



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Sally Roth for the King County Library System
LOCATION OF PROPOSAL: 1111 110th Ave. NE

DESCRIPTION OF PROPOSAL: To construct a 3-level parking garage (one level below grade). This structure will replace the existing surface parking lot, and connect via a tunnel to the existing underbuilding parking of the library. This proposal will add 250 parking stalls to the site. The structure will be approximately 108,000 square feet in size. There will be two permanent access points, from generally the same location as the existing access points along NE 12th Street and 110th Ave. NE.

FILE NUMBER: 10-111559-LD and 10-117623-LA

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 **June 9, 2011**.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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.

Carol V. Helland
 Environmental Coordinator

May 26, 2011
 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

City
5/26/11

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 1/2" x 11 vicinity map which accurately locates the proposed site.

Received

Permit Processing



BACKGROUND INFORMATION

Property Owner: KING COUNTY LIBRARY SYSTEM

Proponent: KAY JOHNSON IS PROJECT MANAGER FOR KCLS
SALLY ROTH IS PROJECT MANAGER FOR ARCHITECT (JOHNSTON ARCHITECTS)

Contact Person: SALLY ROTH, JOHNSTON ARCHITECTS
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 100 NE NORTHLAKE WAY, SUITE 200, SEATTLE, WA 98105

Phone: (206) 523-6150

Proposal Title: BELLEVUE REGIONAL LIBRARY PARKING EXPANSION

Proposal Location: 1111 110TH AVE NE, BELLEVUE, WA 98004
(Street address and nearest cross street or intersection) Provide a legal description if available. (ATTACHED)

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site. (ATTACHED)

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

1. General description: REPLACEMENT OF A SURFACE PARKING LOT WITH A 3-LEVEL PARKING GARAGE (ONE BELOW, ONE AT GRADE, ONE RAISED) ✓
2. Acreage of site: 3.14 ACRES
3. Number of dwelling units/buildings to be demolished: NONE
4. Number of dwelling units/buildings to be constructed: ONE PARKING GARAGE
5. Square footage of buildings to be demolished: NONE
6. Square footage of buildings to be constructed: 107,875
7. Quantity of earth movement (in cubic yards): IN EXCESS OF 21,000 CY
8. Proposed land use: PARKING
9. Design features, including building height, number of stories and proposed exterior materials:
BUILDING HEIGHT = 15'-0" + 3'-6" GUARDRAIL AND ±10'-0" OPEN STRUCTURE ON TOP OF THE 15'-0" PARKING STRUCTURE. EXTERIOR MATERIALS: CONCRETE, STEEL, GREENWALL, WIRE MESH, COMPOSITE PANEL
10. Other

approve
108K
st. rept

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

SPRING OF 2012

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

see file ✓

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

NO

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.

DO NOT KNOW

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)?

± 1.3%. (LOW POINT AT SOUTHWEST CORNER IS ± 4' LOWER THAN HIGH POINT AT N.E.) ✓

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.

10' OF FILL OVER WEATHERED GLACIALLY DEPOSITED SEDIMENTS CONSISTING OF GRAY TO BROWN, SILTY, GRAVELLY SAND AND SANDY GRAVEL. THE FILL CONSISTS OF SILTY SAND TO SANDY SILT.

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.

EXCAVATION WILL OCCUR TO BUILD DOWN TO THE LOWER PARKING GARAGE LEVEL, AND TO MODIFY AND EXPAND STORMWATER CONTROL SYSTEMS.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
YES. EROSION COULD OCCUR LOCALLY DUE TO EXCAVATION ALTHOUGH WOULD SOMEWHAT BE LOCALLY CONTAINED DUE TO GENERAL FLATNESS OF SITE
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

APPROXIMATELY 85%.

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

IMPLEMENTATION OF DRAINAGE CONTROL PLAN IN CONJUNCTION WITH STORMWATER CONTROL

Erosion with control per BCC 23.76 + issued 6 percent

2. AIR

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

DURING CONSTRUCTION: EMISSIONS FROM HEAVY EQUIPMENT ✓

AFTER CONSTRUCTION: EMISSIONS FROM LIBRARY PATRON'S VEHICLES ENTERING, CIRCULATING, & EXITING GARAGE ✓

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

DO NOT KNOW ✓

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

SUGGESTING USE OF BIODIESEL FOR ALL DIESEL EXCAVATION EQUIPMENT, AND LOW-TO-NO-VOC CLEANING MATERIALS. PROHIBITION OF SMOKING IN PUBLIC AREAS. ✓

Dust suppressant measures 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.

NO. ✓

- (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.

NO. ✓

- (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.

b. Ground

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

ATTEMPTS TO MITIGATE WATER INTRUSION WILL BE IN THE FORM OF A CIVIL-ENGINEER-DESIGNED DRAINAGE SYSTEM TIED TO MECHANICAL PUMP, AS NEEDED, TO STORM WATER SYSTEM (TO BE CONFIRMED)

- (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.

ALL STORMWATER RUNOFF FROM STRUCTURE WILL BE CONTAINED AND MITIGATED BY A CIVIL-ENGINEER-DESIGNED DRAINAGE 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:

RUNOFF WILL BE COLLECTED, FILTERED, AND DIRECTED TO PROPER DRAINAGE CONTROL SYSTEMS.

per city's issued UE permit BCC 24.06

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?

TREES, SHRUBS, AND GRASS THAT WERE PLANTED IN THE SURFACE PARKING LOT 15 YEARS AGO WILL BE REMOVED. LANDSCAPING TO THE NORTH OF THE SITE THAT WAS PLANTED AT TIME OF SURFACE LOT WILL BE REPLACED WITH DENSE NATIVE PLANTINGS.

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:

PARTS OF THE GARAGE WILL BE COVERED WITH A PLANTED GREEN WALL. TREES WILL BE ADDED BETWEEN LIBRARY AND GARAGE AND ON ALL 3 OF THE OTHER SIDES OF GARAGE. NATIVE PLANTINGS WILL BE ADDED TO NORTH.

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: PROBABLY SOME SONGBIRDS AND OTHER NON-RAPTOR BIRDS
- Mammals: deer, bear, elk, beaver, other:

NONE

- Fish: bass, salmon, trout, herring, shellfish, other:

NONE.

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

DO NOT KNOW; NOT LIKELY ON PARKING LOT

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

DO NOT KNOW; NOT LIKELY ON PARKING LOT

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

NONE OTHER THAN BIRD-FRIENDLY EXTERIOR LIGHTING (WILL NOT SHINE UP)

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.

ELECTRIC ENERGY FOR LIGHTING & VENTILATION OF GARAGE

- 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:

DOES NOT APPLY

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.

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

DOES NOT APPLY

b. Noise

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

DOES NOT APPLY

- (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 LEVELS OF CONSTRUCTION & TRAFFIC NOISE THROUGHOUT DAY UNTIL THE COMPLETION OF THE PROJECT. ✓

LONG-TERM LEVELS OF NOISE FROM CARS ARRIVING LABORATORY PATIENCE

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

CONSTRUCTION WILL ONLY BE AT DAYTIME.
NO HIGH-GLOSS FINISH ON GARAGE CONCRETE AS IT
CAUSES TIRE SQUAWK.

Noise control
per BCC 9.18 ✓

8. Land and Shoreline Use

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

PARKING LOT IS CURRENT USE OF SITE; LIBRARY & PARK ARE ADJACENT ✓

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

NO

c. Describe any structures on the site.

NONE (LIBRARY BUILDING IS ADJACENT TO SITE, ON SAME PROPERTY) ✓

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

NO

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

DOWNTOWN RESIDENTIAL (DNTN-R) WITH SUBDISTRICTS A & B ✓

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

DOWNTOWN-R

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

NONE

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?

DOES NOT APPLY

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

NONE

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

DOES NOT APPLY

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

WE ARE WORKING CLOSELY WITH LAND USE STAFF TO ENSURE THAT
OUR PROPOSAL IS COMPATIBLE WITH EXISTING AND PROJECTED LAND USE
AND PLANS.

Design
Review ✓

9. Housing

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

NONE; DOES NOT APPLY

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

NONE; DOES NOT APPLY

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

NONE; DOES NOT APPLY

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? APPROXIMATE TALLEST HEIGHT IS 27' AT TOP OF ELEVATOR PENTHOUSE, WHICH EXTENDS 12' UP FROM 2ND FLOOR (AT 15'), AND IS CLAD WITH COMPOSITE PANEL OR METAL SIDING TO MATCH LIBRARY METAL PANELS.
- b. What views in the immediate vicinity would be altered or obstructed? EXISTING VIEWS ACROSS EXISTING LOT WOULD BE GENERALLY OBSTRUCTED ALTHOUGH THERE WILL BE SOME VIEWS THROUGH.
- c. Proposed measures to reduce or control aesthetic impacts, if any:

WE WILL INCLUDE PLANTING OF SHRUBS AND TREES ON ALL 4 SIDES OF STRUCTURE AND GREEN WALL PLANTING ON 3 SIDES. WILL HAVE TREES (4) ON ROOF/SECOND LEVEL PARKING.

Design Review ✓

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? THERE SHOULD BE NO OR LIMITED GLARE. THERE MAY BE LIMITED HEADLIGHT SPILL AS VEHICLES DRIVE UP RAMP AT NIGHT WHEN LIBRARY IS OPEN, ALTHOUGH MOMENTARY.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NO; ALL EXTERIOR SITE LIGHTING AND GARAGE LIGHTING WILL HAVE CUT-OFFS, FOCUSING DOWNWARD TO CONTROL IMPACTS ON NEIGHBORS. FURTHER, CAR BARRIERS AT +33" WILL BLOCK HEAD LIGHTS WHEN PARKED IN STALLS.

Turn off light
rooftop light
@ 10pm ✓

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:

CAR BARRIERS AT +33" TO 42" WILL BLOCK HEADLIGHTS OF PARKED CARS.

LIGHT FIXTURES WILL HAVE CUT-OFFS & BE FOCUSED DOWNWARD.

12. Recreation

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

A CITY PARK WITH PLAYFIELD IS ADJACENT THE SITE.

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

TEMPORARY PATRON ACCESS TO THE EXISTING GARAGE UNDER THE LIBRARY WOULD BE VIA A TEMPORARY ASPHALT AND GRAVEL DRIVE ACROSS THE PARK, LIMITING USE AS A PLAYFIELD DURING CONSTRUCTION.

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

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.

NO.

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

A MEMORIAL JAPANESE MAPLE AND PLAQUE WILL BE RELOCATED TO ANOTHER PART OF THE SITE AS PART OF THIS PROJECT.

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

PROTECTION AND RELOCATION OF MEMORIAL MAPLE TREE

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.

SITE IS BORDERED TO NORTH BY A 45' WIDE STRIP OF CITY PARK PROPERTY, THEN NE 12TH ST; TO EAST BY 110TH AVENUE. 2 BLOCKS EAST IS 405 FREEWAY.

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

YES; THERE ARE BUS-STOPS ON 110TH AVE NE & NE 12TH ST, ADJACENT THE SITE.

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

80 SURFACE STALLS AND 5 EXISTING GARAGE STALLS WILL BE ELIMINATED. THE PROJECT WILL ADD 243 STALLS, FOR A NET GAIN OF 158, AND A TOTAL ON SITE OF 357.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

THE EAST CURB CUT AND DRIVEWAY THAT IS EXISTING WILL MOVE NORTH APPROXIMATELY 24'.

