pub, in response to the City of Bellevue comments.

The City of Bellevue commented:

> The Spring District Development Agreement says that concurrency testing is to be done for each phase of the Spring District at the time of the first design review submittal within each phase. Concurrency testing for phase 1A was done in conjunction with the design review that included buildings 16 and 24. That concurrency test was based on PM peak hour trip generation of 946 trips for all of phase 1A. However, subsequent analysis showed that the buildings actually proposed at that time for all of phase 1A would be expected to generate 919 PM peak hour trips. That left a margin of 27 unallocated trips within the concurrency test limit.
>
> At that time, lot 12 was not in phase 1A. A revision of the phasing plan added lot 12 to phase 1A at a later time, but no particular land use was allocated to lot 12 at that time. Trip generation for the present proposal for lot 12 is as follows:
>
> - 13,000 sq ft office x 1.34 new trips per 1000 = 17.4 trips
> - 5000 sq ft high turnover sit down restaurant x 6.69 new trips per 1000 = 33.5
> - 5000 sq ft light industrial x 0.97 new trips per 1000 = 4.8
> - Total = 55.7 new trips for lot 12
>
> Since this exceeds the margin of 27 unallocated trips in the concurrency test mentioned above, further analysis is needed. The logical next step would be for a traffic consulting firm to evaluate the predicted trip generation for the actual buildings presently proposed in all of phase 1A, including Security Properties Residential and whatever is planned on lot 17. Some of these buildings may be less intensive trip generators

then the buildings that were assumed at the time of the concurrency test. It is still possible that total PM peak hour trip generation for all of phase 1A (as that phase is now defined) may be less than the 946 trips used in the concurrency test. In that case, a new concurrency test would not be needed. If the total trip generation for all of phase 1A (as that phase is now defined) would exceed 946, then a new concurrency test will apparently be necessary.

The current land use mix for Phase 1A of the Spring District development, which includes the restaurant, brewery, office space, residential, and retail use, results in 660 PM peak hour trips using the City of Bellevue's trip generation rates (see Exhibit 1). The projected trips with Phase 1A revisions to phasing is lower than the concurrency standard of 946 trips.

Exhibit 1. Trip Generation

Land use	City of Bellevue Trip Generation Rate for New Trips	November 2012 Concurrency Trip Generation		June 2013 TIA addendum		Current Phasing (August 2015)	
		SF or Units	PM Peak Hour Trips	SF or Units	PM Peak Hour Trips	SF or Units	PM Peak Hour Trips
Office	1.34 per 1k SF	489.1	655	503.5	675	314.0	421
High turnover sit down restaurant	6.69 per 1k SF	NA	NA	NA	NA	4.6	31
Light Industrial	0.97 per 1k SF	9.0	9	NA	NA	4.0	4
Residential	0.49 per unit	699	343	640	314	595	292
Retail	2.24 per 1k SF	24.0	53	19.5	44	11.6	26
Warehouse	0.32 per 1k SF	-355.8	-114	-355.8	-114	-355.8	-114
PM Peak Hour Trip Summary							
	Total		946		919		660
					Concurrency Threshold		946
					Over/Under		Under by 286 trips