



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: **Victory Court Church**

Proposal Address: 13555 NE Bellevue-Redmond Road Suite 200
Bellevue, WA. 98005

Proposal Description: Administrative Conditional Use approval to allow an interior only change of use of 2,876 square feet of existing vacant office space into a religious activity (church). The site and building exteriors have no changes associated with the work.

File Number: **16-123413-LA**

Applicant: Jude Ogunleye
Victory Court RCCG

Decisions Included: Administrative Conditional Use, Process II
Land Use Code 20.30E

Planner: Mark C. Brennan, Associate Planner

State Environmental Policy Act
Threshold Determination: **EXEMPT**

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Notice of Application: April 28, 2016
14-day Comment Period: May 12, 2016
Decision Publication Date: August 4, 2016
Appeal Deadline: August 18, 2016

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6800. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

I. REQUEST/PROPOSAL DESCRIPTION:

A. Background:

Victory Court Church (VCC) is requesting an Administrative Conditional Use approval to allow an interior only change of use of 2,876 square feet of existing vacant office space into a religious activity (church). The site and building exteriors have no changes associated with the work. A religious activity is allowed in the BR-ORT (Bel-Red-Office/Residential Transition) land use district only through the ACU process. Exterior changes to the building and site will be limited to new signage, and cleaning and repair of existing windows. This proposal is for the change of use only, there will be no construction associated with this ACU. VCC has submitted for a Tenant Improvement Permit under 16-126264-BY to remodel 2, 876 square feet of existing vacant office space into a church (worship area and associated support facilities). New signage for this function will require review under a sign permit (SA permit). **Refer to Conditions of Approval in Section VIII of this report regarding Signage (VIII.A.1) and Changes to Building Exterior and/or Site (VIII.A.2).**

Victory Court Church will use this space regularly on Sunday mornings for a worship service and at least two evenings each week for Scripture study, choir practice and other church related activities. Nearly all participants at VCC events will arrive by car, most with multiple passengers.

The proposed hours of operation and anticipated participants for Victory Court Church are the following:

- A Sunday service each week for approximately 120 participants.
- Weekday evening meetings each week generally begin at 7 PM and will involve up to 50 participants.
- Occasional evening or Saturday use for special events may occur from time to time.
- Weekday business hour use of the space would be for administration, counseling, and small meetings that are similar in nature to a normal office or personal service tenant.

Future growth: The occupancy numbers and stall count reflect the anticipated maximum capacity of the building. If attendance were to regularly exceed the 120 people shown, multiple services would be instituted to handle the attendees. **Refer to Condition of Approval in Section VIII of this report regarding Potential for Future Growth (VIII.A.4).**

B. Review Process

Administrative Conditional Use (ACU) approval is a Process II decision made by the Director of the Development Services Department. The process includes public noticing with a minimum 14-day comment period. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publically noticed with a mandatory 14-day appeal period. Process II decisions may be appealed by parties who submitted comments on the application, and any appeal shall be heard at a public hearing before the City Hearing Examiner.

II. SITE ZONING, CONTEXT AND DESCRIPTION:

The subject site is located at 13555 NE Bel-Red Road in the existing Avidex Building, a multi-tenant two story structure with a parking lot with 133 parking spaces, 3 of which are accessible. The site is located in the Bel-Red Corridor Subarea within the BR-ORT Land Use District.

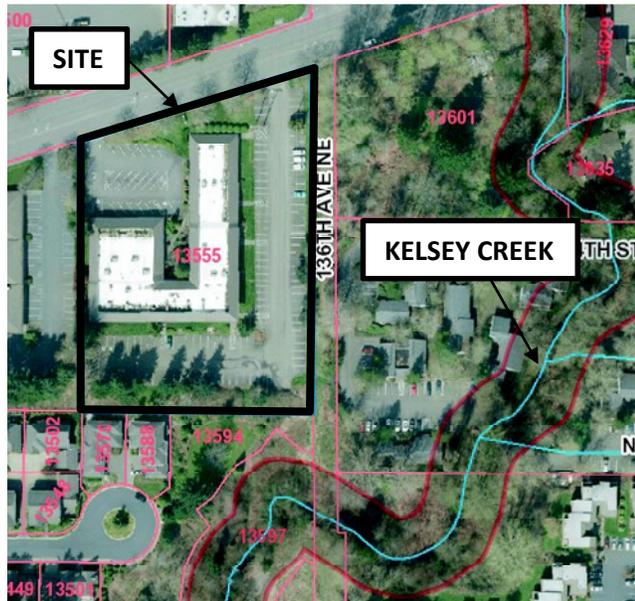
The site is bounded on the south by a Single Family Residential Land Use District (R-2.5) and on the south portion of the east boundary by a Multifamily Residential (R-20) Land Use District. A BR-CR Land Use District is located across Bel-Red Road from the site.



SITE

III. EXISTING SITE:

Site: Residential properties abutting the site include apartments to the southeast and single family lots adjacent to the southwest corner. Kelsey Creek runs through an undeveloped lot immediately to the site's southern edge. To the east the site is bounded by 136th Avenue NE and a parcel beyond that is currently being developed into a multi-family residential project with twelve units. The site is bounded on the west and across Bel-Red Road by low rise multi-tenant office buildings and retail. The site is accessed off of Bel-Red Road. Residential properties to the south are screened from the site by mature coniferous and deciduous trees along the site's south property line.



