



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave. NE
BELLEVUE, WA 98004

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: John Manuel (AustinCina Architects) for All Saints Lutheran Church

LOCATION OF PROPOSAL: 5501 148th Avenue NE

DESCRIPTION OF PROPOSAL: Application for Conditional Use approval to construct a new detached 6,165 square foot two-story building (including multi-use area, classrooms, office, kitchen and restrooms). Project includes landscaping, new walkways and associated utilities. The site is located in the R-5 zoning district.

FILE NUMBER: 09-104565-LB

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **October 29, 2009.**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Care V. Haller
Environmental Coordinator

October 15, 2009
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

Solan
1/15/09

City of Bellevue Submittal Requirements

27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: **All Saints Lutheran Church
(George Hargrave - Building Committee Chairperson)**

Proponent:

Contact Person: **John Manuel / AustinCina Architects**
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **AustinCina Architects
12202 Pacific Ave Suite "C", Tacoma, WA 98444**
Phone: **(253) 531-4300**

Proposal Title: **All Saints Lutheran Church Phase 1 Addition**

Proposal Location: **5501 148th Ave. NE, Bellevue, WA 98007**
(Street address and nearest cross street or intersection) Provide a legal description if available.

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: **Construction of new 2-story detached building & ancillary sidewalks.**
2. Acreage of site: **+/- 4.5 Acres**
3. Number of dwelling units/buildings to be demolished: **None**
4. Number of ~~dwelling units~~ buildings to be constructed: **One**
5. Square footage of buildings to be demolished: **N/A**
6. Square footage of buildings to be constructed: **6,154 s.f.**
7. Quantity of earth movement (in cubic yards): **620 cubic yards**
8. Proposed land use: **Present & Proposed- Religious, Daycare & Sunday School/Christian Education.**
9. Design features, including building height, number of stories and proposed exterior materials:
New Two-story building w/ sloped asphalt shingle roofs, & wood siding to match existing. Tallest roof peak is 38'-0" above finish grade.
10. Other
Maximum roof heights to mid point 30 feet or less except for steeples/crosses.

RECEIVED
JAN 29 2009

PERMIT PROCESSING

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

Phase 1 Addition to be completed within 5-7 years.

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

The Church has a long range plan to enlarge the entire facility and parking but at this time has no definite timeline.

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

An arborist report.

see file Gilles Consulting dated 10/3/08.

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.

None known.

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)? **13%**

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.

Silty sand and glacial till ~~see arborist report~~

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

No.

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

Minor regrading for new building construction. Finish elevations to correspond with existing finish grades.

620 cty earth movement

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

No, site is relatively flat but erosion control fences will be installed during construction.

yes possible

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

28% (total building & impervious surfaces).

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

Erosion control per CG permit & CG inspector BCC 23.76

Current site is largely covered with lawn, much of this will not be disturbed. Major earthwork will comply to city standards if performed during the rainy seasons. Siltation fences will be installed during construction.

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.

Typical dust & vehicular odors associated with construction & everyday use after construction.

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

None known.

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

During construction, periodic watering of soils to minimize airborne dust.

Construction dust suppressant measure per BCC 23.76

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.

The on site detention pond at S.E. corner of site (may be augmented) discharges into the city's storm system.

this is not classified as a wetland.

- (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.

The proposed Phase 1 Building will be within 700 feet of existing on-site detention pond.

- (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.

No.

- (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. Surface water from proposed building will be collected and conveyed to the existing detention pond.

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.

Existing septic system was abandoned in 2007 when the church hooked-up to the city sewer system.

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.

Runoff from new sidewalks will be to adjacent lawn areas.

(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:

Surface water will be collected and conveyed to on-site detention system where it will be released at a controlled rate into the city's storm system.

*Storm drainage
impacts per
C&B reg 13
B&C 24.06 +
future
amendments*

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 **(At existing detention pond)**

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Removal of approximately: 5,000 s.f. of lawn and (9) trees. Any existing shrubs/plants displaced will be relocated to other portions of the site.

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

None known.

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

Perimeter of site/detention pond was fully landscaped in 1994 will remain undisturbed. Interior landscaping will consist of relocated trees and shrubs (see 4b above) and similar new species.

*100% tree retention
perimeter
100% tree retention
interior
(exceeds
code
100%)*

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 known.

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

No.

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

Detention pond plantings will be maintained.

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.

Natural gas for heating system and kitchen appliances.

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:

Designs to meet current NREC standards.

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.

No.

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

None other than fire & police assistance.

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

None.

b. Noise

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

Traffic noise along 148th has minimal impacts on existing facility.

- (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.

Short term - Typical noises associated with building construction. Limited work hours will be implemented.

Long term - Typical vehicular traffic in parking lot will be minimal.

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

Limit times of construction.

Handwritten notes:
Traffic noise + construction noise per BCC 9.18
Noise Control Code BCC 9.18
Limit hours of construction + days of the week.

8. Land and Shoreline Use

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

Religious on site; residential N, S & W; commercial/office across 148th to the east.

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

Not known.

- c. Describe any structures on the site.

Wood framed church building (6,348 SF) and (3) portable sheds (approx. 120 SF each).

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

No.

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

Residential / R-5

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

(Residential / R-5) Single family - High Residential

- 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?

4 to 7 church staff.

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

None.

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

N/A



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

Existing church building has been there +/- 20 years with full perimeter landscaping. Proposed addition will be in-keeping both in scale and architectural style.

9. Housing

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

None.

- 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 needed.

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?

Main building roofs to be < 30 feet as measured to the mid-point of the roof slope. Wood siding & asphalt shingles to match existing.

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

None.

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

Modulate building roof lines & wall lines particularly along 148th.

11. Light and Glare

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

Building exterior lighting during the night time hours.

- 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 known.

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

Exterior lights will be controlled by timers and/or photo cells.

Shielded lights needed per LUC 20.20.522

12. Recreation

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

City golf course to the west.

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

None off-site.

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

On-site playground for church/daycare & preschool use will be maintained.

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 known.

b. Generally describe any landmarks or evidence of historic, archeological, 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:

None.

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.

From 148th Ave turn west onth 55th St. which borders the church's south property line and provides access to on-site parking.

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

Yes, bus service is routed on 148th Ave.

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

Existing 81 stalls to remain.

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).

N.E. 55th Street will be widened on the North side, and curb, gutter & sidewalk will be constructed.

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.

Weekdays: Staff & Daycare (50) between 9 am - 3 pm
Weekday evenings: (40) after 7 pm
Sunday mornings: approximately (200)

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

None proposed - existing stop light at 55th street & 148th Ave. intersection.

Traffic impact fees per BCC 22.16 Street drainage impacts per BCC 14.60

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.

No.

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

Automatic fire protection systems & additional fire hydrants will be installed.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Storm - City of Bellevue - New storm drainage conveyance system in NE 55th St. and extension of the onsite storm drainage piping to the new building.

Water - City of Bellevue - Water main extension and fire hydrants in NE 55th St. and on the site, and water service for fire sprinkler system for the new building

Sewer - City of Bellevue - Extend the existing onsite sewer to provide service to the new building.

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 [Handwritten Signature]
Date Submitted 1/29/2009

✓



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

Proposal Name: **All Saints Lutheran Church**

Proposal Address: 5501 148th Avenue NE

Project Description: Application for Conditional Use approval to construct a new detached 6,165 square foot two-story building (including multi-use area, classrooms, office, kitchen and restrooms). Project includes landscaping, new walkways and associated utilities. The site is located in the R-5 zoning district.

