



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

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

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

File No. 16-123859-LB, 16-123872-LD

Project Name/Address: NE 8<sup>th</sup> Bellevue Memory Care  
14434 NE 8<sup>th</sup> Street

Planner: Carol Hamlin

Phone Number: 425-452-2731

**Minimum Comment Period: April 14, 2016, 5PM**

Materials included in this Notice:

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

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**Additional File Submittal**

**Permit Number:** 16 123872 LD

**Project Name:** NE 8th Bellevue Memory Care

**Submission Date & Time:** 3/4/2016 1:05:04 PM

**Reason for Submittal:** Response to Reviewer Comments

**Brief Description of Changes:** Response to Sheri Crawford defining Sleeping Rooms

**Name of Jurisdiction Contact(s):** Sheri Crawford

**Uploaded Files:** Merged Submission Package.pdf(Building or Construction Plan)

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**ENVIRONMENTAL CHECKLIST**

10/9/2009

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

**INTRODUCTION****Purpose of the Checklist:**

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

**Instructions for Applicants:**

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

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

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

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

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

**Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.**

## BACKGROUND INFORMATION

Property Owner: International Church of Foursquare Gospel

Proponent: Marathon Development, Inc.

Contact Person: Ted Johnson

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

Address: 12600 SE 38th Street, STE 210  
Bellevue, WA 98006

Phone: (425) 233-6972

Proposal Title: NE 8th Memory Care Community

Proposal Location: 144XX NE 8th Street (NEC - NE8th & 144th Ave NE)

(Street address and nearest cross street or intersection) Provide a legal description if available.

Parcel # 272505-9044-04 (will be completing a BLA)  
Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

1. General description: Two-story wood frame structure, 30 Unit / 46 Bedroom Memory Care Community (Alzheimer's licensed as Assisted Living)
2. Acreage of site: 1.50 acres
3. Number of dwelling units/buildings to be demolished: Zero
4. Number of dwelling units/buildings to be constructed: One
5. Square footage of buildings to be demolished: Zero
6. Square footage of buildings to be constructed: 28,345
7. Quantity of earth movement (in cubic yards): 200
8. Proposed land use: R-10 with approval of CUP.
9. Design features, including building height, number of stories and proposed exterior materials:  
Two-story senior Memory Care Community with 30 units / 46 bdrm. 30' in height. Ext. siding fiber cement board, horizontal and shake design w/ brick facade accents. Heavy timber entry with comp roof
10. Other

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

SEPA, Design Review and CUP complete July 2016. Permitting complete March 2017. Construction complete February 2018.

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

No

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

Geo-technical report to be reviewed by Clearing and Grading department. No environmental issues. Flat site used as asphalt parking lot.

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

None known

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.

Yes. Boundary Line Adjustment (BLA), Design Review & Conditional Use Permit - ALL February 2, 2016

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

Land Use Reclassification (rezone) Map of existing and proposed zoning

Preliminary Plat or Planned Unit Development  
Preliminary plat map

Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans

Building Permit (or Design Review)  
Site plan  
Clearing & grading plan

Shoreline Management Permit  
Site plan

#### A. ENVIRONMENTAL ELEMENTS

##### 1. Earth

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

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

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

Soil conditions primarily consist of loose to medium dense existing fill within the upper 3-15 feet underlain generally by medium dense to very dense silty sand with gravel glacial till deposits.

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

None

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

Will remove current asphalt parking lot and import structural fill as needed to meet design of slab on grade building.

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

Yes. An approved temporary erosion plan will be approved by COB and adhered to.

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

70% - 80% allowed

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

A Temporary erosion control plan will be designed and adhered to during the construction period.

## 2. AIR

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

Routine Air emissions during construction (workman cars and equipment) would result. Air Emissions when facility is complete include those from automobiles (staff, residents, visitors) and commercial kitchen (aromas)

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

None

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

Construction only planned during normal weekday hours; when building is operational, staff is encouraged to carpool or use public transit.

## 3. WATER

- a. Surface

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

None

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

None

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

None

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

None

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

No

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

No

b. Ground

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

No

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

None

c. Water Runoff (Including storm water)

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

Storm water from roof & asphalt drives / parking area will be diverted into wet/detention vault with sand filter and or dispersion trench before release to existing system

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

No

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

Extensive landscaping to meet or exceed the City of Bellevue requirements; collection of roof & parking lot drain water into underground piping to wet/detention vault and dispersion trench or linear sand filter

#### 4. Plants

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

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

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

Some removal of parking lot landscaping trees will be required. New landscaping will be installed per approved landscape plan.