IV. PUBLIC COMMENT & RESPONSE:

Application Date:	January 25, 2016
Completeness Date:	April 22, 2016
Notice of Application:	April 28, 2016
Public Notice Sign:	April 28, 2016
Min. Comment Period:	May 12, 2016

V. SUMMARY OF TECHNICAL REVIEWS:

A. Transportation Department

Based on the information provided, the change of use will trigger a reduction in trips from 4 Office Use Trips to 2 Religious Activity Trips. Facilities are adequate based on the size of the religious institution.

Transportation determined that a traffic concurrency analysis will not be required, the new use will be a lessening of PM peak trips. There will be no site construction activity as a result of this ACU. The Transportation department has approved this permit with no conditions.

B. Clear and Grade Division

There will be no site construction activity as a result of this ACU. The Clear and Grade Department has approved this permit with no conditions.

C. Utilities Department

There will be no site construction activity as a result of this ACU. The Utilities Department has approved this permit with no conditions.

D. Fire Department

There will be no site construction activity as a result of this ACU. The Fire Department has reviewed and approved this permit and has the following comment: A separate BY Permit is required.

VI. APPLICABLE DECISION CRITERIA:

Administrative Conditional Use: The Director may approve or approve with modifications an application for Administrative Conditional Use if it complies with the decision criteria of Land Use Code Section 20.30E.140. The approval of an Administrative Conditional Use may at any time be revoked if the uses of on-site facilities are changed from the stated application. **Refer to Condition of Approval in Section VIII of this report regarding Revocation of Administrative Conditional Use permit/approval (VIII.A.3).**

After conducting the various administrative reviews of this project, including Comprehensive Plan goals and policies and the Land Use Code provisions, the following conclusions are made with regard to the Administrative Conditional Use decision criteria:

A. The Administrative Conditional Use is consistent with the Comprehensive Plan.

POLICY TR-2: Strive to reduce congestion and improve mobility.

Finding: The subject property is located in Suite 200 of the Avidex Building at 13555 Bel-Red Road in the Bel-Red Corridor Subarea. Through locating in an existing vacant office space Victory Court Church is adding into and extending the use of property typically vacant on Sundays. By doing so on a commercial site immediately accessible to a major arterial (Bel-Red Road) the church is improving mobility for those attending services from the nearby residential neighborhoods, while also keeping Sunday morning traffic out of those neighborhoods, thereby mitigating potential congestion on residential streets.

POLICY S-BR-22. Promote parking design and management that supports local uses in a manner compatible with the area’s urban design, transit and pedestrian orientation, including:

Finding: The proposed change of use will result in the shared use of an existing parking lot. **Table 1: Victory Court Church Proposed Parking Space Usage** enumerates the existing on-site parking spaces required for Victory Court Church and the aggregate of all other Avidex Building tenants for various timeframes during a typical week. **Table 1** summarizes a parking report provided by the applicant. Refer to **Attachment A: Avidex Building Tenant Roster & Parking Use**.

Victory Court Church has varying needs for parking spaces depending on the day and time frame referenced. During a typical weekday the church will require only four spaces for church employees while on Sunday mornings forty spaces will be needed to accommodate attendance at the morning service. Based on the parking requirements reported by Victory Court Church and the other tenants in the Avidex Building and shown in **Table 1** below, no negative parking impacts on other building tenants will occur as a result of this Administrative Conditional Use permit as parking stall availability significantly exceeds the anticipated parking use associated with Victory Court Church.

Table 1: Victory Court Church Proposed Parking Space Usage

	Weekday DAY	Weekday EVENING	Saturday DAY	Saturday EVENING	Sunday DAY	Sunday EVENING
Victory Court Church	4	12	6	6	40	10
+ All Other Tenants	116	90	59	18	22	16
= Total Spaces Used	120	102	65	28	62	26
Spaces Available	133					

POLICY S-BR-93. Provide for a mix of office and housing in this area, with low intensity buildings of one or two stories serving as an appropriate buffer between the uses north of Bel-Red Road and the single-family residential neighborhoods to

the south. While office should remain a focus, housing in this area is also a suitable transition use.

Finding: The proposed change of use will add a new tenant to a vacant space in the existing Avidex Building, thereby extending the economic sustainability of site's use as a low rise office development. In so doing the Avidex Building will continue to act as an appropriate buffer between the single family neighborhood to the south and potentially higher density development on the site and properties north of Bel-Red Road.

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

Finding: The proposed change of use will not change the existing character, appearance or physical characteristics of the subject property and the immediate vicinity. The proposal will utilize existing striped parking spaces and is not proposing any change to the existing parking lot.

C. The Administrative Conditional Use will be served by adequate public facilities including streets, fire protection, and utilities, and

Finding: The proposed change of use is located on a site that is already served by adequate public facilities, including streets, fire protection and utilities.