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

NONE.

per staff report
page 3
250 new
115 exist re-stopped
365 stalls total

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

DO NOT KNOW; A TRANSPORTATION IMPACT ANALYSIS IS BEING PREPARED AND PROVIDED SEPARATELY TO THE CITY.

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

NO PROGRAM SPACE IS BEING ADDED TO LIBRARY, SO TRIP TOTALS SHOULD NOT BE INCREASED BY PARKING GARAGE; THIS IS BEING ADDRESSED BY T.I.A. UNDER PREPARATION AND COORDINATION WITH BELLEVUE TRANSPORTATION.

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.

NONE ANTICIPATED.

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

NONE ANTICIPATED

16. Utilities

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

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.

ELECTRIC/GAS - PUGET SOUND ENERGY
GARBAGE - MIXED WASTE
WATER/CITY/STORM - CITY OF BELLEVUE
TELEPHONE - QWEST
WIRELESS COMMUNICATION - (BY KCLS)

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..... *Sally M. O.* MARCH 16, 2010

Date Submitted.....

Bellevue Regional Library Parking Expansion

Legal Description

RANCH HOMES ADD TO BELLEVUE LOT 2 OF BELLEVUE SHORT PLAT #91-8203 PER REC #9201249001 SP DAF - LOTS 1 THRU 16 BLK 1 LOTS 1 THRU 10 BLK 2 & LOTS 1 THRU 4 BLK 3 ALL IN SD PLAT TGW VAC STS ADJ LYING WITHIN BDRY OF SD PLAT TGW E 15 FT OF S 75 FT OF E 150 FT OF W 180 FT OF NW 1/4 OF SW 1/4 OF SE 1/4 OF SEC 29-25-5



Bellevue Regional Library Parking Expansion

Vicinity Map (Source: City of Bellevue GIS Browser)





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

Proposal Name: Bellevue Regional Library Parking Expansion

Proposal Address: 1111 110th Ave. NE

Proposal Description: To construct a 3-level parking garage (one level below grade). This structure will replace the existing surface parking lot, and connect via a tunnel to the existing underbuilding parking of the library. This proposal will add 250 parking stalls to the site. The structure will be approximately 108,000 square feet in size. There will be two permanent access points, from generally the same location as the existing access points along NE 12th Street and 110th Ave. NE.

File Numbers: 10-111559-LD and 10-117623-LA

Applicant: Sally Roth, Johnston Architects, for the King County Library System

Decisions Included: Process II, Combined Design Review, Administrative Conditional Use and SEPA Determination

Planner: Carol Hamlin, Senior Planner *CHamlin*

State Environmental Policy Act Threshold Determination: Determination of Non-Significance (DNS) and Incorporation by Reference of the 2009-2020 Transportation Facilities Plan Final Environmental Impact Statement (TFP EIS) issued March 2009

Carol V. Helland

Carol V. Helland, Environmental Coordinator
Development Services Department

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

Carol V. Helland

By Carol V. Helland, Land Use Director

Notice of Application: 06-03-2010 (LD) and 09-02-2010 (LA)
Notice of Decision: 05-26-2011
Bulletin Publication Date: 05-26-2011
SEPA Appeal Deadline: 06-09-2011
Decision Appeal Deadline: 06-09-2011

Vesting for Decision: 2 years from final approval unless an extension for a phasing plan is approved per LUC 20.25A.125. For information on how to appeal a proposal, visit the Development Services Center at City Hall, 450 110th Avenue NE, or call 425-452-6800. Comments on State Environmental Act Determinations can be made with or without appealing the proposal within the noted comment period for the SEPA determination. Appeal of the decision must be received in the City's Clerk's Office by 5 p.m. on the date noted for appeal of the decision.

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Attachments:
Project Plans

I. REQUEST/PROPOSAL DESCRIPTION

The applicant requests approval to construct a 3-level parking garage (one level below grade, one level at grade and one level raised) at the Bellevue Regional Library. The new garage will be located directly north of the existing library on what is currently a surface parking lot. It will be built between 20' and 30' from the wall of the existing building, averaging 25'. The space between buildings expands at the east pedestrian entry, framing the existing canopy and its supporting "tree" structure.

This proposal will add 250 parking stalls to the site for a total of 365 parking stalls (including 115 existing restriped underbuilding stalls). The most recent patron count for the Bellevue Regional Library averaged 68,000 visitors per month. The library hopes that usage will increase by at least 5% when the expanded parking is available.

The parking garage structure will be approximately 108,000 square feet in size with a vertical garden wall treatment on three exterior walls. Plant trellises will be installed along three rooftop edges. Planting islands will be installed on the rooftop. There will be two permanent access points, from generally the same location as the existing access points along NE 12th Street and 110th Ave. NE. The existing library is three stories in height with 123,355 gross square feet. The total site area of the library is 3.14 acres.

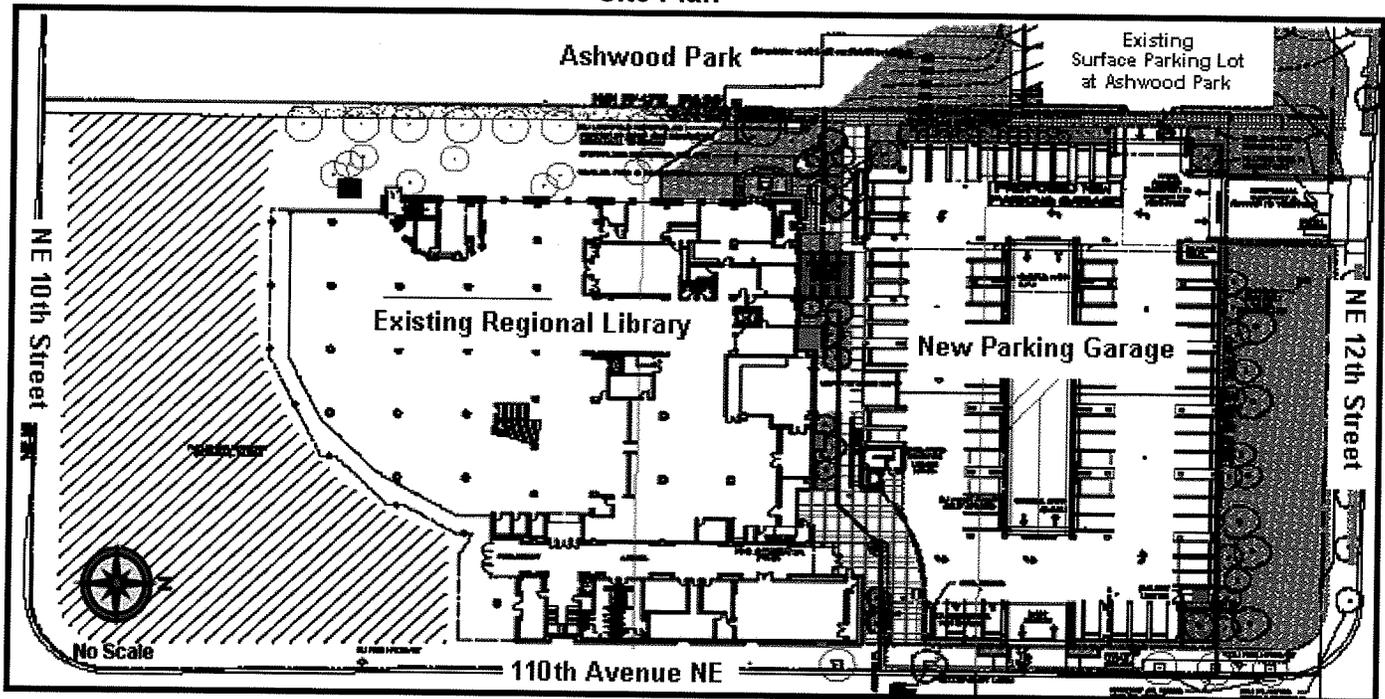


Looking at the northeast corner of the proposed library structure

A. Site Design

The project site construction area, rectangular in shape, is located on the northern portion of the library property. The construction area is approximately 1 acre in size, approximately 193 feet in width (east-west) and approximately 233 feet in depth (north-south). There is approximately 4 feet of grade change between the project area north and south boundaries. Access to the library's existing underbuilding parking garage will be from the interior of the new parking garage via a tunnel. The applicant will provide street trees and plantings along NE 12th Street and 110th Avenue NE. The applicant will also plant the 45' wide strip on the north side of the parking garage adjacent to NE 12th Street in agreement with the Parks & Community Services Department. Two mid-block connections (pedestrian) will be provided. A new connection will be provided between the existing library and new parking garage (from the west property line through the space between the buildings to 110th Ave. NE); a second connection will be the existing walkway from NE 12th to NE 10th Street which will be improved with this project.

Site Plan



B. Building Design and Design Intent

The proposed garage is rectangular in shape with two levels of parking above grade and one level below grade. It has an average of a 25' setback from the existing library. Three sides of the proposed parking garage will have a vertical garden treatment to soften the visual effect of the building. A rooftop trellis system will provide additional plantings to provide visual relief. The applicant will use colored concrete masonry units, concrete, and aluminum composite panels in a brick color to complement the existing library brick and sandstone palette. The driveway entries are framed in brick colored bands which will provide focal points to drivers entering the garage, while also providing canopy protection for pedestrians. Two feature trees (dogwoods) will be located in the notch of the building in the northwest and northeast corners.

The garage travel path is circular, moving in a counter-clockwise direction around a central speed ramp. The speed ramp descends down to the lowest floor at approximately the same level as the existing garage to the south and is connected by two tunnels to the existing garage allowing vehicular access to the entire lower floor via the tunnel. A stacked upward ramp leads to the upper level of parking. An elevator and two stairs link the three levels.

The structure is concrete frame with interior shear assemblies. Concrete decks are post tensioned concrete with water proofing and topping slab where exposed to the weather. The solid full-height skin of the building will comprise approximately 17% of the perimeter surface area, with the remainder of the area averaging approximately 50% open, facilitating natural ventilation of the garage. The skin will also be designed to minimize glare at street level from the interior lighting of the garage as well as headlights of cars in the garage. It will rise to a height of approximately 19'-7", extending above the car deck at the highest level by at least 3'-6".

The applicant proposed three exterior material options for the parking structure. A vertical garden wall was chosen (proprietary product produced by Patrick Blanc). This consists of a structural steel frame supporting polymer panels which in turn support a double layer of thick felt which has been injected with nutrients and seeds. The double felt layer is then field cut and planted with additional rooted plant material. This system has been in place and functional in Europe and North America over the last ten years. Frost-proofed and automated drip irrigation will supply water for the green wall. Periodic nutritional supplements and pruning are required. This vertical garden assembly of panels will be installed to accentuate the main and east façades, and the two vehicle entries at the north and west.

The south or interior face of the garage will receive a wire mesh partial closure at the entry court and be partially obscured by stair assemblies at the east and west corners and an elevator at the east interior corner. Between these stair assemblies a planter is proposed at the upper floor guard rail. The planter will contain species which will grow over the railing edge and down the face of the garage creating a hanging garden effect to enhance the woodland native plantings of the exterior space between the two structures.