File Number: 09-104565-LB

Planner: Carol Saari, Senior Planner *CSaari*

Applicant: John Manuel, AustinCina Architects

Decisions Included: Recommendation to the Hearing Examiner

State Environmental Policy Act Threshold Determination: Determination of Non-Significance

Carol V. Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Recommendation:

Carol V. Helland

Approval with Conditions

Michael A. Brennan, Director
Development Services Department

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

Notice of Application: 04-30-2009
Public Meeting: 05-18-09 at 6pm
Notice of Recommendation/Bulletin Publication Date: 10-15-2009
SEPA Appeal Deadline: 10-29-2009 5pm
Date of Public Hearing: 10-29-2009 7pm
Appeal of the SEPA decision must be filed with the City Clerk no later than 5 p.m. on the date noted for the deadline.
Expiration of Vesting: 2 years from the date of the City's final decision

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Exhibits

Project Plans
Photographs

I. Request/Proposal Description

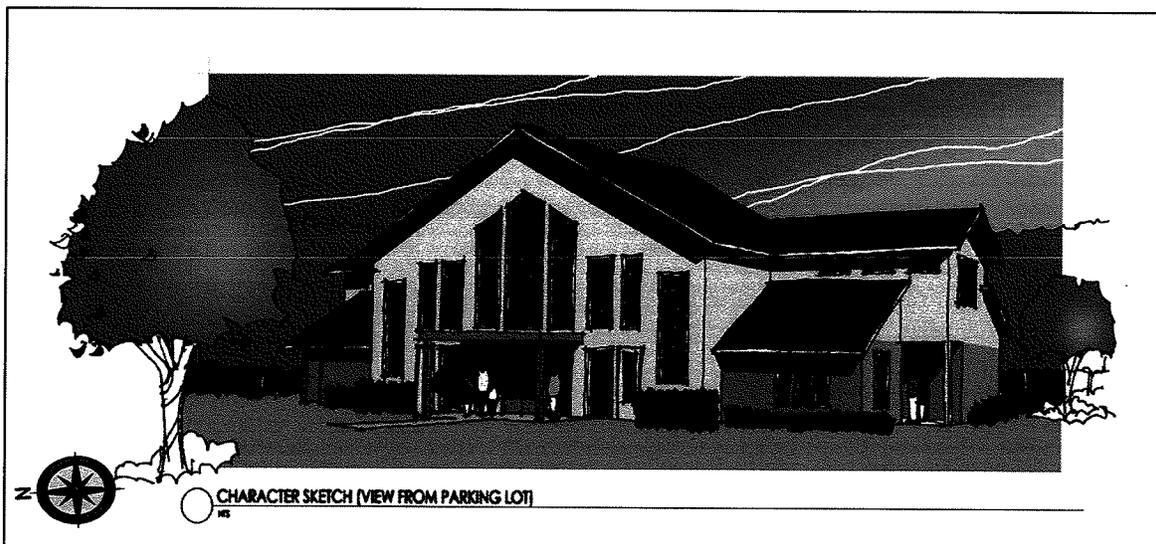
The applicant requests approval of a conditional use to construct a new detached 6,165 square foot two-story building (including multi-use area, classrooms, office, kitchen and restrooms). The project includes landscaping, new walkways and associated utilities. The existing church is 6,363 square feet, one-story in height. The site is 4.45 acres in size and located in the R-5 zoning district.

Prior conditional use approval is required for church development in a single family residential zoning district. Since the proposed building is almost as large as the existing building, a full conditional use is required.

Religious services, including classroom instruction / bible study, will be conducted several days of the week, but primarily on Sundays. The Church has a preschool day care outreach program which is held 3 days a week, for 3 hours each day. The preschool has 14 children in attendance with 2-3 teaching staff. The church also holds Bible studies during the week, typically Tuesday and Wednesday, mornings and evenings. A group of parishioners (from 4-12 persons) perform yard maintenance on Wednesday mornings, as well as quarterly clean up days held on Saturdays during the year. The church anticipates an increase in membership from 220 confirmed members to 264. Current average Sunday attendance is 109 members, with a maximum of 15 children (ages less than 1 year to 17 years old).

The existing 81 parking stalls will serve the existing and proposed uses. See Table 2 for parking analysis. All required parking must be accommodated onsite, unless the applicant proposes offsite parking which meets the requirements of the Land Use Code. See condition IX.A.1.a.

Five significant trees (15"-36") cottonwoods/locust will be removed for the project. These trees were deemed hazard/diseased trees, as documented in the arborist report by Gilles Consulting dated October 3, 2008 (in file).



Artist's rendering of the project

A. History

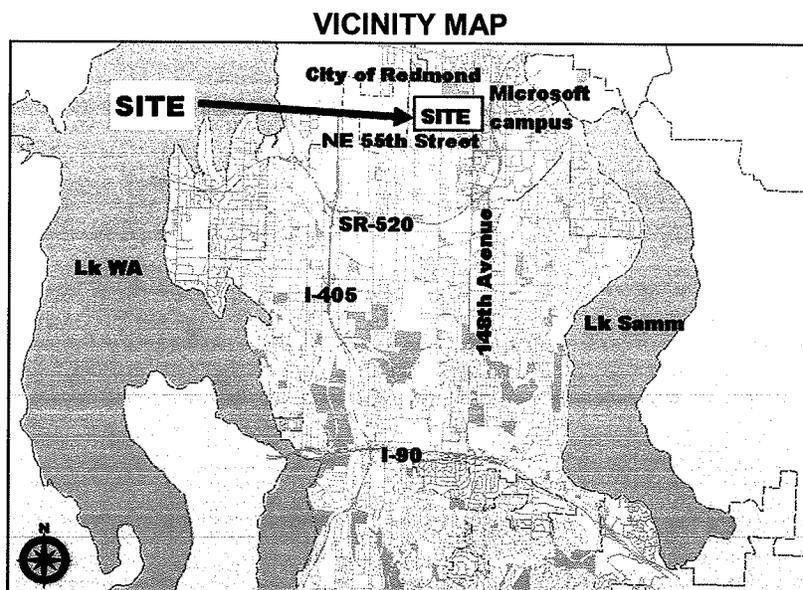
All Saints Lutheran Church was originally constructed in 1979 and comprised of a 5,363 square-foot first unit church facility with an 81 stall parking lot. In 1995, the Church expanded their facility with an approximate 1,000 square foot fellowship hall/daycare addition and landscaped the entire site perimeter to fulfill the city's landscaping requirements. Between the years 2003 and 2007, the Church developed a phased master site plan (with a total of 3 buildings) and begun preparations for a Conditional Use Permit (CUP) which included two preapplication meetings. Also during this time, the Church connected to the city's sewer system and abandoned their septic system. In the latter part of 2008, the Church re-evaluated their project needs and funding and decided to scale down their project (to a total of two buildings: one existing building and the second building as shown in the current proposal). The Church applied for the CUP for the current proposal on January 29, 2009.