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

None

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

New plantings install will be native to Puget Sound area and shown on the plan prepared by a licensed Landscape Architect, plan will meet or exceed City requirements.

#### 5. ANIMALS

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

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

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

None

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

No

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

None required

## 6. Energy and Natural Resources

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

Elec.lighting and heating resident rooms. Common area, comm. kitchen and corridor heat/cooling by natural gas

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

No.

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

Building will meet MA Dept. of Energy code requirements (wall & attic insulation, thermopane windows, energy

## 7. Environmental Health

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

Minor risk of oil or diesel fuel spill from use of construction equipment during construction – spills will be immediately cleaned in accordance with OSHA, WISHA & EPA requirements

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

None

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

None required

b. Noise

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

None

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

Routine construction noise (pneumatic tools, construction equipment, etc., during workday 8am –4pm. At completion no noticeable noise will be present due to its residential (senior) population

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

All equipment will be provided appropriate mufflers; agreement with neighbors will be reached concerning periods of high noise (if any)

**8. Land and Shoreline Use**

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

Site is used as a parking lot. Adjacent property is a Church. Single family & multifamily across street. School

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

No

- c. Describe any structures on the site.

No structures, asphalt parking lot.

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

None

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

R-10

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

R-10

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

N/A

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

No

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

44 senior residents and 20 full time employees.

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

None

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

None required

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

Proposed development will meet or exceed City of Bellevue land use regulations including Design Review and Conditional Use permit.

## 9. Housing

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

30 units consisting of 46 bedrooms. Due to the housing type, Memory Care (Alzheimer's Care) the cost will be high.

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

None

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

None

## 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?

30' - Cementitious lap siding

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

None

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

Proposal will meet COB Design Review Guidelines.

## 11. Light and Glare

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

No significant light will be produced, only interior residential lights / lamps through windows and small exterior down lights at building exits will be seen at night

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

No

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

None

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

Minimal exterior lighting will be included with building

## 12. Recreation

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

Stevenson Elementary, Crossroads Mall, Crossroads Park.

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

No

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

None

## 13. Historic and Cultural Preservation

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

None

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

None

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

N/A

## 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.

Project fronts NE 8th Street and will use an existing curb cut into existing parking lot for ingress and egress.

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

Yes.

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

41 new spaces & elimination of 132 existing spaces (see attached parking analysis).

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).

None. See traffic report attached.

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

No

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

Weekday AM peak = 7 trips. Weekday PM peak = 11.

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

Building Administration to provide financial incentives for staff to carpool or use public transportation when available

**15. Public Services**

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

Minor increase in need for ambulance services if residents have need to rush to emergency hospital. Senior Residents have low impact on public services.

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

In all but critical situations staff will escort & transport residents to hospital

**16. Utilities**

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

ALL Utilities available to the site.

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.