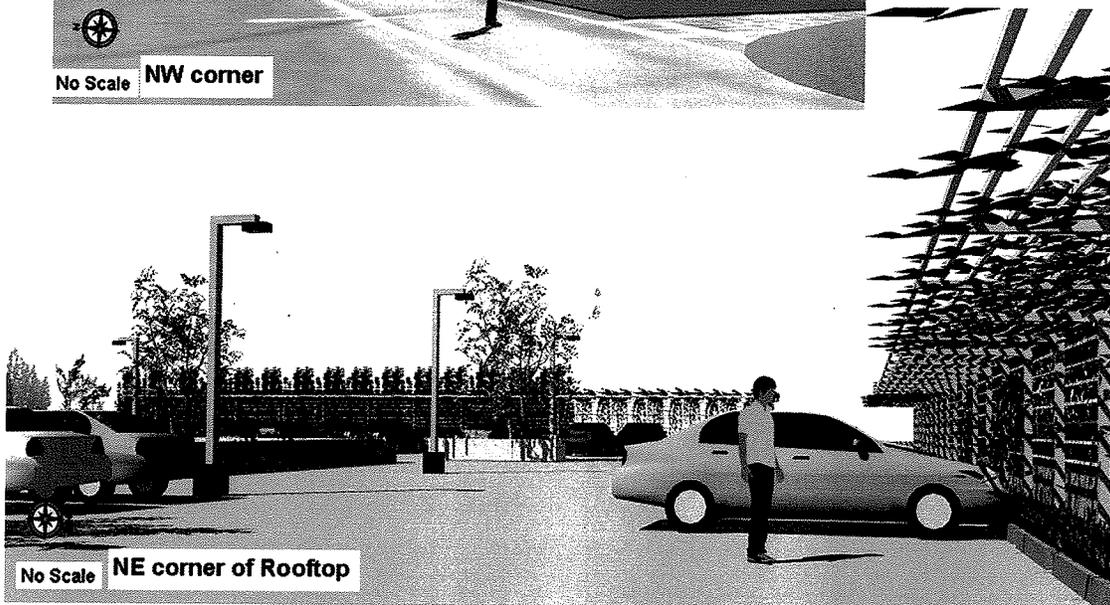
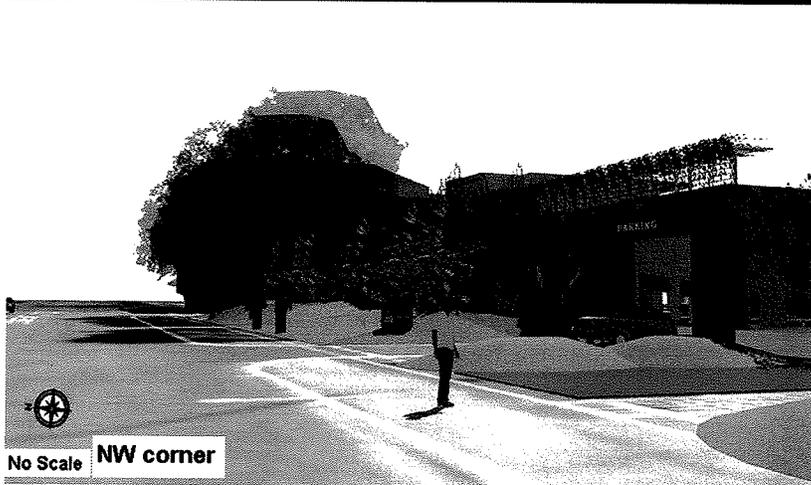
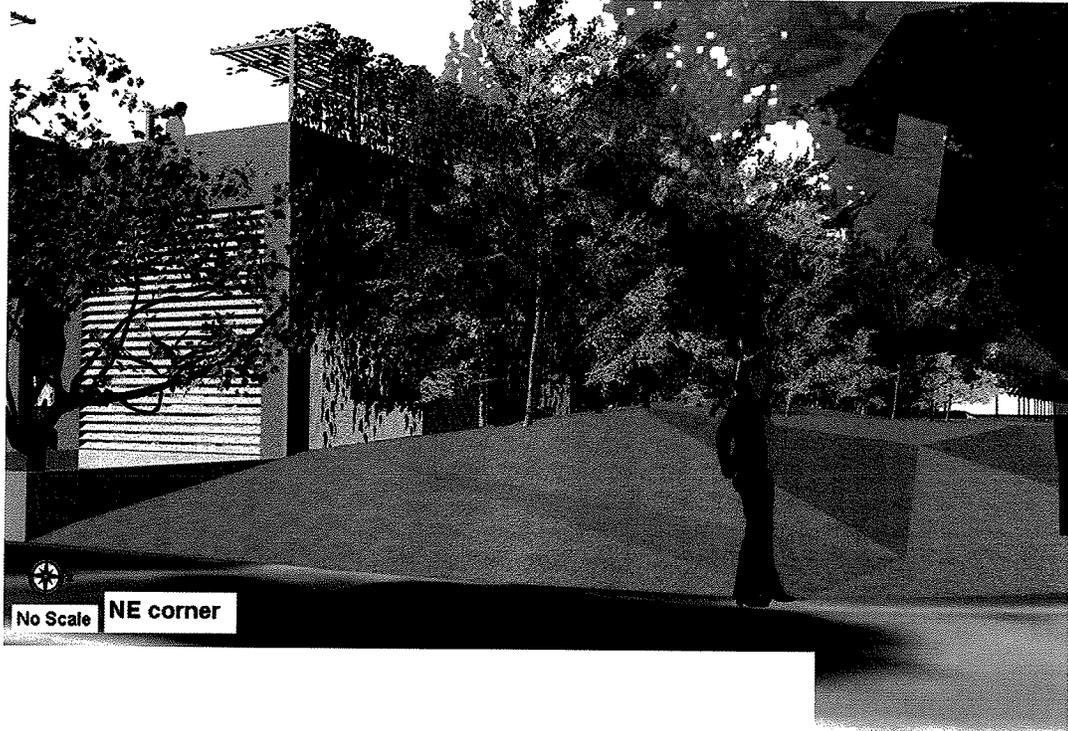
High quality wire mesh is used to define public spaces, allowing light and air through while reducing glare and visual connection to the parked cars. The library's north entry plaza is enhanced by the addition of the "enclosing" wire mesh plane where the corner of the garage is pulled back to respect the formalized plaza space as defined by the existing canopy that is over 30' above the plaza.

Site signage will be located prominently at the northwest entry. Frame assemblies clad in saffron-colored aluminum composite panels, similar in color to the sandstone on the existing library, will mark vehicular entries and be signed appropriately. A sign permit is required. See condition X.D.2.a.

A trellis system along three sides of the top deck (east, north and west) will support vines growing from rooftop planters, softening and screening the view of vehicles from below and above. The north façade will also have a surface trellis, allowing vines to grow down from above and up from below.

Any modification to the approved plans will require submittal to the city for review and approval. See condition X.A.2.e.