B. Project Design Intent

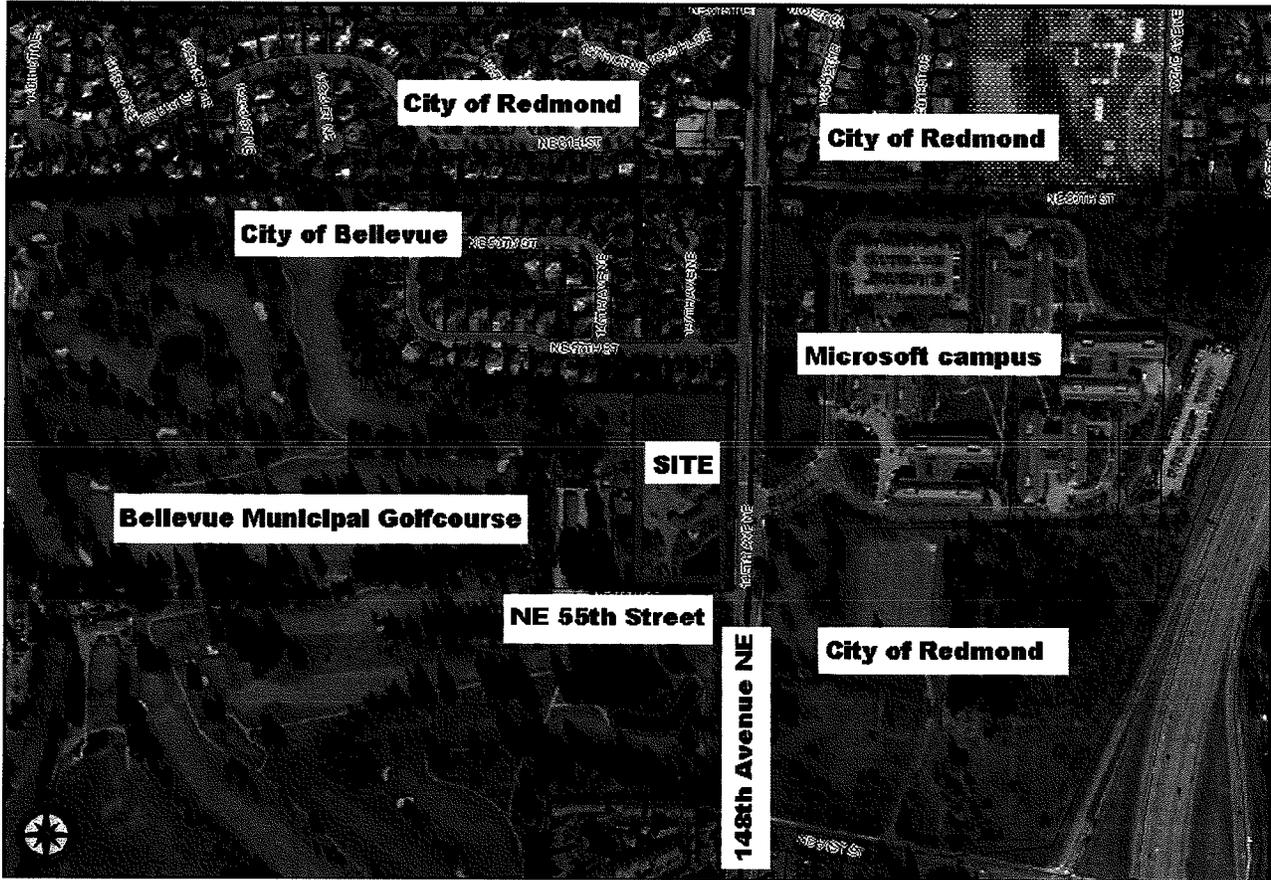
The proposed 6,165 square foot two-story detached multi-use building is designed to meet the Church's program ministries and to relieve their overcrowded office and Sunday school classroom spaces. Both the building design and placement will facilitate the Church's future master plan concept. Building exterior finishes and details will be complimentary to their existing facility which include cedar lap siding and asphalt shingle roofs. In response to the neighborhood context, the new multi-use building has varying roof planes, modulated exterior walls and varying window placement and sizes to minimize its overall scale. The maturing perimeter landscaping that was planted in 1995 screens the Church and parking lot and minimizes light and glare from building and parking lot lights.

C. Site Description and Context

The site is located at the northern edge of the city, north of SR-520, along the west side of 148th Ave. NE. The city limit is located approximately 650 feet to the north. The City of Redmond jurisdiction is to the north and along the east side of 148th Ave. NE.



AERIAL PHOTOGRAPH



The site is in an area of mixed uses along the major arterial, 148th Ave. NE. There are single family homes, multi-family residential development, the Bellevue golf course and Microsoft campus (within the City of Redmond). Due to the width of 148th Ave. NE (almost 100 feet), speed limit (40 miles per hour) and amount of traffic along 148th Ave. NE, there appears to be no connection between this site and east of 148th Ave. NE.

Adjacent zoning and uses are as follows:

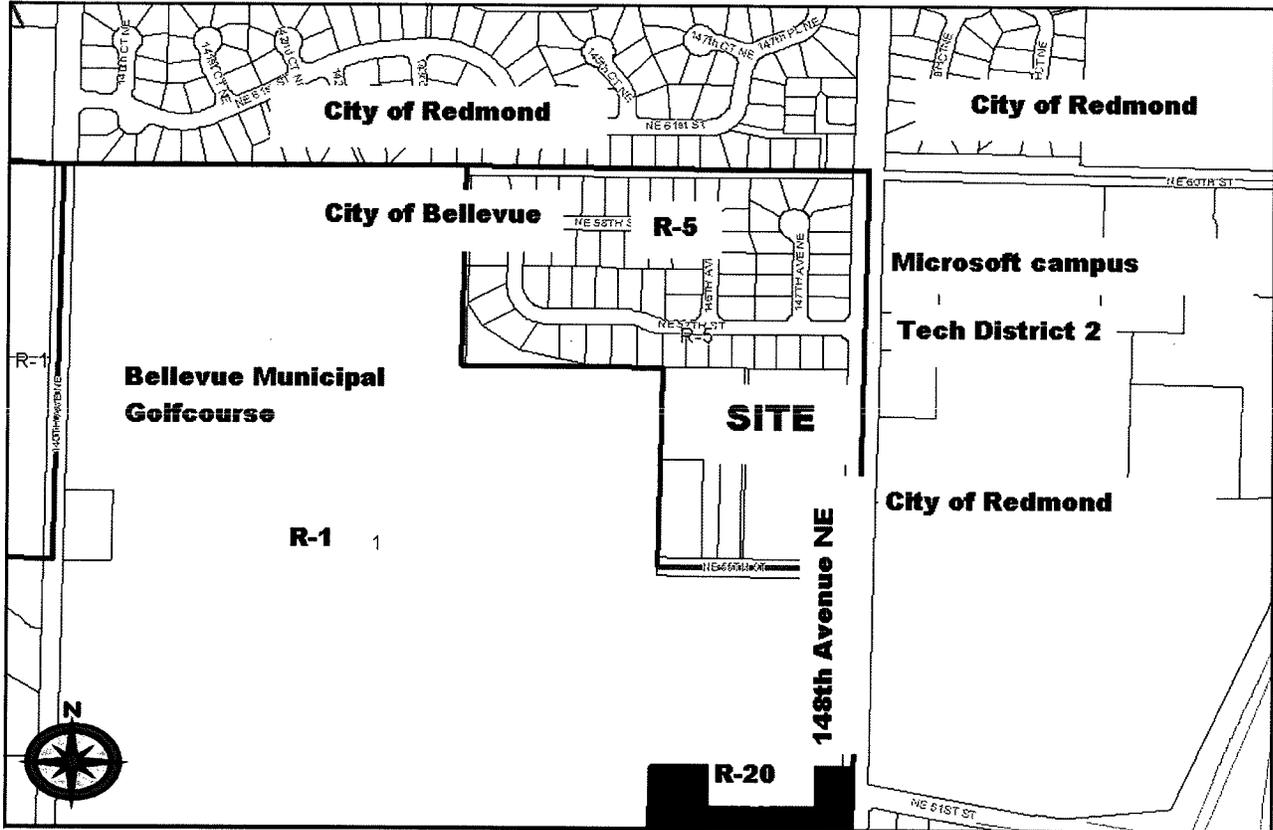
North: Single family residential R-5 (5 units per acre), Single family neighborhood

West: Single family residential R-1 (1 unit per acre), Bellevue golf course

South: Single family residential R-1 (1 unit per acre), Bellevue golf course; Multi-family residential R-20 (20 units per acre), multi-family units.