D. The Administrative Conditional Use will not be materially detrimental to uses or property in the immediate vicinity of the subject property, and

Finding:

The proposed change of use will not modify the existing parking lot or the exterior of the existing building. The proposed church will use the site and building primarily on Sunday mornings when there will be little to no use of the site by other building tenants. The additional Sunday traffic will not result in a significant impact. Kelsey Creek runs through parcels adjoining the site to the east and south of the Avidex Building property but Critical Area review is not triggered by this application. Therefore, this Administrative Conditional Use will not be detrimental to uses or property in the immediate vicinity of the subject properties, as no substantial visible change would result from this application.

E. The Administrative Conditional Use complies with the applicable requirements of this Code.

Finding:

The proposed change of 2,876 sf of existing vacant office space to a religious activity (church) use complies with applicable requirements of this Code.

VII. DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE WITH THE FOLLOWING CONDITIONS:**

Vested Status of Administrative Conditional Use Approval: The vested status of the Administrative Conditional Use approval shall expire two years from the date of the City's final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project. Additionally, an ACU is subject to revocation. The Director may approve or approve with modifications an application for an ACU. The final approval may be revoked at any time if the use of the facility is changed from the approved application.

VIII. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

Compliance with Bellevue City Codes and Ordinances

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

<u>Applicable Codes & Ordinances</u>	<u>Contact Person</u>	<u>Contact Phone</u>
Clearing & Grading Code – BCC 23.76	Janney Gwo,	425-452-6190
Construction Codes – BCC Title 23	Building Division,	425-452-6864
Uniform Fire Code – BCC 23.11	Sean Nichols,	425-452-2926
Land Use Code – BCC Title 20	Mark C. Brennan,	425-452-2973
Noise Control – BCC 9.18	Mark C. Brennan,	425-452-2973
Sign Code – BCC Title 22	Mark C. Brennan,	425-452-2973
Right-of-Way Use Code 14.30	Tim Stever,	425-452-4294
Utility Code – BCC Title 24	Chris Brookes,	425-452-6825
Transportation Code – BCC Title 24	Ryan K. Miller,	425-452-7915

A. GENERAL CONDITIONS:

1. Signage:

Design review of individual signs shall occur through review of a sign permit application (SA Permit type).

- a. Location
- b. Size/dimensions
- c. Illumination (if any)
- d. Color and Materials

Authority: BCC 22B.10, Bellevue Sign Code, LUC 20.25A.110. LUC 20.30F.
Reviewer: Mark C. Brennan (425) 452-2973

2. Changes to Building Exterior and/or Site:

Any changes made to the building exterior (including painting, installation of new windows or doors, etc.) or to the landscaping (other than cleaning up the existing planting areas) shall be approved via a Land Use Exemption.

Authority: LUC 20.30F.175.C.
Reviewer: Mark C. Brennan (425) 452-2973

3. Revocation of Administrative Conditional Use Permits:

Approval of an Administrative Conditional Use permit may at any time be revoked if the use of on-site facilities, traffic pattern/parking or transportation methods are changed from the submitted application.

Authority: LUC 20.30E.175.B.
Reviewer: Mark C. Brennan, (425) 452-2973

4. Potential for Future Growth:

If over 120 people attend services on a consistent basis, Victory Court Church administration will work with Land Use to revise the existing Administrative Conditional Use to reflect any changed conditions.

Authority: LUC 20.30E.175.C.
Reviewer: Mark C. Brennan, (425) 452-2973

Attachments: A: Avidex Building Tenant Roster & Parking Use

Attachment A: Avidex Building Tenant Roster & Parking Use

Suite	#	Tenant Name	Use	Rentable Area	Parking Ratio in BR-ORT District	Min. Pkg. Spaces Req'd by LUC	Existing / Proposed Weekday DAY	Existing / Proposed Weekday EVENING	Existing / Proposed Saturday DAY	Existing / Proposed Saturday EVENING	Existing / Proposed Sunday DAY	Existing / Proposed Sunday EVENING
226-230,	1A	Avidex	Office	9,815	4: 1,000	39	26	26	0	0	0	0
232-232A	1B	Avidex	Office	4,119	4: 1,000	16	16	4	0	0	0	0
Server	1C	Avidex	Office	205	4: 1,000	1	1	1	0	0	0	0
208	2	Dale Carnegie	Training	2,938	Per tenant	25	25	25	25	0	0	0
206-207	3	Quality Pacific	Office	1,372	4: 1,000	6	6	6	6	0	0	0
232-232A	4	Brain Child	Tutoring	4,305	Per tenant	6	6	6	6	0	0	0
108-110	5	Vacant	Office	1,359	4: 1,000	5	6	6	6	6	6	0
205	6	Eastside Massage	Massage	1,411	3:1,000	4	10	10	10	10	10	10
111B	7	Status Control	Office	612	4: 1,000	2	2	0	0	0	0	0
200	8	Vacant	Office	2,786	4:1,000	6	6/0	6/0	6/0	6/0	6/0	6/0
		Victory Ct. Church	Religious		Notes 1 – 3	Per tenant	0/4	0/12	0/6	0/6	0/40	0/10
111A	9	Pac Cos.	Office	810	4: 1,000	3	2	0	0	0	0	0
122 & 124	10	Learning Garden	Day Care	2149	Per tenant	10	10	0	0	0	0	0
120	11	Vacant	Office	600	4: 1,000	2	6	6	6	6	6	6
Stalls Used						125	122/120	96/102	65/65	28/28	28/62	22/26
Existing Stalls						133						

Notes:

1. Church Use Parking is for anticipated planned use and congregation demographics.
2. These calculations anticipates growth of the church to fill the space.
3. Church figure is higher than the code for assembly use of 10 stalls per 1000 nsf. The code requires 28 spaces.