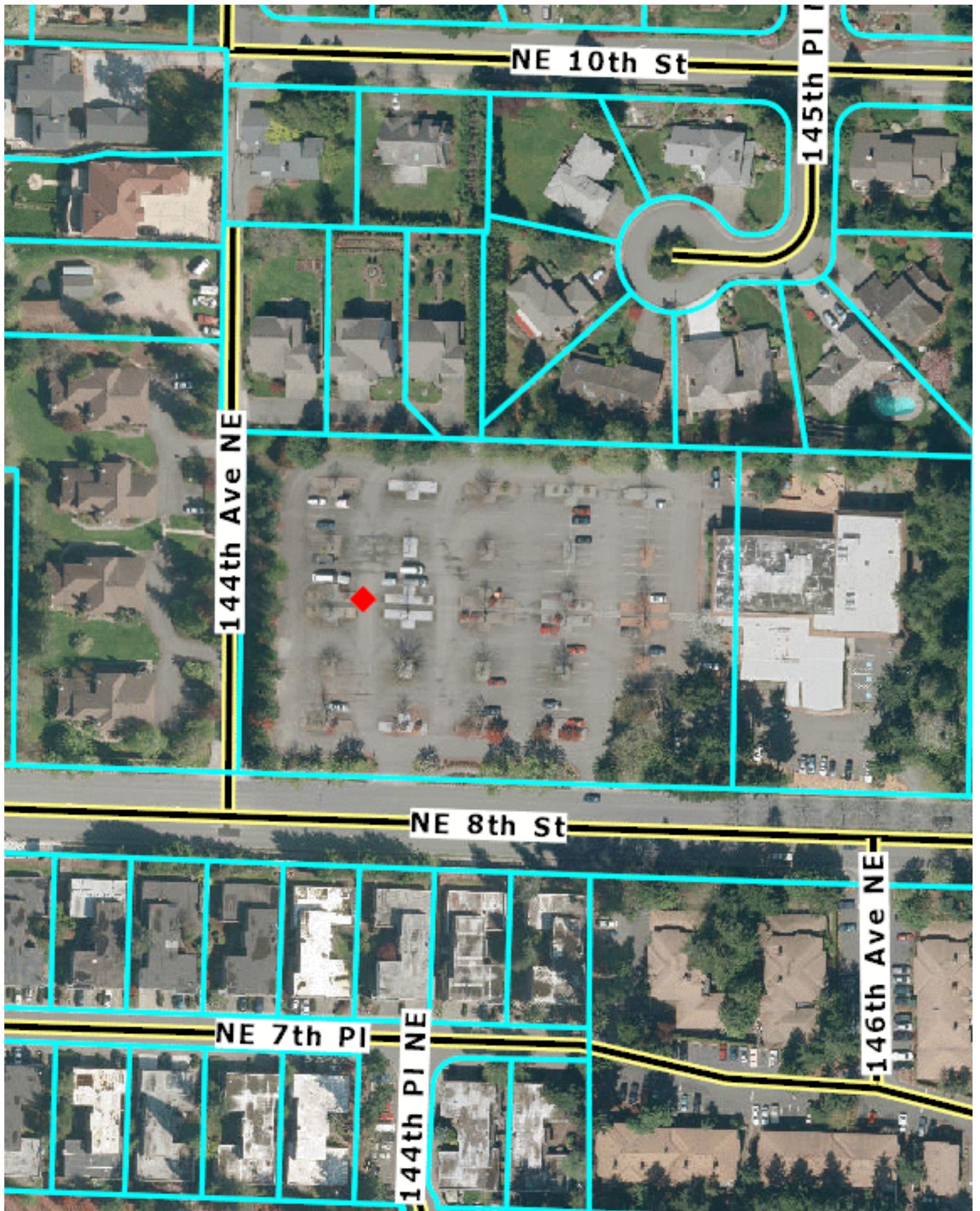
Electricity: PSE

Gas: PSE

**Signature**

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

Signature..........Date Submitted.....02/02/2016.....



NE 10th St

145th Pl NE

144th Ave NE

NE 8th St

146th Ave NE

NE 7th Pl

144th Pl NE

## MEMORANDUM

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**Date:** July 8, 2015 **TG:** 15246.00

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**To:** Ted E. Johnson – Marathon Development

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**From:** Kevin L. Jones, P.E., PTOE – Transpo Group

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**Subject:** 14434 NE 8th Street, Bellevue Memory Care and Lake Sammamish Foursquare Church – Parking Analysis

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This memo describes the proposed Bellevue Memory Care project and summarizes the future parking supply, required parking per Bellevue City Code, estimated peak parking demand, and any anticipated parking deficit associated with this proposed facility and the existing Lake Sammamish Foursquare Church (LSFC).

**Project Description.** The proposed project is located at 14434 NE 8th Street and would include the removal of 132 existing parking stalls on the west side of the LSFC property and construction of a 30-unit memory care (assisted living) facility and 41 new parking stalls. A conceptual site plan is attached.

**Parking Supply.** There are currently 250 parking stalls on the LSFC property. The proposed development would remove 132 of these existing stalls and construct 41 new stalls for the assisted living facility. Future church parking would include 118 stalls (250 less 132). Future parking supply would include 118 stalls for the church and 41 stalls for the assisted living facility.<sup>1</sup>

**Required Parking.** Bellevue City Code 20.20.590(F)(1) describes the minimum and maximum parking requirements by land use, including a church auditorium and congregate care/assisted living facility. For example, in that the church auditorium does not have fixed seating, the minimum number of required parking stalls is 10 stalls per 1,000 net square feet of auditorium space; there is no maximum requirement. The minimum and maximum parking stall requirement for congregate care/assisted living facilities is 0.5 stalls per unit and 1.5 stalls per unit, respectively.