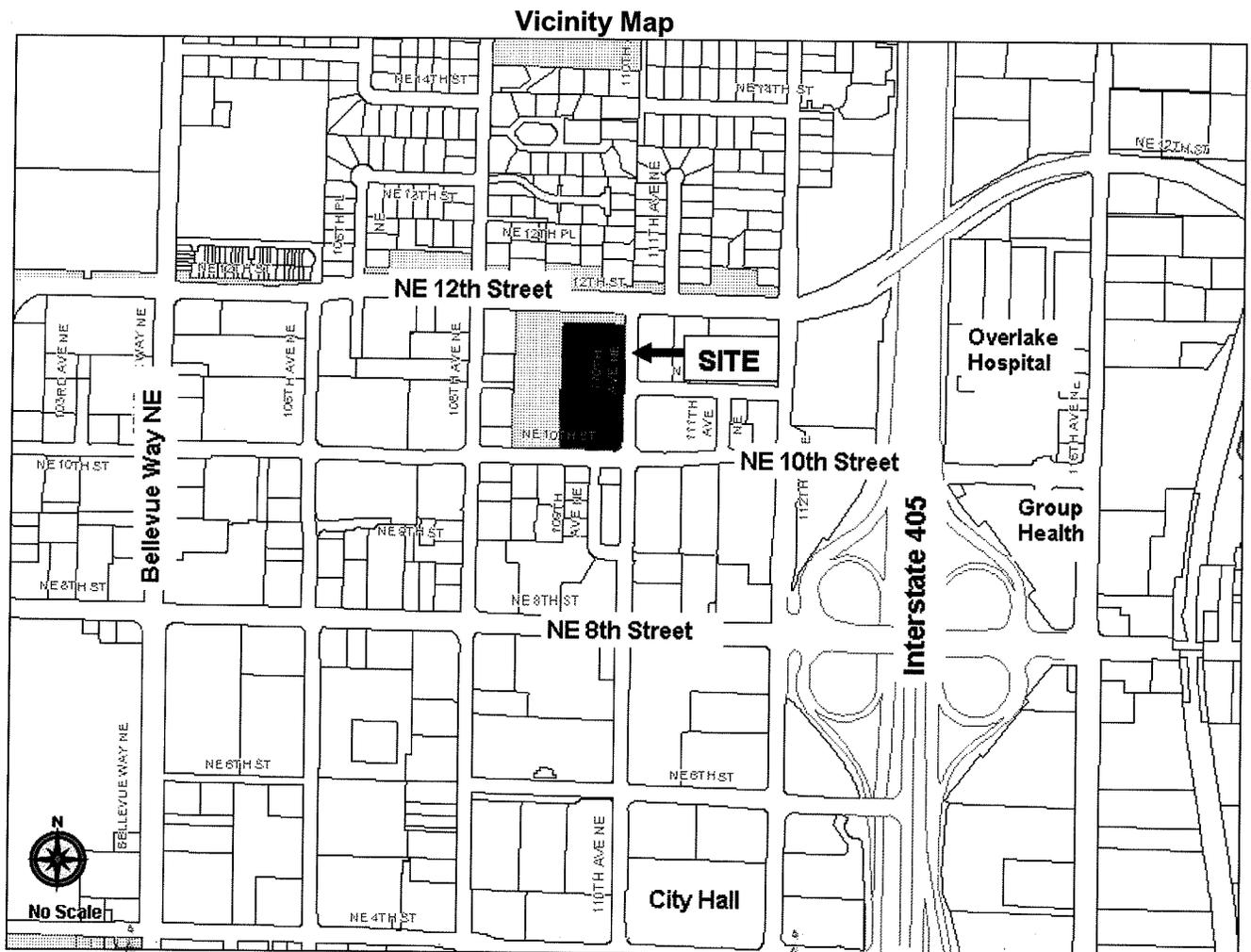
Graphics of the Proposed Parking Garage



II. SITE DESCRIPTION, ZONING AND LAND USE CONTEXT

A. Site Description

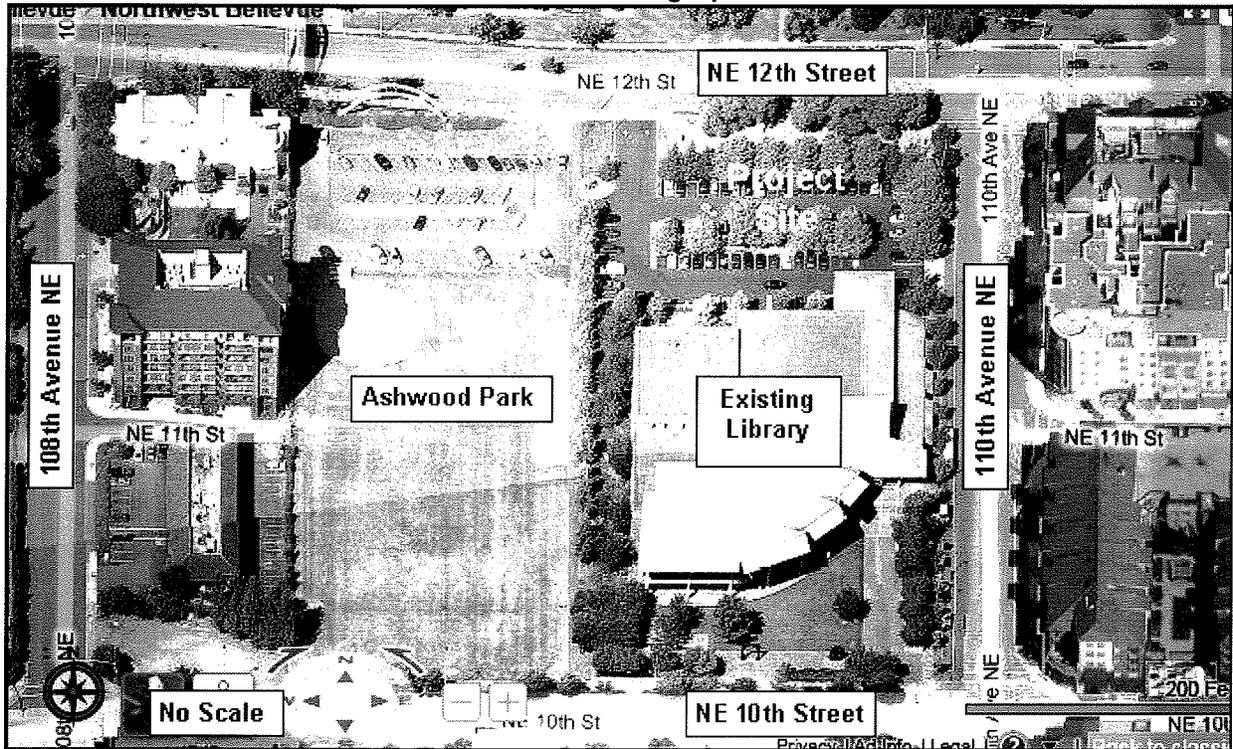
The site is the existing regional library located in the northeast corner of the downtown. The library was built on this site in 1993 after it moved from a prior location. The existing north surface parking lot is the area of construction. The construction area is approximately one acre (263' x 170'). There is an elevation change of approximately 4.5 feet from the north to south edge of the project site for the garage. This is a slope of approximately 2.6%. There are no critical areas onsite.



B. Zoning

The property is zoned Downtown Residential (DNTN-R) within Perimeters A and B. Prior Design Review and Administrative Conditional Use permit approvals are required for the library use and associated parking garage in this zoning district.

Aerial Photograph



Existing library (southeast corner) looking east toward Ashwood multi-family complex



III. CONSISTENCY WITH LAND USE CODE/ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Uses

The zoning for this site, Downtown Residential DNTN-R, requires prior Administrative Conditional Use permit approval for the library/parking garage use. Design Review approval is also required since the site is located within a Downtown Design District.

2. Dimensional Requirements

**Table 1
 Dimensional Requirements**

Item	Permitted/Required	Proposed	Comments/Conditions
Zoning with Perimeter Overlays	DNTN-R, Perimeter Design Sub-districts A and B	NA	No change to zoning district designation.
Project Limit	No minimum	Approx. 1 acre	Project limit is approx. 1 acre of 3.15 acre library parcel
Building Height for Parking	DNTN-R: 40'; Subdistrict A: 30' basic, 40' max.; Subdistrict B: 40' basic, 40' max.	25'-1"	Meets code. LUC 20.25A.020, .090
Floor Area Ratio (FAR)	N/A for Parking. Libraries excluded from gross building area for purposes of calculating FAR.	NA	Not applicable to Parking Garage Structures.
Total Gross Square Feet (GSF)	N/A for Parking.	103,777 SF	Not applicable to Parking Garage Structures.

Setbacks	Permitted/Required	Proposed	Comments/Conditions
Front(s)	0 feet	0 feet	Meets code. LUC 20.25A.020
Side	0 feet	0 feet	Meets code. LUC 20.25A.020.
Rear	0 feet	0 feet	Meets code. LUC 20.25A.020.
Recycling & Solid Waste	Provide on-site collection areas for recyclable materials and solid waste; areas shall be accessible to workers of the proposed development.	Recycle and solid waste dumpsters are located in an unlocked enclosure adjacent to north entry, accessed from NE 12 th St.	Recycling and solid waste areas are provided inside the garage in the northwest corner. The applicant shall provide a letter from Allied Waste that states their approval of the recycling/solid waste areas. See condition X.C.2.b. Meets code, as conditioned. LUC 20.20.725.
Sidewalk and Planter Strip Width	Min. 8 feet plus min. 4 feet for planting/street trees and 6" curb for NE 12 th Street and 110 th Ave NE	8 feet plus 4 feet for planting/street trees and 6" curb for NE 12 th Street and 110 th Ave NE	Meets code. LUC 20.25A.060.A. The applicant proposes a 4 foot wide planting strip along NE 12 th Street, as required by code. Through a separate agreement with the Parks & Community Services Department, the planter strip width along NE 12 th Street may increase. See condition X.B.2.b.
Street Tree/ Species & Caliper	NE 12th Street = Kwanzan Cherry, 4" caliper. 110 th Avenue NE = Redmond Linden, 3" caliper	2.5 inch caliper Chanticleer flowering pear along both NE 12 th Street and NE 10 th Street.	(See discussion Section III.A.2.a below regarding <u>street tree modification</u>): <ul style="list-style-type: none"> NE 12th Street: <u>Chanticleer flowering pear</u>, 4 inch caliper. 110th Ave. NE: Redmond Linden, 3" caliper See condition X.B.2.a. Meets code, as conditioned. LUC 20.25A.060.B. LUC 20.25A.060.C, Plate B. LUC 20.25A.090.4.c

Item	Permitted/Required	Proposed	Comments/Conditions
Perimeter Landscaping	North 5' Type III East 8' Type III West 5' Type III	North 0' East 30" without trees West 5' Type III	See discussion below Section III.A.2.a regarding Alternative Landscape Option for North and East perimeters. West landscaping meets code. LUC 20.25A.040.
Mid-Block Walkways	Pedestrian connections are required north/south and east/west. No dimensional requirement is included in code.	North/south pedestrian path is 6 feet wide; East/west pedestrian path is 5 wide.	Meets code. LUC 20.25A.060.C. The existing night lighting along the north/south path will remain.

a. Approved Street Tree Modification per LUC 20.25A.060.B.1

The applicant requests approval of the street tree Chanticleer flowering pear for use along NE 12th Street. The code requires Kwanzan Cherry for NE 12th Street.



Chanticleer flowering pear in bloom

The Chanticleer flowering pear is a better street tree choice than Kwanzan Cherry (required by code). The Chanticleer flowering pear is better suited to an urban environment in terms of growth, seasonal characteristics, and maintenance. Kwanzan Cherry trees have performed poorly as a street tree in Bellevue, according to the Parks & Community Services Department. This matches experiences in other cities and it has been typically removed from approved street tree lists in the region.

Below is the shortlist of Kwanzan Cherry's issues:

- susceptible to a lethal insect infestation -- this is a recently introduced insect;
- susceptible to multiple disease problems -- these are often sub-lethal but disfigures trees and blossoms;

- root graft reaction created a large boll at the base of the tree that ultimately creates root/sidewalk conflicts;
- in general, is a relatively high water use species; and
- tree crown is relatively broad which creates branch/vehicle conflicts.

Chanticleer pear has none of the above issues according to the Parks & Community Services Department.

Decision: The street tree modification is approved with this Design Review/Administrative Conditional Use permit approval. See condition X.B.2.a.

Table 2
Parking and Loading

Item	Required		Proposed	Comments/ Conditions
Parking	Minimum and Maximum Permitted Ratios	Required and Permitted Parking Stalls	Proposed Parking Stalls	LUC 20.25A.050.A
Library Parking See Section III.A.2.b for discussion.	Unspecified	Unspecified	250 additional stalls	LUC 20.20.590.F.2 unspecified parking
Item	Required/Permitted		Proposed	Comments
Compact Stalls	Max. 65%		20%	Meets Code. LUC 20.25A.050.F.2
Load/Unload Area	Minimum 50'x10' located onsite		All loading/unloading deliveries will occur at the existing loading dock (70'x16') at the library. Dock will be accessed by driving through the new garage.	Meets Code. LUC 20.20.590.K.4

b. Parking Analysis

The existing library facility has 119 underbuilding parking stalls and 80 surface stalls for a total of 199 parking stalls. Some of the existing underbuilding stalls will be re-striped to accommodate additional handicap-accessible stalls, resulting in approximately 115 garage stalls in the lower level of the existing library building.

The proposed parking facility will have 86 stalls in the lower level, 71 stalls on the first floor level and 93 stalls on the second floor level, resulting in 250 stalls total in the new garage. The 250 new stalls added to the 115 existing stalls (as restriped) in the lower level of the existing garage create a total of 365 stalls for the library site. This is a net gain, over the current condition, of 166 stalls after restriping ($250 + 115$ restriped in the existing underbuilding level = $365 - 199$ existing stalls before striping = 166 stalls net gain).

LUC 20.20.590.F.2 also allows for:

“a. Documentation supplied by the applicant regarding actual parking demand for the proposed use;”

According to the library patron/parking data and as observed on numerous city site visits at different times of the day, there is evidence to support the library's assertion that more parking is needed for the facility than what is currently offered. Library patrons often complain about the amount of circulation and queuing that is needed in order to find and/or wait for a parking space to open up. In addition to wasted time, there is a concern for safety because visibility may be hampered by a number of cars circulating around the parking areas looking for the few spaces that are available.

When the scheduled meeting rooms are used by the community, library or city, there often are not enough stalls available to accommodate attendees and library patrons. Stalls originally permitted for use fifteen years ago are too small for most vehicles on the road today and as a result people often use 2 stalls for the space needed to protect their vehicles. The larger-size new stalls (in the proposed garage) combined with a much smaller percentage of compact stalls should alleviate this issue. Only 20% of the stalls in the new parking garage will be compact stalls as compared to the maximum 65% allowed by code.

As noted earlier, the regional library is averaging 68,000 visitors per month, close to 1,000 cars per day at 2.3 persons per car. The library hopes that usage will increase at least 5% once the expanded parking is available; hence the demand for parking will only increase. There are currently 119 stalls available; this quantity is not sufficient to handle the parking demand at the library given the numbers noted above.

LUC 20.20.590.F.2 allows for:

“c. Required parking for the proposed use as determined by other comparable jurisdictions.”