East: City of Redmond zoning Overlake Business & Advanced Technology District 2, Microsoft campus

ZONING MAP



Legend:

R-1 = Single family residential 1 unit per acre

R-5 = Single family residential 5 units per acre

R-20 = Multi-family residential 20 units per acre

City of Redmond Overlake Business & Advanced Technology District 2 (Tech District 2) = Technology

II. Consistency with Land Use Code/Zoning Requirements

A. Zoning: The site is zoned R-5 (Single family residential 5 units per acre).

1. Land Use

A church use in the R-5 zoning district requires prior Conditional Use approval (Land Use Code 20.20.010). The applicant has submitted the subject Conditional Use application to fulfill this requirement.

2. Dimensional Requirements

The proposal meets all applicable dimensional requirements for the R-5 zoning district (Land Use Code 20.20.010) and church regulations (Land Use Code 20.20.190). See Table 1 below.

Table 1
Land Use Code (LUC) Statistical Table

Zone: R-5	Permitted/Required	Proposed	Comments
Height	35' from average existing grade to the ridge of a pitched roof (Ordinance 5896).	34'6" from average existing grade to ridge of pitched roof	Meets LUC.
Lot Coverage	40%	5%	Meets LUC.
Impervious Surface	55%	28%	Meets LUC.
Setbacks	20' front setbacks (East, South) 50' rear/side setbacks (North, West)	Front East 98' Front South 315' Rear North 208' Side West 169'	Meets LUC.
Landscaping	Street frontage 10' Type II Interior property lines 10' Type III Tree retention 100% perimeter, 15% interior.	Perimeter street 10' Type III: no change Perimeter interior 10' Type III: no change Tree retention 100% perimeter, 70% interior.	Meets LUC. Meets LUC. Meets LUC.
Recycling & Solid Waste Collection Area	An area measuring at least 12 SF, as calculated here: $2 \text{ SF}/1,000 \text{ SF} \times 6,165 = 12 \text{ SF}$ minimum. (LUC 20.20.725)	Must be provided.	<u>See condition IX.A.2.</u>
Parking Stalls	81 stalls existing	81 stalls existing	See Table 2.
Mechanical Equipment	Locate on the roof or below grade and visually screen. (LUC 20.20.525)	No rooftop mechanical equipment.	Meets LUC.

Table 2
Existing & Proposed Programs and Anticipated Parking Demand Matrix

Day of Week	Existing Programs (at daily average # of people, # of people/car & # of cars	Proposed Programs (at daily average # of people, # of people/car & # of cars	Anticipated # of parking stalls needed, at daily average, demand for existing & proposed programs	Available parking on-site	Number of cars of overflow onto adjacent City streets*
M – F: Daytime	<u>Daily average</u> No. occ: 30 Occ/car: 2 Avg #cars/day 15	<u>Daily average</u> No. Occ: 52 Occ/car: 2 Avg #cars/day 26	Existing: 15 Proposed: 26	Existing: 81 Proposed 0	Existing: 0 Proposed: 0
M – F: Evening	<u>Daily average</u> No. occ: 30 Occ/car: 2 Avg #cars/day 15	<u>Daily average</u> No. occ: 34 Occ/car: 2 Avg #cars/day 17	Existing: 15 Proposed: 17	“	“
Saturday: DAY	No. occ 60 Occ/car: 2 No. cars: 30	No. Occ: 98 Occ/car: 2 No. cars: 49	Existing: 30 Proposed: 49	“	“
Saturday: EVENING	No. peop: 60 Occ/car: 2 No. cars: 30	No. occ: 150 Occ/car 2 No. cars: 75	Existing: 30 Proposed: 75	“	“
Sunday: DAY	No. occ: 136 Occ/car: 2 No. cars: 68	No. occ 150 Occ/car: 2 No. cars: 75	Existing: 68 Proposed: 75	“	“
Sunday: Evening	No. occ: 50 Occ/car: 2 No. cars: 25	No. occ: 65 Occ/car: 2 No. cars: 33	Existing: 25 Proposed: 33	“	“
Special Events (i.e. Christmas, Easter etc.)	No. occ: 210 Occ/car: 2 No. cars: 105 No. of services 2 Avg #cars/svc 53	No. Occ: 275 Occ/car: 2 No cars: 138 No. of services 2 Avg #cars/svc 69	Existing: 61 Proposed: 69	“	“

* No overflow parking onto adjacent streets is allowed. If membership increases and parking cannot be accommodated onsite, the church shall increase the number of services or provide parking offsite. See condition IX.A.1.b.

B. Church Regulations: Land Use Code 20.20.190 provides regulations for church development in residential districts. The proposal meets the requirements of this section as follows:

1. Buildings shall have side and rear yard required setbacks of a minimum of 50 feet each. Response: The proposal meets this requirement with side and rear yard setbacks of 169 feet and 208 feet, respectively.
2. Automobile traffic to and from such a use and its parking area shall be from an arterial street, unless other access is approved through a Conditional Use Permit.

Response: Automobile traffic to the building and parking area is from 148th Avenue NE, a major arterial, at NE 55th Street. Once on NE 55th Street, there is a private driveway to the church buildings and parking area.

III. Technical Review

A. Clearing & Grading Division

No concerns.

B. Fire Department

The Fire Department provided review of the proposal. Recommended conditions by the Fire Department include automatic fire sprinklers, fire department connection, fire hydrants and alarm notification system. See conditions IX.B.1-5.

C. Transportation/Right-of-Way

Site Access

Access to the proposal will occur at the existing site driveway on NE 55th Street. As part of frontage improvements NE 55th Street driveway will be 24-foot wide and built per the current City of Bellevue Design Standards.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

1. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements.

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12.

2. The new curb, gutter, street lighting and sidewalk on NE 55th Street will be constructed with a sidewalk width of at least 5 feet, not including the curb. A street profile must be submitted with construction plans.

3. Curbs must be placed 14 feet from right-of-way centerline with a 25-foot radius at the northwest corner of NE 55th/ 148th NE intersection.
4. The design and appearance of the sidewalk on NE 55th Street shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern.
5. The proposed driveway on NE 55th Street shall have an approach width, as defined in standard drawing DEV-5, of at least 24 feet. The driveway apron design shall be consistent with standard drawing DEV-5.
6. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-5. Fixed objects are defined as anything with breakaway characteristics stronger than a typical 4 by 4 wooden post.
7. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.
8. All above-grade utility lines and cabinets along NE 55th Street and 148th Avenue NE must be undergrounded. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

See conditions IX.C.1.b, 3.a.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. See condition IX.C.1.a.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Near this project NE 55th Street and 148th Avenue NE has been classified as "Overlay Required" with the City's trench restoration program; therefore, a grind and overlay will also be required.

The grind and overlay would likely be for a length of at least 50 feet for the full width of any affected lane or roadway section. Details of any trench restoration must be shown on the engineering plans. See condition IX.C.3.b.

Existing Easements

There are utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished. See condition IX.C.2.b.