The existing auditorium at LSFC is approximately 4,665 net square feet so the minimum parking requirement per Bellevue City Code is 47 stalls. The church's future parking supply of 118 stalls would meet this minimum requirement. Likewise, the City would require at least 15 parking stalls and no more than 45 parking stalls for a 30-unit assisted living facility. At 41 stalls, the proposed parking supply for this new facility would meet Bellevue's minimum and maximum parking requirements.

**Parking Demand.** Peak parking demand and any anticipated parking deficit was estimated for both the proposed assisted living facility and existing church. Peak parking demand for the assisted living facility was estimated by multiplying the proposed number of units (30) by the average peak period parking demand rate (0.41 vehicles per unit) for Land Use Code No. 254 ("Assisted Living") published by the Institute of Transportation Engineers (ITE) in *Parking Generation* (4th Edition, 2010). This average parking demand rate is based on 33 parking studies of existing assisted living facilities throughout the United States. Peak parking demand is

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<sup>1</sup> The church and developer of the assisted living facility have agreed to a mutual and reciprocal parking agreement in which each party would have permission to use available parking on the site of the other to accommodate any overflow parking, if necessary, subject to future documentation and recording. Since this agreement has not been recorded yet, this parking analysis conservatively assumes no sharing of future parking supply even though such sharing will take place in the future.

estimated at 12 vehicles and would occur on weekdays between 9:00 a.m. and 3:00 p.m. The assisted living facility's peak parking demand would be less on weekends based on average weekend parking demand rates published in *Parking Generation*. Therefore, the proposed 41-stall supply would easily accommodate the peak parking demand and in fact, a 29-stall surplus is anticipated.

Peak parking demand for the existing church was estimated by multiplying the existing number of attendees associated with church programs by a peak parking demand rate unique to the day of the week/event. Table 1 illustrates the existing number of attendees on weekdays, weekend days, and well-attended holiday services and weddings/memorials; these figures were provided by the church. This table also shows the assumed parking demand rate for each day of the week/event, the resulting peak parking demand and relative to the future parking supply, any anticipated parking deficit.

**Table 1. Peak Parking Demand at Lake Sammamish Foursquare Church**

Day of Week/Event	Existing Programs – Number of Attendees <sup>1</sup>	Peak Parking Demand Rate (veh./attendee) <sup>2</sup>	Peak Parking Demand (vehicles) <sup>3</sup>	Future Parking Supply <sup>4</sup>	Parking Deficit <sup>5</sup>
Sunday	174	0.45	78	118	0
Monday through Friday	60	1.00	60	118	0
Saturday	95	1.00	95	118	0
Christmas Eve	168	0.45	76	118	0
Easter Sunday	235	0.45	106	118	0
Mothers' Day	143	0.45	64	118	0
Weddings/Memorials	250	0.45	113	118	0

1. Number of attendees provided by LSFC. Number of attendees on Sunday represents the average number of people attending the Sunday morning worship service between June 2014 and May 2015. Number of attendees on weekdays represents average attendance at evening programs and the number of attendees on a Saturday represents average attendance at Saturday programs. Number of attendees on Christmas Eve, Easter Sunday and Mothers' Day represents worship service attendance recorded on December 24, 2014, April 5, 2015 and May 10, 2015, respectively. Number of attendees at weddings/memorials represents typical maximum attendance.
2. Peak parking demand rate for Sunday, holidays and weddings/memorials assumes a parking demand rate of 0.45 vehicles per attendee. This is the average Sunday peak parking demand rate for Land Use Code No. 560 ("Church") published by the Institute of Transportation Engineers (ITE) in *Parking Generation* (4th Edition, 2010). Peak parking demand rate for weekdays and Saturday conservatively assumes a parking demand rate of one vehicle per attendee; the actual rate is likely less.
3. Peak parking demand is calculated by multiplying the number of attendees by the estimated parking demand rate per day or event.
4. Future parking supply is the existing parking supply (250 stalls) less the number of existing stalls that would be removed as part of the proposed assisted living facility (132 stalls).
5. Parking deficit is the estimated number of vehicles that would not be accommodated by the church's future parking supply.

For example, the church provided attendance figures for the Sunday morning worship service between June 2014 and May 2015. It was determined that this service was attended by an average of 174 people during the most recent 12-month period. This attendance figure was multiplied by the average Sunday peak period parking demand rate (0.45 vehicles per attendee) for Land Use Code No. 560 ("Church") published by the ITE in *Parking Generation*. This average parking demand rate is based on 17 parking studies of existing churches throughout the United States. The church's peak parking demand is estimated to be 78 vehicles on a Sunday and would occur between 10:00 and 11:00 a.m. based on the start time of the existing worship service.