The City of Spokane municipal code allows a maximum of 1 stall per 200 square feet of floor area for Community Service uses, which include Libraries. Applying this to the 77,050 square feet of the existing Bellevue Library (exclusive of lower level parking) would result in a maximum of 385 stalls. (Spokane Municipal Code sections T17C.230-2 and 17C.190.420) Upon completion of the project, 365 parking stalls will be available, which is on par with the Spokane code requirements for library parking.

During construction interim parking:

No parking will be available on the library property surface or underbuilding parking during construction. The existing underbuilding parking will not be available; the library will not create an access through the west wall as previously discussed. Temporary parking for patrons during construction will be provided offsite at the adjacent surface parking lot at Ashwood Park. Fifty-one (51) stalls will be available; this site is already being used by numerous library patrons. Other available locations will be offsite commercial parking lots. Information regarding parking options will be posted on the library's website. Public transit, carpool and drop off are also options for the library patrons during construction which is estimated to be 12-18 months.

The following is the plan for interim parking during construction:

- (a) Employees: Offsite parking will be secured at a commercial parking lot. Public transit, carpool and drop off are also options.
- (b) Library Patrons: Parking will be available at the adjacent Ashwood Park surface parking area (51 stalls). The library will also post on its website a map with the location of offsite commercial parking lots available. Public transit, carpool and drop offs are also options.
- (c) Meeting Groups: Same as library patrons with the possibility of a shuttle service if meeting organizers choose this option.

See condition X.A.2.a.

a. Alternative Landscape Option (ALO) per Land Use Code 20.20.520.J

The applicant requests an Alternative Landscape Option for the following:

- NE 12th Street: to reduce the north (interior) perimeter from 5' wide to zero; and
- 110th Avenue NE: to reduce the east (street frontage) perimeter from 8' wide to 30" without trees.

As an alternative, the applicant proposes to landscape the adjacent 45' wide strip along NE 12 Street owned by the City of Bellevue Parks & Community Services Department. The Parks & Community Services Department shall approve the final landscape plan. If the lease is not extended, the applicant will be required to provide a new area for plantings equal to or superior to the plantings within the 45' strip as per the approved ALO. See condition X.B.2.b. The applicant shall secure a written agreement with the City of Bellevue Parks & Community Services Department. See condition X.B.2.c. The applicant will install vertical green walls and a trellis system on the parking structure roof. See below for further discussion.

The Director may administratively approve a modification of the landscaping requirements of this chapter if:

- a. The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of this section.

Response:

The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of the code. Instead of the required Type III landscaping along the perimeter (14 trees, shrubs and groundcover), the applicant has proposed a landscape plan with a rich palette of plant materials and colors, including more trees, 20 trees, and a wider landscape strip along the north. The code requires a landscape area of 2200 square feet for the north and east perimeters. The applicant is providing 14,000 square feet – more than 6 times that required by code. Furthermore, the applicant has proposed a unique "green" vertical garden wall along three sides of the parking structure which will serve as a unique focal point for the city. A trellis system along the rooftop adds an additional feature

which helps create a landscape plan that is equal to or better than that which could be achieved by strictly following the requirements of the code. Feature trees (Cornus Eddie's White Wonder dogwood) will be planted at the northwest and northeast corners of the site to soften the hardscape and provide a focal point to pedestrians.

The primary features of the parking garage and site design that are the basis of the alternate landscape plan include:

- A vertical garden wall cladding on the east, north and west sides of the parking garage;
- New landscaping of the 45' strip of land to the north along NE 12th to add sculpted landforms densely landscaped with new mixed native evergreen and deciduous shrubs and ground cover, Serbian spruce, Columnar Swedish Quaking aspen, dogwood and maple. The sculptured landforms will berm up from the sidewalk to the north façade;
- New planting between the proposed parking garage and the library building that will enhance the cross-block east-west pedestrian pathway;
- A new planter along the south edge of the second level of the garage with hanging vines cascading into the open space between the library and garage;
- A trellis system along the north façade allowing vines to grow down from above and from below to break up the length of this façade. The vines will be Evergreen Clematis, Virginia Creeper and White Chocolate Vine;
- A row of Aspen trees to be planted in raised beds between the garage and the park to the west (adjacent to the north-south cross-block pedestrian pathway), in addition to groundcover and shrubs;
- Four trees in planters on the second/roof level to soften the view of the parking garage from above;
- Approximately 30" wide planting beds between the sidewalk and parking garage, along 110th Ave NE with groundcover and shrubs;
- 4' x 14" planters on either side of driveway with low (maximum 24" high) planting; and
- Specimen dogwood trees (Cornus Eddie's White Wonder) will be located at each corner of the parking garage along NE 12th Street.

b. The proposed landscaping complies with the stated purpose of this section (subsection A), and with the purpose and intent of paragraphs F.1 and G of this section.

Response: The proposed alternative landscape plan complies with the purpose and intent of this code. It provides landscape materials that are native to the northwest, supplemented by carefully located ornamental plant materials that provide seasonal color and visual interest. Most notable to the project is its vertical "green" wall on three sides of the structure. This is a unique feature, the first project in the City of Bellevue using a green wall to this extent. The green wall softens the visual impact of the parking garage as does the trellis planting to be located on the rooftop and along the south side of the building.

c. If a modification of any paragraph excluding subsection E of this section is requested, the proposed landscaping either:

- i. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or
- ii. Better accommodates or improves the existing physical conditions of the subject property; or
- iii. Incorporates elements to provide for wind protection or to maintain solar access; or
- iv. Incorporates elements to protect or improve water quality; or

- v. Incorporates native species in a design that better buffers a critical area and critical area buffer from uses on the site, including parking.

Response:

The proposed modification better improves the existing physical conditions of the property. It will provide a more visually appealing landscape palette as well as providing the vertical "green" wall system to better the environment.

- d. If a modification of subsection E of this section is requested, the proposal either:
- i. Incorporates the retention of significant trees equal in number to what would otherwise be required, or
 - ii. Incorporates the retention of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site.

Response: Not applicable. The applicant is not requesting modification of existing significant trees required to be saved.

Decision: The request meets the requirement for an Alternative Landscape Option and is approved with this Design Review/Administrative Conditional Use permit decision.

B. Special District Requirements

The project site is located within the Downtown-Residential (DNTN-R) Perimeter Design Districts A & B. The applicable special requirements are:

- Downtown Perimeter Design District LUC 20.25A.090
- Downtown Performance Standards for Parking Structures LUC 20.25A.050.F.4
- Downtown Site Design Criteria LUC 20.25A.110.A
- Downtown Patterns and Context LUC 20.25A.110.B
- Design Guidelines: Building/Sidewalk Relationships LUC 20.25A.115

1. Downtown Perimeter Design District Guidelines LUC 20.25A.090

The project is located within the Perimeter Design Districts A & B and is required to meet the guidelines for the Downtown Perimeter Design District Guidelines.

Linear Buffer: The proposal meets this requirement by providing a 45' landscape strip adjacent to NE 12th Street which is physically accessible, includes seasonal color and provides plant materials per Alternative A of this section.

Street Trees: As required by code, street trees along NE 12th Street will be a minimum of 4" caliper at planting. See condition X.B.2.a.

Lighting: The proposal will have lighting fixtures which incorporate cutoff shields to minimize off-site impacts. See condition X.C.2.a.

Signs: All signs shall be an integral part of the architectural design and shall be consistent with the scale and architecture of the building. See condition X.D.2.a.

Design Guidelines: The proposal meets the design guidelines by incorporating an interior plaza for pedestrians between the existing library and proposed garage. The plaza offers a mid-block pedestrian connection. Architectural features (i.e. vertical garden wall, rooftop trellis elements,

corner features) serve to break down the scale of the parking garage. Rooftop trees and plantings will soften the view of the rooftop.

2. Downtown Performance Standards for Parking Structures LUC 20.25A.050.F.4

- a. Driveway openings are limited and the number of access lanes in each opening is minimized.
- b. The structure exhibits a horizontal, rather than sloping, building line.
- c. The dimension of the parking structure abutting pedestrian areas is minimized, except where retail, service or commercial activities are provided.
- d. The parking structure complies with the requirements of LUC 20.25A.115.
- e. A wall or other screening of sufficient height to screen parked vehicles and which exhibits a visually pleasing character is provided at all above-ground levels of the structure.
- f. Safe pedestrian connection between the parking structure and the principal use exists.
- g. Loading areas are provided for vanpools/carpools as required by paragraph F.3 of this section.
- h. Vehicle height clearances for structured parking must be at least seven and one-half feet for the entry level to accommodate vanpool parking.

Response:

The proposal meets the performance standards for parking structures by limiting the driveway openings to the pre-existing NE 12th Street and 110th Avenue NE locations. Access lanes will be minimized by one lane in each direction.

The structure has a strong horizontal building line (being rectangular in shape). It is covered by the unique vertical garden wall and rooftop trellis system, a preferred design outcome for this building. This vertical garden wall, as well as the sculptured contour berms, adequately screens parked vehicles in a visually pleasing manner on all above-ground levels. The building dimensions were determined by the available space on the property to serve the library.

The parking structure complies with LUC 20.25A.115 Building/Sidewalk Design Guidelines. See discussion under Section III.B.5. Safe pedestrian connection is provided between the parking garage and library. Safe pedestrian sidewalks/walkways are located on all three sides of the parking garage.

Vehicle height clearances meet the required minimum 7.5 feet at grade level to accommodate vanpool parking.

3. Downtown Site Design Criteria LUC 20.25A.110.A

A. Site Design Criteria.

1. Vehicular Circulation and Parking. See LUC 20.25A.110.A.1.
 - a. Provide efficient vehicular access to parking and service areas which is coordinated on a superblock basis.
 - b. Coordinate the location of vehicular and pedestrian mid-block connections, considering opportunities for mid-block crossings.
 - c. Provide for safe and pleasant movement within the Downtown for the pedestrian and bicyclist.
 - d. Maximize the separation of vehicular traffic from pedestrian areas by means of level changes, space and distance, or landscaping.

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- e. Incorporate retail shopping space at the ground level into parking structures whenever practical and appropriate.
- f. Minimize the location of parking adjacent to pedestrian connections.
- g. Limit the number of driveway openings and the number of access lanes in each opening.
- h. Where appropriate, fit garages into the topography and make use of garage roofs for public open space, recreation or landscaped areas.
- i. Maximize the use of underground parking.

Response: There will be separation (garage wall) between the pedestrians along the new east-west midblock connection and the vehicles within the parking garage. Driveway openings for the parking garage will be limited to the same approximate two locations as currently exists: NE 12th Street and 110th Avenue NE. There will be one level of parking below grade and two levels above grade. No surface parking areas are proposed on the library site.

2. Pedestrian Circulation and Amenities. See LUC 20.25A.110.A.2, LUC 20.25A.060. Design Guidelines (LUC 20.25A.060.C.3)
- a. Pedestrian connections must be developed as an internal walkway or sidewalk, an arcade, a pedestrian skybridge, and may meander.
 - b. Pedestrian connections must comply with the applicable definitions in Chapter 20.50 LUC.
 - c. Pedestrian connections must be designed to form logical routes from origins to destinations.
 - d. Pedestrian connections must offer diversity in terms of activity and pedestrian amenity along pedestrian routes.
 - e. Pedestrian connections must meet construction code handicapped requirements.
 - f. Pedestrian connections should use trees and landscaping to provide definition and enclosure.
 - g. Pedestrian connections should provide for weather protection from rain through use of sheltered walkways or sidewalks, canopies, multiple building entrances, lobbies, and entries of sufficient size and accessibility.