D. Utilities Department

The City has adequate capacity for providing water, sewer, and storm drainage for this proposal. Because review has been on a conceptual level only, there are no implied approvals of the engineering specifications for the water quality and detention components of the proposal. The Utility Codes along with Utilities Engineering Standards will address the requirements to mitigate expected storm and water quality impacts. The project received preliminary review for compliance with current storm drainage codes and standards. If a complete building permit application is submitted prior to January 1, 2010, these regulations will be applied. New storm drainage codes and standards become effective January 1, 2010. If a building permit application is received after January 1, 2010, revisions to the applicant's proposed storm drainage system may be required to meet the new storm drainage codes and standards effective January 1, 2010. During the processing of this application, the Utilities Department discussed the new regulations with the applicant and implications to this proposal. See conditions IX.D.1-3.

IV. Environmental Impacts of the Proposal

The project is subject to environmental review because the building is over 4,000 square feet. The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- The *2009-2020 Transportation Facilities Plan Final Environmental Impact Statement* (TFP EIS) updated March 2009.

This document is available in the Development Services Records Room, Bellevue City Hall, 450 110th Ave NE.

Adverse impacts which are less than significant are usually subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code Sec. 22.02.140 provides substantive authority to mitigate impacts disclosed through the environmental review process.

A. Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2020 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2020 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. All Saints Lutheran Church development lies within MMA # 2, which has a 2020 total growth projection of 34,791 Gross Square Feet (GSF) of a broad land use category which includes institutional uses. This development proposes to add 6,154 GSF addition to the existing church complex. Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. See condition IX.C.2.a.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate approximately 4 new p.m. peak hour trips. Therefore, the proposed development is exempt from requirements of concurrency test.

Short Term Operational Impacts and Mitigation

City staff analyzed the short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included site access and circulation and traffic operations conditions during the p.m. peak hours. We do not anticipate any adverse operational impacts due to the proposed development.

B. Noise

In order to mitigate the potential for noise impacts to adjacent residences, the applicant will be subject to the Noise Control Code, Bellevue City Code 9.18. Hours of construction shall be limited to Monday-Friday 7am-6pm and Saturdays 9am-6pm. Noise related to construction is prohibited on Sundays and legal holidays. Noise created by construction activities (i.e. vehicle mufflers, idling motors, jack hammers, air compressors, nail guns, heavy equipment) shall be reduced as much as possible through use of the best noise abatement systems available. See conditions VIII. A.3, 4. It is anticipated that these conditions will adequately mitigate potential noise impacts.

V. Public Comment and Response

A public meeting was held on May 18, 2009. No persons of the public attended the meeting. During the processing of this application, city staff received two calls of a general nature. Although the callers were told how to become parties of record, they declined to do so.

VI. Changes due to staff review

Changes to the project as a result of staff review include the walkway connection to 148th Avenue NE and street frontage improvements. Both the applicant and staff tried to save the clump of trees in the middle of the site, but due to disease/health of the trees this was not possible.

VII. Decision Criteria

The proposal is consistent with the decision criteria for a Conditional Use Permit per Land Use Code 20.30B.140, as discussed below.

A. The conditional use is consistent with the Comprehensive Plan.

Finding: The Bridle Trails Subarea designates the property as Single Family–High Density (SF-H) which is consistent with the zoning designation of R-5. The proposal is consistent with the following Comprehensive Plan goals and policies:

POLICY S-BT-65. Assure compatibility of land uses adjacent to residential and encourage cooperation among the jurisdictions which border Bridle Trails Subarea.

Discussion: The new church building will be 208 feet from the closest residential neighborhood (to the north), thus providing ample transition between these differing land uses. There is little connection to the adjacent jurisdiction (City of Redmond) and Microsoft campus, due to the width of 148th Avenue NE (over 100'), higher arterial speed limits (40 mph) and high traffic volumes.

POLICY S-BT-47. Encourage an exterior residential appearance on any portion of a nonresidential or multifamily development.

Discussion: The proposed new church building incorporates varying roof planes, modulating exterior walls and varying window placement, along with cedar lap siding. This presents a more residential appearance rather than an institutional appearance.

URBAN DESIGN GOAL 7: To provide compatible transitions between areas of different land use intensity and to “soften” new development where it adjoins less intensive uses.

Discussion: See response to **POLICY S-BT-47** above.

POLICY UD-20: Preserve and encourage open space as a dominant element of the community’s character.

Discussion: Of the total site area of 4.45 acres, only 5% is proposed to be covered by buildings and less than 30% is proposed to be covered with impervious surface. Thus, almost 3 acres of the church campus is left as open space (lawn, landscaping, trees and a detention pond that appears as a wetland pond).

- 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.**

Finding: The design is compatible with the existing church site development. Although the new building will be 2-stories in height and the existing church is 1-story in height, the new building will present an upgraded image for the church campus and will provide a design style for future phases of church development.

- C. The conditional use will be served by adequate public facilities including streets, fire protection, and utilities.**

Finding: Public facilities, including streets and fire protection, will continue to serve the church property. See conditions IX.B, C, D.

- D. The conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

Finding: As conditioned for noise mitigation during construction, fire protection, street frontage improvements and no overflow parking onto adjacent city streets, the proposed conditional use will not be materially detrimental to uses or property in the immediate vicinity of the site. See conditions IX.A.3,4, B.1-5, C.3.a and A.1.b.

- E. The conditional use complies with the applicable requirements of the Land Use Code.**

Finding: As conditioned, the proposal meets applicable Land Use Code requirements, including conditions for no overflow parking, landscape assurance devices and recycling/solid waste collection. See conditions IX.A.1.b, A.5, and A.2. The vested status of this conditional use permit approval expires two years from the date of the City's final decision unless a complete Building Permit application is filed before the end of the two-year term. In such cases, the vested status of the land use permit or approval shall be automatically extended for the time period during which the Building Permit application is pending prior to issuance; provided, that if the Building Permit application expires or is canceled pursuant to BCC 23.05.160, the vested status of a land use permit or approval shall also expire or be canceled. If a Building Permit is issued and subsequently renewed, the vested status of the land use permit or approval shall be automatically extended for the period of the renewal. See condition IX.A.6.

VIII. Decision

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **RECOMMEND APPROVAL** of the proposed use subject to the following conditions:

IX. Conditions of Approval

A. LAND USE DIVISION CONDITIONS:

1. PARKING

- a. All required parking must be accommodated onsite, unless the applicant proposes offsite parking which meets the requirements of the Land Use Code.
- b. No overflow parking onto adjacent streets is allowed. If membership increases and parking cannot be accommodated onsite, the church shall increase the number of services or provide parking offsite.

Authority: Land Use Code 20.20.590
Reviewer: Carol Saari, 425-452-2731

2. SOLID WASTE, RECYCLING & GARBAGE UPKEEP

The church shall provide written document showing that Allied Waste has been contacted to establish adequate sizing of recycling and solid waste collection areas (12 square feet minimum) for this building. In addition, the church shall provide for the return of receptacles from the right of way after weekly collection.

Authority: Land Use Code 20.20.725
Reviewer: Carol Saari, 425-452-2731

3. CONSTRUCTION HOURS

Noise related to construction is allowed from 7:00am to 6:00 pm Monday through Friday and 9:00am to 6:00pm on Saturday. Noise related to construction is prohibited on Sundays and legal holidays.

Authority: Bellevue City Code 9.18.020
Reviewer: Carol Saari, 425-452-2731

4. USE OF THE BEST AVAILABLE NOISE ABATEMENT SYSTEMS DURING CONSTRUCTION ACTIVITIES

Noise created by construction activities (i.e. vehicle mufflers, idling motors, jack hammers, air compressors, nail guns, heavy equipment) shall be reduced as much as possible through use of the best noise abatement systems available for the vehicle/tool causing the construction noise impact. It is the responsibility of the developer to provide such documentation, if requested.