IMPROVEMENT FOR VICTORY COURT CHURCH CONDITIONAL USE PERMIT SET

THE OFFICE OF:
**TRANSFORMATIONS
ARCHITECTURE & CONSULTING**
DAVID R. SEELY, ARCHITECT
10907 SE 244TH ST.
KENT, WA 98030
(253) 520-6242

1. THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
2. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. CONFORM TO AGENCY INSPECTORS COMMENTS AND CORRECTIONS. NOTIFY THE ARCHITECT OF ALL CONFLICTS IMMEDIATELY BEFORE PROCEEDING, AND ESPECIALLY IF INSPECTOR REQUIREMENTS CHANGE OR ADD TO APPROVED PLANS AND CONTRACT DOCUMENTS.
3. CONCEAL TO THE GREATEST EXTENT POSSIBLE PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION IN DRAWINGS.
4. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
5. DO NOT SCALE DRAWINGS OR DETAILS -- USE GIVEN DIMENSIONS. DIMENSIONS ON PLANS ARE TO FACE OF EXISTING FINISHES, GRIDLINE OR CENTERLINE U.N.O. NEW DOORS AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE 4" FROM FACE OF ADJACENT WALL ON THE HINGE SIDE OF DOOR.
6. COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK, AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES. RELOCATE, STORE AND PROTECT OWNER EQUIPMENT SUPPLIES AND FURNISHINGS TO REMAIN ON SITE DURING CONSTRUCTION.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL, AND WITH SUCH STANDARDS AS ARE SPECIFIED. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED, AS PER MANUFACTURERS RECOMMENDATIONS.
8. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY ONE OF THE FOLLOWING FOUR METHODS: LISTING ACCEPTABLE MANUFACTURER; BY SPECIFIC PRODUCT NAME; BY REQUIREMENT COMPLIANCE WITH REFERENCED STANDARDS; OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, PROVIDE SUBMITTALS THAT INCLUDE COMPLETE SYSTEM DATA AND INFORMATION FOR PURPOSES OF EVALUATION.
9. THE HVAC SYSTEM AND ELECTRICAL WORK SHALL BE BY BIDDER DESIGN CONTRACTOR. GENERAL CONTRACTOR WILL NEED TO COORDINATE WITH THESE CONTRACTORS AND SECURE ALL PERMITS. CONCEPTUAL BIDDER DESIGN INFORMATION IS INCLUDED THROUGHOUT THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY CONFLICT BETWEEN THE DRAWINGS, OTHER TRADES OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. ANY WORK INSTALLED WITHOUT NOTIFICATION THAT IS IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
10. GC SHALL SUBMIT SAMPLES OF ALL FINISHES PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (INCLUDING, BUT NOT LIMITED TO, HVAC, ELECTRICAL DEVICES, FLOOR SEAMING, DOORS AND HARDWARE).
11. PHONE EQUIPMENT, DATA COMMUNICATION EQUIPMENT, SECURITY SYSTEM EQUIPMENT, ETC. ARE F.O.I.O. GC SHALL COORD. WITH UTILITY AND VENDORS INSTALLERS AND PROVIDE BACKBOARD, PATCHING OF FINISHES, JUNCTION BOXES, CONDUIT WIRE, ETC. AS REQUIRED BY THESE SYSTEMS. GC SHALL COORD. LOCATIONS OF PHONE AND DATA CONNECTIONS WITH OWNER/ARCHITECT. VERIFY AND PROVIDE ALL POWER CONNECTIONS REOD. FOR ALL EQUIP., FIXTURES AND FURNISHINGS
12. THIS PROJECT CONTAINS GLAZING THAT WILL BE SUBJECT TO FEDERAL AND LOCAL GLAZING STANDARDS AND THE GLAZING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE REQUIREMENTS.
13. IF REQUIRED, PROVIDE EXIT SIGNS AT EXIT DOORS PER IBC SECTION 1011. ALL EXIT SIGNS SHALL HAVE LETTERS SIX (6) INCHES HIGH MINIMUM, AND SHALL CONFORM WITH APPLICABLE CODES. REFER TO DRAWINGS FOR EXIT SIGN LOCATIONS.
14. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
15. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
16. ALL LIGHT GAUGE METAL STUDS AND FRAMING SHALL BE INSTALLED PER THE STANDARDS AND DETAILS PUBLISHED BY THE STEEL STUD MANUFACTURERS ASSOCIATION. METAL FRAMING AND FURRING PRODUCTS HAVE A FOUR PART IDENTIFICATION CODE BY THE STEEL STUD MANUFACTURERS ASSOCIATION (SSMA) WHICH IDENTIFIES THE SIZE (BOTH DEPTH AND FLANGE WIDTH), STYLE, AND MATERIAL THICKNESS OF EACH MEMBER.