Response: The project will provide two mid-block connections (running east-west and north-south). The new east-west mid-block connection will provide weather protection from rain with a canopy at the entry. The existing north-south walkway has pavers and/or substandard walkway conditions. This north-south walkway will be improved to a 5' wide concrete walkway. Both connections will meet ADA requirements. See condition X.B.2.e.

3. Wind and Sun. See LUC 20.25A.110.A.3.
- a. Ensure that the form and placement of buildings consider desirable year-round conditions of sun and shade in surrounding open spaces and public areas.
 - b. Design new buildings with wind conditions in mind so as to shelter pedestrians from undesirable winds, particularly on the ground, and in publicly accessible areas.
 - c. Consider how new buildings might incorporate outdoor spaces of calm, especially for winter, and places of suitable breeziness in summer at levels of pedestrian activity.
 - d. Consider wind and sun in design of landscaping: e.g. evergreen tree-planting as wind blocks, or deciduous trees on south and west sides of open spaces to

maximize winter sun penetration.

Response: It is anticipated that pedestrian wind conditions will not change significantly as a result of the new parking garage structure.

There is the potential for shade impacts to the adjacent Ashwood Park (to the west) and to the adjacent condominiums (to the east). It is anticipated that shade impacts will not be a significant impact.

Note: There is no regulatory authority that requires sun access protection.

4. Open Space. See LUC 20.25A.110.A.4.
- a. Design and locate open spaces, such as plazas, squares and large landscaped areas to work as part of a comprehensive system of spaces in the Downtown.
 - b. Design open spaces to provide for maximum use by a wide range of people.
 - c. In designing open spaces, especially plazas, consider the following:
 - i. Orientation. Orient to sunlight and provide good physical and visual access to the sidewalk, so that the space is perceived as an extension of the sidewalk.
 - ii. Dimensions. Design as adequate for seating, planting, etc., but not so large as to appear barren and uninviting.
 - iii. Seating. Provide comfortable height and depth, and appropriate arrangement.
 - iv. Pavement. Use non-glare, non-slip, and safe surface materials.
 - v. Trees and Planting. Consider provision for shade and sun. Use to create space and define human scale. Provide protection from wind.
 - vi. Amenities. Use pedestrian-scaled lighting, fountains, litter receptacles, bicycle racks, and sheltered waiting areas.
 - vii. Provision of Space for Attractions. Design to permit vendors, outdoor cafes, rotating art displays, or abutting retail activity.
 - viii. Physical access. Ensure ready physical as well as visual access with special attention to elevational difference.
 - ix. Enclosure. Use landscaping or structure to provide a sense of enclosure.

Response: The two mid-block connections for the project will provide a pedestrian amenity to travel without vehicular conflict. The connection will be handicap accessible. A condition of approval will be that the mid-block connection be signed for hours that the connection is open to the public. See condition X.D.2.b.

5. Light and Glare. See LUC 20.25A.110.A.5.
- a. Consider and mitigate light and glare impacts upon major public facilities, streets and major public open spaces.
 - b. Mitigating measures may include use of low-reflecting building materials, landscaping, tilting of reflective panels, reorientation of the building or the addition of screening devices such as louvered screens and marquees.

Response: Lights from the proposed rooftop will be shielded so as to not have light and glare to adjacent residences. Rooftop lights have cutoff shields and be turned off at 10 pm at night. See condition X.C.2.a.

4. Downtown Patterns and Context LUC 20.25A.110.B

B. Downtown Patterns and Context.

1. Natural Setting and Topography. See LUC 20.25A.110.B.1.

- a. Make creative use of any existing topographic variations in site design and location of the building, circulation patterns, parking area designs and public spaces to enhance the setting and provide variety.
- b. Make maximum use of views to mountains, Lake Washington and the Seattle skyline.
- c. Seek high quality design for all buildings constructed at prominent locations. These locations may include areas on ridge crests and hilltops, fronting public open spaces, those closing a vista and those affording a silhouette against the sky.

Response: The design and building materials, including landscape materials, for the parking garage are of high quality and will complement the library and adjacent park. The applicant has given careful consideration to the important corner of NE 12th Street and 110th Avenue NE and the opposite corner at the northwest corner of the parking garage facing NE 12th Street. Feature trees will be planted in these corners. Although these corner locations are not a designated "gateway" corners, they appear as a "gateway" for those traveling along NE 12th Street.

2. Landscape Design. See LUC 20.25A.110.B.2.

- a. Make effective use of significant landscape features to complement and contrast with building forms. This includes massing of plant materials to constitute a recognizable visual unit which contrasts effectively with built forms.
- b. Encourage the retention of significant existing vegetation, where it can be incorporated into efficient site design and maintained in a safe and healthful condition.
- c. Consider the location or relocation of traffic control boxes, power vaults, utility boxes and similar features in the design of the pedestrian areas to minimize the impact on the visual and physical quality of the pedestrian environment.

Response: The applicant will remove trees and shrubs/groundcover for the project. New street trees will be installed. Landscaping with trees, shrubs and groundcover will be provided in the 45' landscape strip to the north. This area will also have berms so there is contour. The garage will have a vertical garden wall and rooftop trellis system. No mechanical equipment (including power, telephone, traffic control, etc) shall be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults, in a building, or substantially screened per the approval of DSD. See condition X.B.2.d.

3. Views. See LUC 20.25A.110.B.3.

- a. Consider the negative impact of a building on views, both from existing buildings and future developable or redevelopable sites.
- b. Consider the availability of public views from public spaces such as streets, street intersections, parks, plazas and areas of pedestrian concentration.

Response:

Although the views from private and public spaces will change as a result of the size/bulk/height of the parking structure, substantial consideration was given to providing a visually pleasing structure, with ample landscaping along NE 12th Street, a vertical garden wall and rooftop trellis system. The applicant reduced the height of the structure to the minimum needed for required parking.

4. Building Height and Bulk. See LUC 20.25A.110.B.4.
 - a. Buildings near public open spaces should permit visual access and, where feasible, physical access to the public open space.
 - b. Wherever practicable, buildings should be oriented to minimize the shadows they cast on publicly accessible open spaces.
 - c. Encourage slender towers, particularly at upper levels.
 - d. Discourage buildings of extreme rectangular shape which tend to be out of proportion for their floor area.
 - e. Encourage spacing between towers to retain the feeling of an open, airy CBD.
 - f. For buildings outside the Core Design District, encourage building massing which minimizes visual impacts to surrounding residential neighborhoods.
 - g. Stepbacks required for diminished floorplate buildings, LUC 20.25A.020.A.2(22), should be oriented to the public street or streets adjacent to the building site to maximize the availability of light and air at the street level and to preserve view corridors. Where the site abuts more than one public street, preference for the orientation of the stepback should be given to the street intended to have the highest orientation to pedestrians as provided by LUC 20.25A.115, Design Guidelines: Building/Sidewalk Relationships.
 - h. Encourage rooftop features, appropriate to the overall height and scale of the building, to modify an otherwise unmodulated profile.

Response: In order to break up the mass of the structure, the applicant has limited the height of the garage and provided a unique vertical garden wall system/rooftop trellis system for the parking garage. Generous landscaping to the north will help break up the mass of the structure. Corner feature trees will provide visual focal points for the structure. Stepbacks are not applicable to this project at 25' height and it is not located within the Downtown Core Design District.

5. Transitions. In transitions between districts in the Downtown and between properties, the lower portions of buildings should be designed to promote easy circulation, good relationships among open spaces, visual connection in scale, and maximum penetration of sunlight to the ground level. See LUC 20.25A.110.B.5.

Response: The subject site is on the northern edge of the downtown in Perimeter District A and B. As a transition site, special effort was given to make the building and sidewalk environment pedestrian-friendly. Instead of blank walls, the applicant provided vertical garden wall and rooftop trellis system. Generous landscaping will be provided in a 45' strip located to the north of the garage adjacent to NE 12th Street. Pedestrian entries are easily identifiable along each end of the east-west mid-block connection, as well as, at the south entry.

6. Patterns of Activity. See LUC 20.25A.110.B.6.
 - a. Maximize opportunities for vital, pedestrian-level activity in all areas of the

- Downtown.
- b. Provide space for a variety of appropriate activities accessible to the public at large in the Downtown, especially at ground level and at main pedestrian levels.
 - c. Uses and activities that are nonpublic or nonpedestrian in nature should not be located adjacent to pedestrian areas.

Response: Opportunities for pedestrian-level activity will be at the two mid-block connections and adjacent sidewalks. The library is a public use and therefore is appropriately located in downtown Bellevue. It is also appropriate to provide adequate parking for the public to visit this public space.

Parking exhaust vents will be located in the northeast corner of the structure, hidden behind the feature tree and well away from pedestrian areas.

7. Signage. See LUC 20.25A.110.B.6.
 - a. Ensure that signage is an integral part of the architectural design.
 - b. Encourage signage which is scaled to the pedestrian and enhances the pedestrian environment.
 - c. Signage must comply with the applicable requirements of Chapter 22B.10 Bellevue City Code, now or as hereafter amended.

Response: The applicant has shown some signage on the brick colored banding that accentuates the two openings to the parking garage. A comprehensive sign package must be reviewed and approved prior to building permit issuance. All signs must be architecturally integrated with the building. See condition X.D.2.a.

5. Design Guidelines: Building/Sidewalk Relationships LUC 20.25A.115

The site is bordered by 110th Avenue NE which is designated a "D/R" right-of-way and NE 12th Street which is designated an "E" right-of-way. The proposal meets the applicable design criteria as described below.

- a. **110th Avenue NE is designated a "D/R" right-of-way:** See LUC 20.25A.115.B, Design Guidelines Building/Sidewalk Relationships, IV.E, F.
Rights-of-way designated 'D/R' shall have low to moderate orientation to pedestrians and shall complement residential uses. This shall be achieved by designing some relationship between exterior and interior activities with respect to visual access, and by incorporating landscape features that soften the urban edge. Design attention should be given to amenities that complement these areas' residential character and moderate the urban environment, while providing attractive visual access for pedestrians and other passersby.

Response: The proposal is a parking garage serving an existing library. To meet the intent of the D/R right-of-way, the proposal provides a vertical garden wall, rooftop trellis and berms along the north elevation. These landscape features will soften the view of the structure from street level and above.

- c. **NE 12th Street is designated an "E" right-of-way:** See LUC 20.25A.115.B, Design Guidelines Building/Sidewalk Relationships, IV.E, F.

Rights-of-way designated 'E' shall have low orientation to pedestrians. Such rights-of-way are intended to provide a visual buffer between the downtown and surrounding residential neighborhoods.

Response: The proposal faces NE 12th Street which has a high vehicular volume and pedestrian activity to the library. As such, the applicant provided special landscaping between the sidewalk and parking structure which provides berms, numerous deciduous/evergreen plantings and a vertical garden wall. These features will present a pleasing view to passers-by along NE 12th Street.