Authority: Bellevue City Code 9.18.020
Reviewer: Carol Saari, 425-452-2731

5. LANDSCAPE ASSURANCE DEVICES

- a. Landscape Installation Assurance Device
All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) a notarized Assignment of Savings dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan.

Authority: Land Use Code 20.40.490

Reviewer: Carol Saari, 425-452-2731

b. Landscape Maintenance Assurance Device

The applicant shall file with the Development Services Department a landscape maintenance assurance device for a one-year period; provide an assignment of savings or letter of credit for 20% of the cost of labor and materials for all required landscaping.

Authority: Land Use Code 20.40.490
Reviewer: Carol Saari, 425-452-2731

6. **Vesting:** The vested status of this conditional use permit approval expires two years from the date of the City's final decision unless a complete Building Permit application is filed before the end of the two-year term. In such cases, the vested status of the land use permit or approval shall be automatically extended for the time period during which the Building Permit application is pending prior to issuance; provided, that if the Building Permit application expires or is canceled pursuant to Bellevue City Code 23.05.160, the vested status of a land use permit or approval shall also expire or be canceled. If a Building Permit is issued and subsequently renewed, the vested status of the land use permit or approval shall be automatically extended for the period of the renewal.

Authority: Land Use Code 20.40.500
Reviewer: Carol Saari, 425-452-2731

B. FIRE DEPARTMENT CONDITIONS:

1. Provide automatic fire sprinklers throughout the new building.
Authority: International Fire Code 903 & Bellevue Amendment
Reviewer: Adrian Jones, 425-452-6032
2. Provide a Fire Department Connection at an approved location.
Authority: International Fire Code 903
Reviewer: Adrian Jones, 425-452-6032
3. Provide a fire hydrant within 50 feet of the Fire Department Connection.
Authority: Bellevue Fire Department Development Standards
Reviewer: Adrian Jones, 425-452-6032
4. Provide a fire alarm notification system throughout the building.
Authority: International Fire Code 903, 907 & Bellevue Amendment
Reviewer: Adrian Jones, 425-452-6032
5. Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.
Authority: International Fire Code Chapter 14
Reviewer: Adrian Jones, 425-452-6032

C. TRANSPORTATION DEPARTMENT CONDITIONS:

1. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

a. RIGHT-OF-WAY USE PERMIT

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- 1) Designated truck hauling routes.
- 2) Truck loading/unloading activities.
- 3) Location of construction fences.
- 4) Hours of construction and hauling.
- 5) Requirements for leasing of right of way or pedestrian easements.
- 6) Provisions for street sweeping, excavation and construction.
- 7) Location of construction signing and pedestrian detour routes.
- 8) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Authority: BCC 11.70 & 14.30
Reviewer: Jon Regalia 425-452-4599

b. CIVIL ENGINEERING PLANS – TRANSPORTATION

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- 1) Traffic signs and markings.
- 2) Curb, gutter, sidewalk, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
- 3) Handicapped ramps.

- 4) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)
- 5) Location of fixed objects in the sidewalk or near the driveway approach.
- 6) Trench restoration within any right of way or access easement.

Miscellaneous:

- ♦ Driveway aprons for the proposed 24 feet wide driveway on NE 55th must be constructed in accordance with Design Manual Standard Drawing DEV-5.
- ♦ Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

Authority: Bellevue City Code 14.60; Transportation Department Design Manual
Reviewer: Abdy Farid 425-452-7698

2. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

a. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance. The 2010 traffic impact fee rate schedule for religious institutions is \$1.02/gross square feet. Therefore, the estimated impact fee will be \$6,288.30. This fee is subject to change and the fee schedule in effect at the time of building permit issuance will apply.

Authority: Bellevue City Code 22.16, Ordinance No. 5872.
Reviewer: Abdy Farid 425-452-7698

b. EXISTING EASEMENTS

There are utility easements contained on this site which are affected by this development. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

Authority: Bellevue City Code 14.60.100
Reviewer: Jon Regalia 425-452-4599

3. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

a. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements, including street light revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light apparatus affected by this development, including power poles, must be relocated as necessary. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible. Bonding or other types of assurance devices will not be accepted in lieu of construction.

Authority: Bellevue City Code 14.60.090, 110, 120, 150, 181, 200, 210, 240, 241; Transportation Department Design Manual Sections 9, 12, 14, 19, 20; and Transportation Department Design Manual Standard Drawings DEV-2, DEV-3, DEV-6, DEV-10, TE-4, TE-5, TE-7, TE-10, TE-11, TE-12 and TE-21.
Reviewer: Abdy Farid 425-452-7698

b. PAVEMENT RESTORATION

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

Near this project NE 55th Street and 148th Avenue NE has been classified as "Overlay Required" with the City's trench restoration program; therefore, a grind and overlay will also be required. The grind and overlay would likely be for a length of at least 50 feet for the full width of any affected lane or entire roadway section. Details of any trench restoration must be shown on the engineering plans.

Authority: Bellevue City Code 14.60. 250; Design Manual Design Standard #21
Reviewer: Jon Regalia (425) 452-4599

D. UTILITIES DEPARTMENT CONDITIONS

1. The property owner is solely responsible for obtaining any off-site water easement, if necessary, prior to the Utilities Department approval of construction permits.

Authority: Bellevue City Code Title 24.02
Reviewer: Don Rust, 425-452-4856

2. Utility Department approval of the Conditional Use Permit (09-104565 LB) is based on the conceptual design only. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes, Utility Engineering Standards and the Utility Developer Extension Agreement. All design review, plan approval, and field inspection shall be performed under the Utility Developer Extension Agreement application.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06
Reviewer: Don Rust, 425-452-4856

3. New storm drainage codes and standards become effective January 1, 2010. If a building permit application is received after January 1, 2010, revisions to the applicant's proposed storm drainage system may be required to meet the new storm drainage codes and standards.

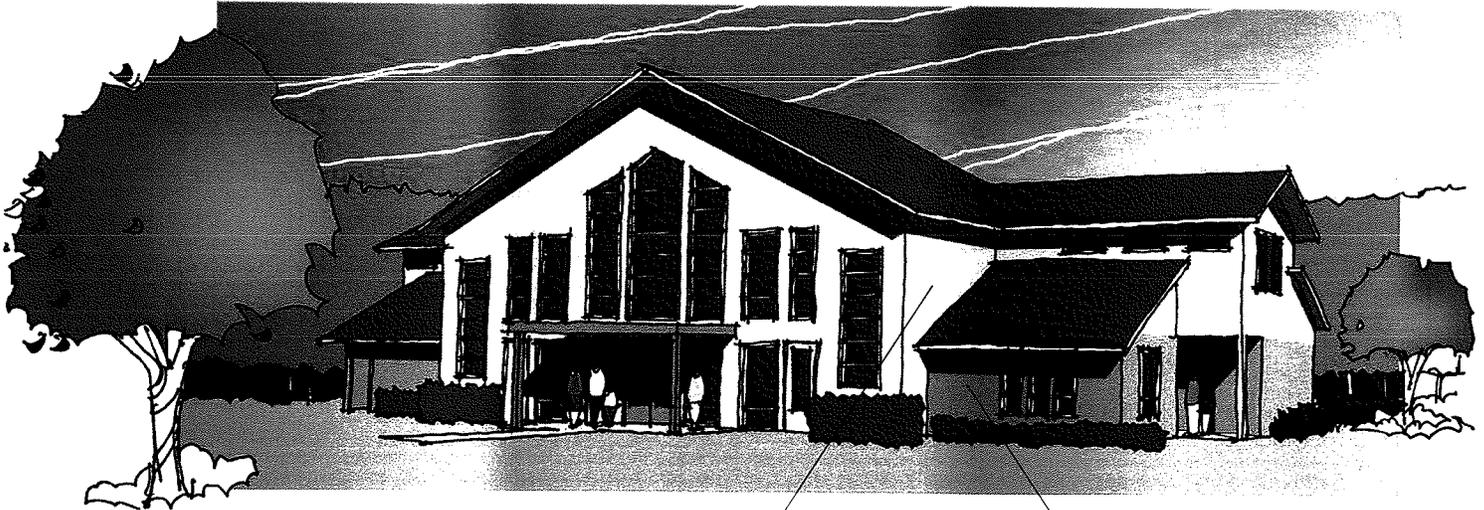
Authority: Bellevue City Code Title 24.06
Reviewer: Don Rust, 425-452-4856