EXAMPLE: 600 S 162-54, WHERE THE NUMBERS REPRESENT:

- 1) MEMBER DEPTH IN HUNDRETHS OF AN INCH; (6" = 600 X 1/100 INCHES)
- 2) STYLE: S=STUD, T=TRACK, U=CHANNEL, F=FURRING
- 3) FLANGE WIDTH IN HUNDRETHS OF AN INCH; (1-5/8" = 162 X 1/100 INCHES).
- 4) BASE METAL THICKNESS IN THOUSANDTHS OF AN INCH (MILS); (0.054 IN. = 54 MILS).

THE EXISTING BUILDING AND SITE HAS PLENTY OF PARKING FOR BOTH EXISTING USES AND THE NEW ASSEMBLY OCCUPANCY.

BUILDING AREAS AND PARKING AVAILABLE:

1. TOTAL AREA: 33,000 FT.² IN EXISTING OFFICE USE
2. TENANT SPACE AREA: 2786 SQUARE FEET IN NEW RELIGIOUS OCCUPANTS
3. FINAL OFFICE AREA: APPROXIMATELY 30,000 SQUARE FEET.
4. EXISTING PARKING STALLS PROVIDED: 133, INCLUDING 3 BARRIER FREE STALLS. REQUIRED PARKING STALL COUNT PER LCU 20.20.590 AND 20.25D.120, PARKING, CIRCULATION, AND INTERNAL WALKWAY REQUIREMENTS:

1. OFFICE: BUSINESS SERVICES/PROFESSIONAL SERVICES/GENERAL OFFICE: 3/1000 NSF MIN. TO 4/1000 NSF MAX. PER LCU 20.25D.120. STALLS REQUIRED/ALLOWED FOR THE CURRENT SITUATION IS 99 TO 132.

2. ASSEMBLY USE FROM LCU 20.20.590: 10/1000 NSF MINIMUM. FOR THIS ANALYSIS WE SIMPLY USE THE GROSS SF RATHER THAN THE NET SF OF THE ASSEMBLY SPACE. 28 STALLS ARE REQUIRED FOR THE ASSEMBLY USE PROPOSED FOR THE TENANT IMPROVEMENT.

TIMING OF PARKING SPACE USE: THE BUSINESS AND OFFICE SPACES ARE OCCUPIED DURING NORMAL BUSINESS HOURS OF BETWEEN 7 AM AND 6 PM WEEKDAYS. THE CHURCHES SPACE WILL BE USED PRIMARILY EVENINGS AND ON WEEKENDS WHEN THE MOST OF THE 133 PARKING STALLS ARE AVAILABLE. PARKING PROVISION COMPLIANCE: AFTER OCCUPANCY OF THE CHURCH THE MINIMUM REQUIRED PARKING COUNT IS AS FOLLOWS:

SPACE. PARKING REQD. = CHURCH USE + OFFICE USE <= 133 STALLS

MIN. PARKING REQD. = (10 X 2800 SF /1000) + (3 X 30200 SF /1000) <= 133 STALLS

MIN. PARKING REQD. = 28 STALLS + 91 STALLS <= 133 STALLS

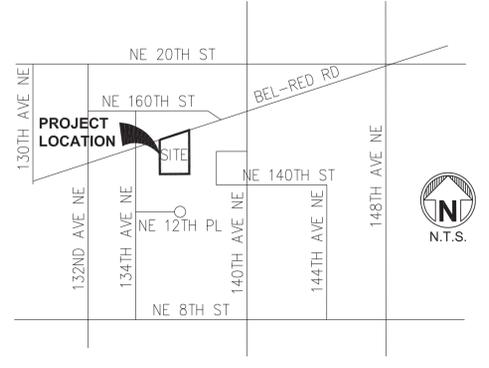
MIN. PARKING REQD. = 119 STALLS < 133 STALLS.

THE PARKING PROVIDED COMPLIES WITH THE CODE AND IS SUFFICIENT FOR THE USE EVEN WITHOUT CONSIDERING THE JOINT USE NATURE OF THIS TENANT.

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTH HALF OF TRACT 17 AND THAT PORTION OF THE EAST HALF OF TRACT 18 AND OF TRACT 19, LYING SOUTH OF HIGHWAY, BELLEVUE GARDENS, ACCORDING TO THAT PLAT THEREOF RECORDED IN VOLUME 19 OF PLATS, PAGE 51, IN KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.