IV. PUBLIC NOTICE, COMMENT AND RESPONSE

The Design Review and Administrative Conditional Use permit applications were received on April 26, 2010 and July 26, 2010, respectively. Notice of Application was mailed to all property owners within 500 feet of the project site on June 3, 2010 (Design Review) and September 2, 2010 (Administrative Conditional Use permit). Two Public Information Signs for this proposal were installed on adjacent public rights-of-way. As a result of public notice, the city received communication from 30 neighbors, resulting in 71 communications (some neighbors wrote numerous emails/letters). City staff met with neighbors individually at City Hall. In addition, on September 21, 2010, the city held a Public Meeting for neighbors (at City Hall). Fourteen (14) neighbors attended this meeting.

Neighbor concerns include the following:

- 1. Temporary Construction Access and Location of Patron Parking during Construction:** Neighbors were concerned about temporary construction access through Ashwood Park. The library had proposed a couple of alternative to provide patron access to the existing underbuilding parking garage. The library had initially proposed to create a new entrance along the west wall with access through Ashwood Park. The library considered access through NE 11th Street and then later proposed NE 10th Street instead. Neighbors were concerned about both options. They were concerned about the noise of cars, headlights, possible traffic congestion and how it would affect their quality of life.

Response: The applicant reviewed all comments by neighbors. The applicant looked at other possible alternatives to providing access to the existing underbuilding parking garage. Due to cost concerns and as a result of value engineering, the library abandoned their plans for temporary access through Ashwood Park and underbuilding parking. Instead, patron parking during construction will be limited to the adjacent surface parking lot at Ashwood Park and other options as previously identified (see Section III.A.2.b). There will be no increase in the paved area of the existing Ashwood surface parking lot intruding into the park.

- 2. Use of NE 11th Street for Library Access:** Neighbors were concerned about the use of NE 11th Street for library temporary construction access. Neighbors were concerned about the narrow width of the street and traffic congestion/impact at the intersection of 108th Avenue NE and NE 11th Street. Neighbors were concerned about public safety and pedestrian safety. Neighbors mentioned that illegal dumping/parking were also occurring in this area.

Response: Since the library will not be using this access route, any questions regarding

the use of NE 11th Street or illegal dumping/parking should be directed to the city's general information line 425-452-6800 for transfer to the appropriate city department.

3. **Use of Ashwood Park:** Neighbors expressed concern about the use of Ashwood Park during the construction period and unavailability of the park by the community.
Response: The library will not use the existing "grassy" portion of Ashwood Park for this project. As noted earlier, the library will not create a temporary access through the park into the underbuilding parking garage. This design option was eliminated due to cost/value engineering. While the Ashwood Park parking lot will be available to the general public, the use will be dominated by library patrons because it will be the only designated lot available to library patrons. As a result, no parking would be available for park patrons, so organized sports use will be relocated to alternate locations.

4. **Views from adjacent Condominium Units:** Concern was expressed about views from adjacent condominium units looking down on the roof. There was concern about the loss in the number of trees, heat from the roof and headlight glare.
Response: There will be a loss of existing trees for the project. New rooftop plantings, in addition to site/ALO plantings, will be as follows:

Rooftop only:

- 5 trees at 2" caliper
- 270 shrubs each 2 gallon
- 106 shrubs each 2 gallon
- 673 ground cover and vines each 4" pots

The rooftop shrub planting area is 420 square feet. The applicant will provide a rooftop trellis with plantings of vines which will "spillover" the edge of the roof. This will help create a softer view of the garage structure. Headlights will be blocked by the wall of the parking garage and planting trellis system. Rooftop plantings will help to dissipate some heat on the rooftop.

5. **Wasted Tax Dollars:** One neighbor expressed concern about wasted tax dollars on this project.
Response: The use of tax dollars is outside the scope of the applications submitted to the City of Bellevue. The City of Bellevue will review the project according to the Land Use Code criteria, per Section VIII. This criterion does not include an analysis of tax dollar spending.

V. SUMMARY OF TECHNICAL REVIEWS

A. Clearing & Grading Division

The Clearing & Grading Division has reviewed the proposal and will conduct review under the clearing and grading permit application.

B. Utility 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. All water, sewer and storm drainage design review, plan approval, disconnections and field inspection shall be performed through the Utility Developer Extension Agreement application, water application and/or side sewer connection permit processes. See conditions X.A.3.a, b.

C. Transportation Department

Site Access

The Library has two driveway connections: One off of NE 12th Street and the other off of 110th Avenue NE. Both driveways are full access (no turning restrictions).

NE 12th Street Access

The location of this driveway will remain the same.

110th Avenue NE Access

This project will require the relocation the existing driveway on 110th Avenue NE approximately 26 feet to the north. Existing and anticipated queuing were analyzed to determine the potential impacts this relocation may have on the intersection of 110th Avenue NE and NE 12th Street. The analysis revealed that transportation impacts due to the driveway relocation will be negligible.

Loading and unloading from the right of way will not be permitted once the project is completed unless allowed by the Right of Way Manager. See condition X.A.1.b.

Street Frontage Improvements

The applicant will be responsible for the restoration of all street frontage improvements impacted by this proposal. All restoration and new landscaping shall be shown on an approved set of engineering drawings prior to construction. Said improvements are subject to review and approval by the Parks Department. See conditions X.C.1.d, .D.1.a, b.

Easements

There are several existing easements located within the project site (utility, pedestrian, etc.) which are to remain in effect after the completion of this project. The city reserves the right to establish additional easements as deemed necessary to mitigate for impacts this project may bear upon adjacent city infrastructure. See condition X.C.1.a., b.

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department. (Use this condition only for projects located in Downtown, Factoria, Overlake, and Crossroads. Contact ROW if uncertain.) See condition X.A.1.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 X.B.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 12th Street and 110th Avenue NE have been classified as "Grind and Overlay required" streets. Minimal pavement restoration limits for this classification is 50 feet from each side of the trench cut for the full width of the street. The Transportation Inspector may amend pavement restoration limits and requirements at her / his discretion. See condition X.D.1.b.

D. Building Division

The Building Division has reviewed the proposal and will conduct review under the building permit application.

E. Fire Department

The Fire Department provided review of the proposal and recommends conditions to provide automatic fire sprinklers and a fire alarm notification system. See conditions X.C.3.a, b.

VI. STATE ENVIRONMENTAL POLICY ACT

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, Development Services Department, 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.

TRANSPORTATION

Long Term Impacts, Mid-Range Impacts and Mitigation

This project will have no mid-range (within the next 6 years) or long term (beyond 6 years) impacts to the city's transportation system due to the fact that garage structures are not classified as trip generators per the City's Trip Generator Charts and ITE's Trip Generation Manual (8th Edition). Therefore Transportation Impact Fee and Concurrency requirements are not applicable.

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 traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed included traffic circulation during construction activities and the relocation of the library's driveway off of 110th Avenue NE.

A traffic study documenting patron and contractor access to the site during construction phases, existing trip generation and queuing patterns on NE 10th Avenue NE at NE 12th Street was submitted by the applicant. All findings within the study support the recommended approval from the Transportation Department as expressed in this report. The transportation study is included in the Transportation Department project file for this development.

LIGHT AND GLARE

There is the potential for light and glare with the lights at night from the parking garage and rooftop. In order to mitigate potential impacts to adjacent residents, the light source shall be incorporated into the parking garage design so as not to provide light and glare and spillover towards adjacent residential units. Lighting fixtures shall incorporate cutoff shields to minimize off-site impacts. Furthermore, rooftop parking area lights shall be turned off at 10pm every night to avoid light and glare during the nighttime hours. See condition X.C.2.a.

SHADE

There is the potential for shade impacts to the adjacent Ashwood Park (to the west) and to the adjacent condominiums (to the east). It is anticipated that shade impacts will not be a significant impact.

VIBRATION

Vibration could be experienced within adjacent buildings during construction activities. The potential short term vibration impacts will be mitigated by limiting hours of construction, per the city's noise control ordinance Bellevue City Code 9.18. See condition X.A.2.b.

NOISE

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. See condition X.A.b.

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. See condition X.A.2.c.

The applicant shall provide certification by a noise consultant that the noise from the garage exhaust fans will not exceed 60 dBA (as measured from the property line or as determined by the city) and a determination from the noise consultant that the velocity and direction of airflow from the exhaust system within pedestrian areas not exceed 500 feet per minute (FPM). See condition X.A.2.d.

VII. CHANGES TO PROPOSAL

Changes to the proposal as a result of staff review include:

- The exterior design/cladding of the parking structure was revised to include a vertical green wall.
- The building corners were “notched” and a specimen tree will be planted to provide visual interest and focus to two corners of the building.
- The rooftop will include perimeter trellises with plantings to soften the view of the rooftop from adjacent residential units.
- The rooftop will include shielded light poles and will be required to be turned off at 10pm in order to reduce light and glare to adjacent residential units. See condition X.C.2.a.

VIII. DECISION CRITERIA

A. Design Review

Per Land Use Code 20.30F.145, the Director may approve or approve with modifications an application for Design Review if:

1. The proposal is consistent with the Comprehensive Plan.

The proposal, as conditioned, is consistent with the Comprehensive Plan and Downtown Subarea Plan. The proposal meets the following Urban Design and Downtown Subarea policies:

Policy UD-1. Encourage high quality, attractive, architecturally appealing designs for major buildings in order to create distinctive visual reference points in the community.

Policy UD-2. Support designs for the built environment that are visually stimulating and thoughtful and which convey excellence in architecture and workmanship, and durability in building materials.

Policy UD-11. Encourage architectural elements that provide for both rain cover and access to sunlight in pedestrian areas.

Policy UD-14. Encourage the use of seasonal color plantings in public and semi-public areas.

Response: The proposal meets the above policies by proposing a high quality architecturally appealing building which will become a visual landmark in the community. The landscape plan includes seasonal plantings which by nature will bloom at different times of the year. Native

includes seasonal plantings which by nature will bloom at different times of the year. Native plants will be emphasized, especially to the north, which will provide a change in foliage color through the seasons. Protection from rain is provided between the existing library and the proposed garage. The existing entry canopy of the library extends over the plaza that connects the library with the garage. Access to sunlight will continue along the walkway running north-south along the west property line.

Policy UD-20. Preserve and encourage open space as a dominant element of the community's character.

Response: The existing surface parking lot could somewhat be construed as open space, yet in reality it is predominately filled with vehicles. The new garage will instead have a predominant image of the vertical garden which will enhance the experience of the adjacent Ashwood Park open space.

The following is the stated goal of the Downtown Subarea Plan:

The Great Place Strategy

To remain competitive in the next generation, Downtown Bellevue must be viable, livable, memorable, and accessible. It must become the symbolic as well as functional heart of the Eastside Region through the continued location of cultural, entertainment, residential, and regional uses located in distinct, mixed-use neighborhoods connected by a variety of unique public places and great public infrastructure.

Response: The proposal meets this goal by providing expansion to the a regional public library which is a memorable and accessible destination for the public. The library's location, on the north end of the downtown, is within walking distance of many residents, multi-family and single family. The construction of the parking garage with 250 more parking stalls will provide the needed parking to serve an even larger population. (Note: Many library patrons will arrive by other means, i.e. carpool, bus, drop-off). The new parking stalls will also provide the opportunity for meetings that require parking for attendees. By improving the library's parking availability and use by the public, it furthers the educational opportunities for residents in this city and region.