AUSTINCINA

ARCHITECTS AND LAND PLANNERS

To: City of Bellevue Development Services
450 110th Ave. NE
P.O. Box 90012
Bellevue, WA 98009-9012

From: John Manuel
Date: 19 January 2009
Project: All Saints Lutheran Church
Re: Conditional Use Application – Exterior
Color Samples



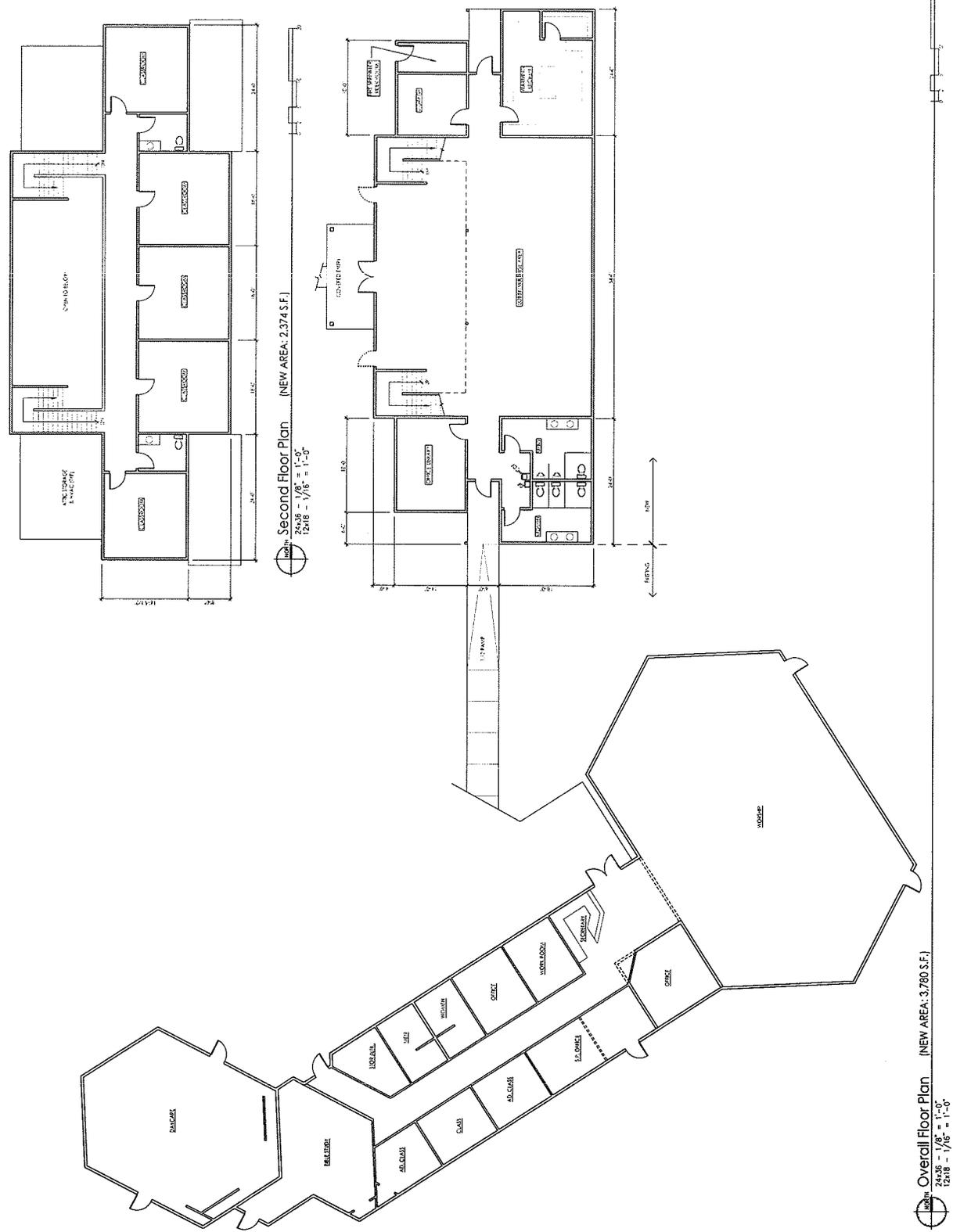
PABCO® PREMIER®
LAMINATED SHINGLES
The quality shows.

Color: Harvest Brown

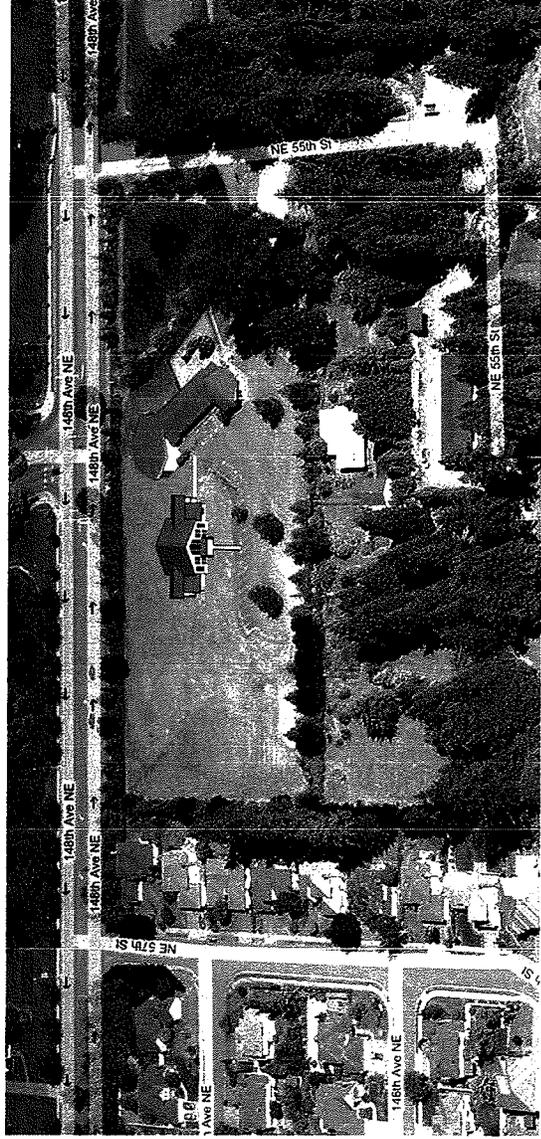
Roof Color
(to match existing)

Siding Color
(Rodda Paint #8562
to match existing)