A similar approach was used in estimating the peak parking demand on holidays and weddings/memorials. The number of attendees on Christmas Eve, Easter Sunday and Mothers' Day was provided by the church and represents attendance on December 24, 2014 (168), April 5, 2015 (235) and May 10, 2015 (143), respectively. The church also estimated the typical maximum

number of attendees at weddings/memorials (250). These attendance figures were multiplied by the peak parking demand rate of 0.45 vehicles per attendee used in estimating Sunday parking demand. The resulting peak parking demand is illustrated in Table 1.

Unlike Sundays, *Parking Generation* does not provide average peak parking demand rates for weekday evenings or Saturdays. Absent better information, it was conservatively assumed that on these days, the peak parking demand rate could be as high as one vehicle per attendee even though the actual rate is likely less. This rate was multiplied by the attendance figures provided by the church for weekdays and Saturday and the resulting peak parking demand is illustrated in Table 1.

This parking analysis determined that the church's future 118-stall supply would accommodate the peak parking demand throughout the week as well as on holidays and special events. In fact, a parking surplus ranging from 5 stalls during weddings/memorials to 58 stalls during the week is anticipated during periods of peak parking.

Should existing church attendance levels increase in future years, it is important to note the safeguards that would account for any potential increase in peak parking demand. One safeguard includes an existing agreement between the church and the Bellevue School District at nearby Stevenson Elementary School. This agreement allows for mutual and reciprocal parking privileges and use of the other party's parking supply if the available supply is not sufficient to accommodate peak parking demand.

Moreover, LSFC and the developer of the assisted living facility have agreed to a mutual and reciprocal parking agreement in which each party would have permission to use available parking on the site of the other to accommodate any overflow parking, if necessary, subject to future documentation and recording. A shared parking arrangement will be beneficial to both parties as the peaking characteristics of the church and assisted living facility would not occur simultaneously and the peak parking demand of the assisted living facility is anticipated to be well below its supply, suggesting surplus stalls would be available to church users if necessary.

Please let me know if you have any questions or would like to discuss.

Attachment: Conceptual Site Plan

KLJ/



## MEMORANDUM

<b>Date:</b>	July 8, 2015	<b>TG:</b>	15246.00
<b>To:</b>	Ted E. Johnson – Marathon Development		
<b>From:</b>	Kevin L. Jones, P.E., PTOE – Transpo Group		
<b>Subject:</b>	14434 NE 8th Street, Bellevue Memory Care – Trip Generation Estimates		

This memo describes the proposed development and summarizes the project's anticipated daily and weekday peak hour vehicle trip generation. Weekday PM peak hour trip generation is compared to the City of Bellevue's 30-trip threshold to determine if transportation concurrency testing and a traffic impact analysis (TIA) would be required.

**Project Description.** The proposed project is located at 14434 NE 8th Street and would include the removal of 132 existing parking stalls on the west side of Lake Sammamish Foursquare Church's existing property and construction of a 50-bed memory care (assisted living) facility and 41 new parking stalls. A conceptual site plan is attached.

**Trip Generation.** The following table illustrates the anticipated number of new daily, AM peak hour, and PM peak hour vehicle trips the proposed development would likely generate. These estimates were derived by multiplying the proposed number of beds (50) by the average daily and peak hour trip generation rates for Land Use Code No. 254 ("Assisted Living") published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual* (9th Edition, 2012).

**Table 1. Trip Generation Estimates**

Land Use (Code)	Size	Rate <sup>1</sup>	Project Trips		
			Total	In	Out
<b>Assisted Living (No. 254)</b>	50 Beds				
Weekday Daily		2.66	134	67	67
Weekday AM Peak Hour		0.14	7	5	2
Weekday PM Peak Hour		0.22	11	5	6

1. Average trip rates from the *Trip Generation Manual* (ITE, 9th Edition, 2012).

As illustrated above, the proposed development is anticipated to generate approximately 134 daily vehicle trips, 7 AM peak hour trips, and 11 PM peak hour trips. The weekday PM peak hour trip generation is less than the City of Bellevue's 30-trip threshold that would otherwise require transportation concurrency testing and preparation of a TIA. Consequently, neither should be required.

Please let me know if you have any questions or would like to discuss.

Attachment: Conceptual Site Plan

KLJ/