LEGAL DESCRIPTION

TENANT: (APPLICANT)
VICTORY COURT (RCCG)
P.O. BOX 709
BELLEVUE, WA 98009
CONTACT: JUDE OGUNLEYE
PH: (206) 321-0489
EMAIL: KINGFEVER@GMAIL.COM

BUILDING OWNER
MB INVESTMENT III, LLC
2446 NW MARKET ST.
SEATTLE, WA 98106
CONTACT: STEVE PELLUER
COLLIERS INTERNATIONAL
EMAIL: STEVE.PELLUER@COLLIERS.COM
PH: (425) 453-3149

ARCHITECT:
TRANSFORMATIONS ARCHITECTURE & CONSULTING
10907 SE 244TH STREET,
KENT, WA 98030
PH: (253) 520-6242
CONTACT: DAVID R. SEELY
TACARCHITECT@Q.COM

CONTRACTOR:
CONTRACTOR: TBD
ADDRESS:
CITY, WA ZIP CODE
PH: (XXX) XXX-XXXX
CONTACT: XXX
EMAIL:

VICINITY MAP

THE PROJECT SCOPE INVOLVES A TENANT IMPROVEMENT IN AN EXISTING SPACE WITH A CHANGE OF USE FROM OFFICE (B OCCUPANCY) TO A CHURCH USE (A-3 OCCUPANCY). THE SCOPE OF WORK INVOLVES INTERIOR MODIFICATIONS ONLY. THERE IS NO WORK ON THE SITE, REVISIONS TO THE PARKING, NO NEW BUILDING AREA, NOR MODIFICATIONS TO THE EXTERIOR SHELL. RESIDENTIAL PROPERTIES ABUTTING THE SITE INCLUDE APARTMENTS TO THE SOUTHEAST AND TO SINGLE-FAMILY LOTS SOUTH OF THE SOUTHWEST CORNER. THE TENANT SPACE IN QUESTION IS IN THE NORTHEAST CORNER OF THE BUILDING. CONSEQUENTLY, THERE WILL BE NO IMPACTS ON NEIGHBORING RESIDENTIAL PROPERTIES DUE TO PARKING, NOISE, VISUAL OR ENVIRONMENTAL CONCERNS. REFER TO THE DRAWINGS AND ATTACHED ENVIRONMENTAL CHECKLIST FOR INFORMATION REGARDING THE NON-IMPACT OF THE PROPOSED DEVELOPMENT.

VICTORY COURT CHURCH T.I.
13555 NE BELLEVUE-REDMOND ROAD, SUITE 200
BELLEVUE, WA 98005



REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 1/22/16
DRAWN BY: OVG
CHECKED BY: DRS