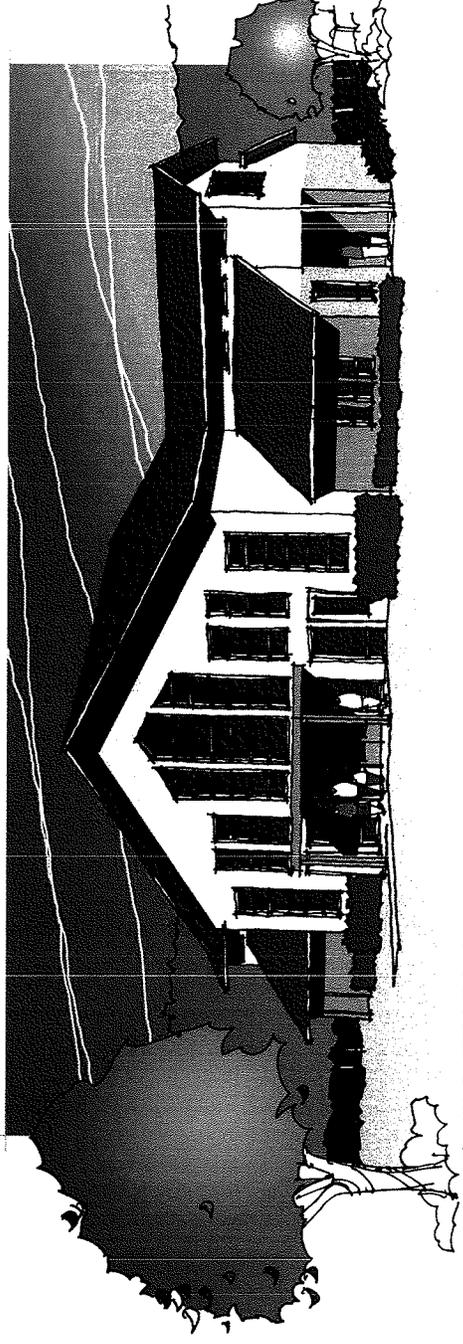
Accent Color
(Rodda Paint # 8558
or #8559)



Overall Floor Plan (NEW AREA: 3,780 S.F.)
 $24'-36'' - 1/8'' = 1'-0''$
 $12'-0'' - 1/8'' = 1'-0''$




 SITE AERIAL VIEW
 N




 CHARACTER SKETCH (VIEW FROM PARKING LOT)
 N



ALISTINA
ARCHITECTS, P.C.
12202 SULLY AVE. & Suite C
Bellevue, WA 98004
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www.alistina.com

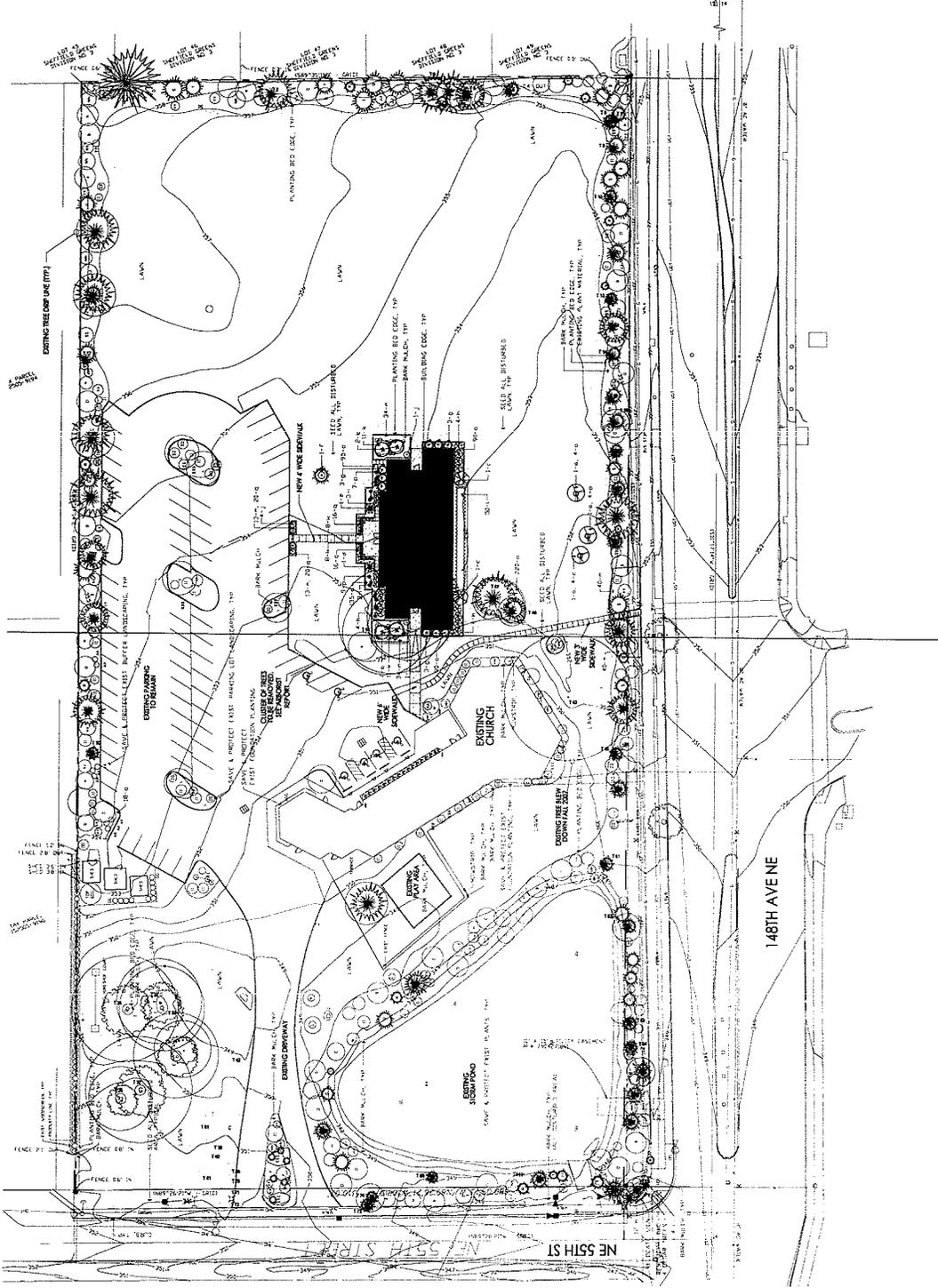
HEICER DESIGN GROUP
Landscape Architecture &
Site Design Services
Suite 102
1914 1st Street
Bellevue, WA 98007
Tel: (206) 451-1001
Fax: (206) 451-1012



CUP - Preliminary Landscape Plan
All Saints Lutheran Church
5501 148TH AVE. N.E.
Bellevue, Washington 98007

Job #1487
Date: December 1, 2008
Rev: January 19, 2009

L1.0



Landscape Architecture Development Plan
NOTE 1. COORDINATE WITH ARCHITECTURE CIVIL & LANDSCAPE DRAWINGS.
NOTE 2. SEE ARCHITECTURE CIVIL & LANDSCAPE DRAWINGS FOR DETAILS.
NOTE 3. SEE ALSO SHEET L2.0 FOR DETAILS, NOTES & SCHEDULE. TYP.





VIEW LOOKING EAST AT THE EXISTING BUILDING AND THE LOCATION OF PHASE 3



VIEW LOOKING EAST AT THE EXISTING DETENTION POND



VIEW LOOKING NORTHEAST TOWARDS THE LOCATION OF PHASE 1 & 2



VIEW LOOKING EAST AT THE EXISTING BLEEDING SET FOR PHASE A REMOVE.