PROJECT NO:
TAC 15006

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A1.0

GENERAL NOTES

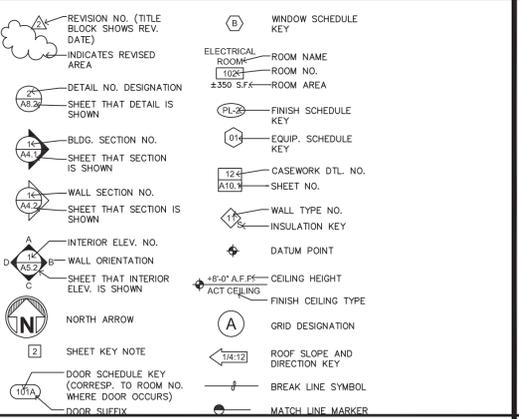
PARKING ANALYSIS & STUDY

PROJECT TEAM

PROJECT DESCRIPTION/DESIGN INTENT

A.C.	AIR CONDITIONER	EXH.	EXHAUST	MTL.	METAL MANUFACTURING	REQ'D.	REQUIRED
ACOUS.	ACOUSTICAL	EXIST.	EXISTING	MFG.	MANUFACTURER	R.O.	ROUGH OPENING
ADJ.	ADJUSTABLE, ADJACENT	EXP.	EXPANSION	MFR.	MANUFACTURER	SCHED.	SCHEDULE
ALUM.	ALUMINUM	EXT.	EXTERIOR	M.H.	MANHOLE	S.C.	SOLID CORE
ANOD.	ANODIZED	F.D.	FLOOR DRAIN	MIN.	MINIMUM	SHT.	SHEET
APPROX.	APPROXIMATE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SH.	SIMILAR
ASR.	AUTOMATIC SPRINKLER RISER	FF.	FLOOR FINISH	S.I.O.	SUPPLIED & INSTALLED BY OWNER	S.O.I.C.	SUPPLIED BY OWNER
BD.	BOARD	FHS.	FLAT HEAD SCREW	M.R.	MOISTURE RESISTANT	S.O.L.C.	INSTALLED BY CONTRACTOR
BLDG.	BUILDING	FL.	FLOOR	MULL.	MULLION	SPEC'D.	SPECIFIED
BLK.	BLOCK	F1.0.	FIBER REINFORCED PLASTIC	MTD.	MOUNTED	SQ.	SQUARE
BLK'G.	BLOCKING	F.R.P.P.	FIBER REINFORCED PLASTIC	MTG.	MOUNTING	S.S.	STAINLESS STEEL
BM.	BEAM	PANEL(S)	PANEL(S)	NOM.	NOMINAL	SST.	STANDARD
BOT.	BOTTOM	FTG.	FOOTING	N.T.S.	NOT TO SCALE	STD.	STANDARD
BTW.	BETWEEN	GA.	GAUGE	OVERALL	OVERALL	STL.	STEEL
CB.	CATCH BASIN	GALV.	GALVANIZED	STRUCT.	STRUCTURE, STRUCTURAL	SUSP.	SUSPENDED
C.I.	CAST IRON	G.I.	GALVANIZED IRON	O.H.	OVERHEAD	SYST.	SYSTEM
C.I.P.	CAST IN PLACE	G.L.P.	GYP-SUM LATH & PLASTER	OPF.	OPENING	T	TREAD, TOP
CL.	CENTER LINE	GWB.	GYP-SUM WALLBOARD.	OPP.	OPPOSITE	T&B	TOP & BOTTOM
CLG.	CELING	H.B.	HOSE BIBB	PERP.	PERPENDICULAR	TEL.	TELEPHONE
CMU	CONCRETE MASONRY UNIT	H.C.	HANDICAPPED	PL.	PLATE, PROPERTY LINE	TEMP.	TEMPERED
COL.	COLUMN	H.M.	HOLLOW METAL	PLAS.LAM.	PLASTIC LAMINATE	T&G	TONGUE & GROOVE
CONC.	CONCRETE	HORIZ.	HORIZONTAL	PLYWD.	PLYWOOD	T.C.	TEMPERED GLASS
CONT.	CONTINUOUS	HT.	HEIGHT	PLBG.	PLUMBING	TYP.	TYPICAL
CONSTR.	CONSTRUCTION	HTR.	HEATER	PANEL.	PANELING	U.O.N.	UNLESS OTHERWISE NOTED
CONTR.	CONTRACTOR	INSUL.	INSULATION	PRJ.	PROJECT	U.C.T.	UNIFORM BUILDING CODE
C.T.	CERAMIC TILE	JT./JTS.	JOINTS, JOINTS	PRJ.	PROJECT	V.C.T.	VINYL COMPOSITION TILE
DBL.	DOUBLE	L.	LONG, LENGTH	PRJ.	PROJECT	VERT.	VERTICAL
DTL.	DETAIL	LAM.	LAMINATE, LAMINATED	PT.	POINT	W.	WITH
D.F.	DRINKING FOUNTAIN	L.F.	LINEAR FOOT, LINEAL FOOT	Q.T.	QUARRY TILE	W/O	WITHOUT
D.S.	DOWNSPOUT	LT.WT.	LIGHT WEIGHT	QTR.	QUARTER	WD.	WOOD
DRWG.	DRAWING	MAS.	MASONRY	RADIUS	RADIUS	WDR.	WINDOW
E.A.	EACH	MAX.	MAXIMUM	R.D.	ROOF DRAIN	W.P.	WATERPROOF
E.F.S.	EXTERIOR FINISH SYSTEM	M.B.S.	METAL BUILDING SUPPLIER	R.L.	RAIN LEADER	W.R.	WATER RESISTANT
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	MECH.	MECHANICAL	REC'D.	RECEIVED	WT.	WEIGHT
ELEV.	ELEVATION, ELEVATOR	MEZZ.	MEZZANINE	REF.	REFRIGERATOR	W.M.M.	WELDED WIRE MESH
ELEC.	ELECTRICAL			REF.	REFRIGERATOR	W.W.F.	WELDED WIRE FABRIC
ENCL.	ENCLOSURE			REINF.	REINFORCING	Y.D.	YARD DRAIN
EQ.	EQUAL						

ABBREVIATIONS



LEGEND OF SYMBOLS

PROPERTY NAME - AVIDEX BUILDING

TENANT NAME: RCCG VICTORY COURT CHURCH

ADDRESS: 13555 BEL-RED RD, SUITE 200, BELLEVUE, WA 98005
CITY OF BELLEVUE

STORIES: 2 STORY

ZONING: BR-ORT

ONSITE PARKING: 133 STALLS

OCCUPANCY CLASSIFICATION: A-3 (ASSEMBLY) FOR TENANT SPACE & B-BUSINESS FOR REST OF BLDG.

CONSTRUCTION TYPE: TYPE VB, NON-SPRINKLED

SITE AREA: 119,124± SF, 2.73 ACRES

TENANT SPACE: AREA: 2786 SF - SUITE 200

BUILDING AREA: 1ST FLR.: 10,190 S.F.
2ND FLR.: 22,780 S.F.
BLDG. TOTAL: 32,970 S.F.

BUILDING DATA

ARCHITECTURAL:

A1.0 COVER SHEET

A2.0 SITE PLAN / EXTERIOR ELEVATIONS & SITE PHOTOS

A3.0 FLOOR PLAN / PARTIAL DEMO PLAN

— ALTA SURVEY

SHEET INDEX

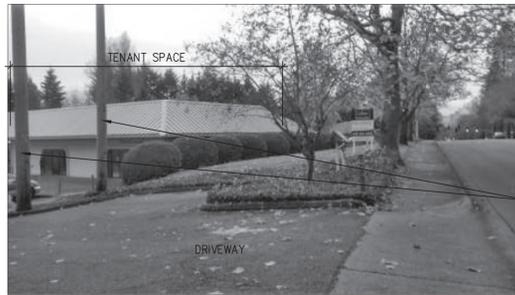


EAST ELEVATION - SUITE 200

SCALE: NTS 1

WEST ELEVATION - SUITE 200

SCALE: NTS 2



NORTH ELEVATION - SUITE 200

SCALE: NTS 3

SITE PHOTO A

SCALE: NTS 4



SITE PHOTO B

SCALE: NTS 5

SITE PHOTO C

SCALE: NTS 6



SITE PHOTO D

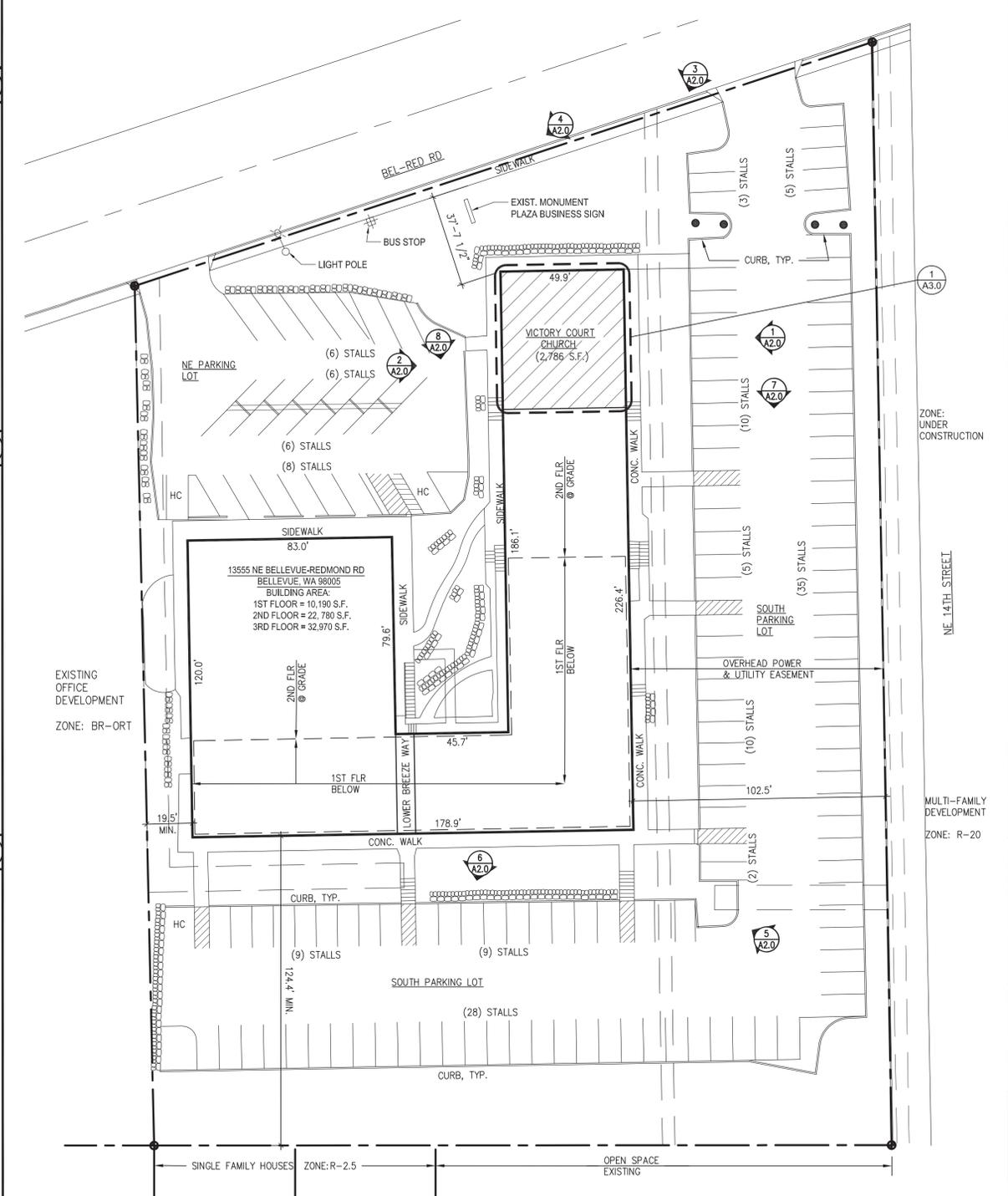
SCALE: NTS 7

SITE PHOTO E

SCALE: NTS 8

- 1) NO CHANGES TO BUILDING EXTERIOR OR SITE DEVELOPMENT.
- 2) EXISTING PARKING: 133 STALLS TOTAL W/ 3 H.C. SPACES. SEE PARKING NOTES ON A1.0.
- 3) EXISTING SIGNAGE TO REMAIN.
- 4) NO GRADING WORK.
- 5) EXISTING LANDSCAPE TO REMAIN.

SITE PLAN NOTES



SITE PLAN

SCALE: SC: 1:30 1

THE OFFICE OF:
**TRANSFORMATIONS
 ARCHITECTURE & CONSULTING**
 DAVID R. SEELY, ARCHITECT
 10907 SE 244TH ST.
 KENT, WA 98030
 (253) 520-6242

VICTORY COURT CHURCH T.I.
 13555 NE BELLEVUE-REDMOND ROAD, SUITE 200
 BELLEVUE, WA 98005

6500 REGISTERED ARCHITECT
 David Randall Seely
 STATE OF WASHINGTON

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 1/22/16
 DRAWN BY: OVG
 CHECKED BY: DRS

PROJECT NO:
TAC 15006
 SHEET TITLE:
**SITE PLAN/
 EXT. ELEV.**

SHEET NUMBER:
A2.0