POLICY S-DT-1. Emphasis shall be placed on Downtown livability, with provisions made for the needs, activities, and interests of Downtown residents, employees, shoppers, and visitors.

POLICY S-DT-3. Develop Downtown as an aesthetically attractive area.

POLICY S-DT-10. Require design review to ensure high quality, aesthetically pleasing Downtown development.

POLICY S-DT-5. Organize Downtown to provide complementary functional relationships between various land uses.

Response: The proposal provides increased accessibility to the library for Downtown residents, other residents and employees by providing 250 more parking stalls onsite. The proposal, with a unique vertical garden, rooftop trellis system and generous landscape palette along NE 12th Street, meets the requirement to ensure a high quality aesthetically pleasing downtown development. The parking garage, as a part of the existing library, will continue to serve a complementary functional relationship between the intense downtown commercial/retail/office uses, downtown residential areas, and single family neighborhoods to the north.

POLICY S-DT-72. Encourage expansion of the King County Library to the north.

Response: The library's parking expansion meets this policy. By providing more onsite parking, the library is more accessible to the patrons who visit every year. While the existing library building is not being expanded for new space (i.e. stacks or reading rooms), this proposal will aid ongoing operations and success of the library by providing needed parking.

2. The proposal complies with the applicable requirements of this Code.

As conditioned, the proposal complies with applicable requirements of the Land Use Code:

- Dimensional requirements.
- Recycling/Solid Waste requirements.
- Landscape requirements (as modified with the Alternative Landscape Option).
- Mid-block walkway requirements.
- Sidewalk widths.

See Section III, Consistency with Land Use Code/Zoning Requirements. For special Design Review requirements for the Downtown, see Section III.B.

3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

See Section III, Consistency with Land Use Code/Zoning Requirements. This section includes discussion on the following applicable requirements:

- Downtown Perimeter Design District LUC 20.25A.090
- Downtown Performance Standards for Parking Structures LUC 20.25A.050.F.4
- Downtown Site Design Criteria LUC 20.25A.110.A
- Downtown Patterns and Context LUC 20.25A.110.B
- Design Guidelines: Building/Sidewalk Relationships LUC 20.25A.115

As conditioned, the proposal meets the applicable design guidelines and criteria. The proposal is subject to the building materials and vertical garden wall design as submitted for this staff report. See condition X.C.2.c.

4. The proposal 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.

As conditioned, the project meets this criterion. See responses to the Design Review criteria Section VIII.A-C above.

5. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

All urban level public utilities/infrastructure are available to or on the site or will be constructed/installed with the development. All city departments have reviewed the proposal and required conditions, as necessary. See Section V for Technical Review.

B. Administrative Conditional Use

Per Land Use Code 20.30E.140, the Director may approve or approve with modifications an application for Design Review if:

1. The administrative conditional use is consistent with the Comprehensive Plan.

See response as noted in Section VIII.A above.

2. 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.

The proposal is compatible with and responds to the existing/intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. The vertical garden assembly of the garage is in contrast to the brick, masonry, stone, steel, wood and glass structure of the library building, yet complements it through use of a living material that is intended to elicit positive response in people. The green wall will soften the concrete parking garage while strengthening the connection between the institution of the public library and the landscape of the adjacent Ashwood Park, being respectful of both. The garage will also use material color, in the form of a composite panel material that matches the color of the library's brick and stone. High quality wire mesh is also used to define public spaces, allowing light and air through while reducing glare and visual connection to the parked cars. The library's north entry plaza is enhanced by the addition of the "enclosing" wire mesh plane where the corner of the garage is pulled back to respect the formalized plaza space defined by the existing canopy that is over 30' above the plaza.

As designed, the parking garage provides a graceful transition between the downtown and single family neighborhoods to the north.

Landscape assurance devices will be required. See conditions X.D.2.c, d.

3. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.

All urban level public utilities/infrastructure are available to or on the site or will be constructed/installed with the development. All city departments have reviewed the proposal and required conditions, as necessary. See Section V for Technical Review

4. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

As conditioned, the proposal will not be materially detrimental to uses or property in the immediate vicinity of the subject property. The proposal is to provide more parking onsite for the library. This will alleviate any parking spillover onto adjacent city streets or private roads. All applicable city departments have reviewed the proposal and find that it meets city requirements/standards. Environmental review was conducted and a Determination of Non-Significance was issued (upon publication of this staff report). See

Determination of Non-Significance was issued (upon publication of this staff report). See Section III (Consistency with Land Use/Zoning Requirements), Section V (Technical Review) and Section VI (State Environmental Policy Act) for supporting documentation.

5. The administrative conditional use complies with the applicable requirements of this Code.

As conditioned, the proposal complies with applicable requirements of the LUC:

- Dimensional requirements.
- Recycling/Solid Waste requirements.
- Landscape requirements (as modified with the Alternative Landscape Option).
- Mid-block walkway requirements.
- Sidewalk widths.

See Section III, Consistency with Land Use Code/Zoning Requirements. For special requirements for the Downtown, see Section III.B.

IX. DECISION OF THE DIRECTOR

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code & Standard compliance reviews, the Director does hereby APPROVE WITH CONDITIONS the subject proposal.

X. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

NOTE – Vested Status of the Design Review and Administrative Conditional Use permit approval: The vested status of the Design Review and Administrative Conditional Use permit approval is per Land Use Code 20.40.500, unless the applicant requests an extension through an approved phasing plan per Land Use Code 20.25A.125.

Under Land Use Code 20.40.500, the vested status of the Design Review and Administrative Conditional Use permit approval shall expire two years from the date of the City’s final decision, unless a completed building permit application is filed before the end of the two year term. Upon issuance of a building permit, the vested status of a land use permit or approval shall be automatically extended for the life of the project.

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES:

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

Clearing and Grading Code - BCC 23.76	Savina Uzunow, 425-452-7860
Bellevue Development Standards	Savina Uzunow, 425-452-7860
Transportation Code - BCC 14.60	Ray Godinez 425-452-7915
Trans. Development Review - BCC.22.16	Ray Godinez 425-452-7915
Right-of-Way Use Permit - BCC 14.30	Ron Kessack 425-425-4631
Bellevue Utilities Code - BCC Title 24	Arturo Chi 425-452-4119
Construction Codes - BCC Title 23	Doug Beck 425-452-4563
Structural Codes – BCC Title 23	Doug Beck 425-452-4563
Land Use Code - BCC Title 20	Carol Hamlin 425-452-2731
Sign Code - BCC Title 22B	Carol Hamlin 425-452-2731
Noise Control - BCC 9.18	Carol Hamlin 425-452-2731

A. GENERAL CONDITIONS: The following conditions apply to all phases of development.

1. TRANSPORTATION DEPARTMENT CONDITIONS (GENERAL)

a. HOLIDAY CONSTRUCTION & TRAFFIC RESTRICTIONS

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly.

AUTHORITY: Bellevue City Code 14.30.060

Reviewer: Tim Stever, 425-452-4294, Transportation Department

b. PROVISIONS FOR LOADING

The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted unless authorized by the Right of Manager.

AUTHORITY: Land Use Code 20.20.590.K.4

Reviewer: Ray Godinez, 425-452-7915, Transportation Department

2. LAND USE DIVISION CONDITIONS (GENERAL)

a. INTERIM PARKING DURING CONSTRUCTION

- (a) Employees: Offsite parking to be provided at a commercial parking lot. Public transit, carpool and drop off are also options.
- (b) Library Patrons: Parking to be available at the adjacent Ashwood Park surface parking area (51stalls). The library will post on its website a map with the location of commercial parking lots available. Public transit, carpool and drop off are also options.
- (c) Meeting Groups: Parking is available at the adjacent Ashwood Park surface parking area (51stalls). The library will post on its website a map with the location of commercial parking lots available. Public transit, carpool and drop off are also options. For meeting groups, there is the possibility of a shuttle if meeting organizers choose this option.

AUTHORITY: Bellevue City Code 20.20.590

Reviewer: Carol Hamlin, 425-452-2731, Development Services

b. CONSTRUCTION NOISE HOURS

Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity.

AUTHORITY: Bellevue City Code 9.18.020, .040

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

c. USE OF BEST AVAILABLE NOISE ABATEMENT TECHNOLOGY

The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: Bellevue City Code 9.18.020F

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

d. CERTIFICATION BY NOISE CONSULTANT

The applicant shall provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA (as measured from the property line or within as determined by the city) and a determination from the noise consultant that the velocity and direction of airflow from the exhaust system within pedestrian areas not exceed 500 feet per minute (FPM).

AUTHORITY: Bellevue City Code 9.18

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

e. MODIFICATION TO THE DESIGN REVIEW PLANS

Any modification to this approval shall be documented as an Amendment to this Design Review OR as an addition or revision to this issued land use approval, processed as a Land Use Exemption. The applicant shall demonstrate compliance with the Land Use Code in effect at the time of issuance of this report. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section I.B of this report. Conditions of Approval run for the life of the project.

AUTHORITY: Land Use Code 20.30F.175, 20.25A.060

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

3. UTILITY DEPARTMENT CONDITIONS (GENERAL)

a. UTILITY REVIEW OF CONCEPTUAL DESIGN

Utility Department approval of the design review application 10-111559 LD is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06

Reviewer: Arturo Chi, 425-452-4119, Utilities Department

b. WATER, SEWER AND STORM DRAINAGE SYSTEMS

The water, sewer, and storm drainage systems shall be designed per current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field inspection shall be performed under the individual permits and/or Utility Developer Extension Agreements depending on the extend of the work.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06

Reviewer: Arturo Chi, 425-452-4119, Utilities Department

B. PRIOR TO CLEARING & GRADING (CG) PERMIT: The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements and to mitigate adverse environmental impacts not addressed through applicable Code provisions. These conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. TRANSPORTATION DEPARTMENT CONDITIONS (CG)

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:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Location of temporary ingress and egress for contractors and patrons.
- e) Hours of construction and hauling.
- f) Requirements for leasing of right of way or pedestrian easements.
- g) Provisions for street sweeping, excavation and construction.
- h) Location of construction signing and pedestrian detour routes.
- i) All other construction activities as they affect the public street system.

The applicant shall submit a Traffic Control Plan for review and approval to ensure safe ingress / egress to and from the site for patrons and contractors.

Safe access shall be provided at all times during the construction process. 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: Bellevue City Code 11.70, 14.30

Reviewer: Tim Stever, 425-452-4294, Transportation Department

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:

- a) Traffic signs and markings.
- b) 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.)
- c) Handicapped ramps, crosswalk revisions, and crosswalk equipment such as

- pushbuttons.
- d) Installation or relocation of streetlights and related equipment.
 - e) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)
 - f) Location of fixed objects in the sidewalk or near the driveway approach.
 - g) Trench restoration within any right of way or access easement.

Specific requirements are detailed below.

- a) New driveway construction on NE 12th Street and 110th Avenue NE.
- b) Street frontage restoration on NE 12th Street and 110th Avenue NE.
- c) 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 Sections 20 and 21 and Transportation Department Design Manual Standard Drawings TE-1, TE-3.

Reviewer: Ray Godinez, 425-452-7915, Transportation Department

2. LAND USE DIVISION CONDITIONS (CG)

a. STREET TREES

All street trees shall be planted as specified by the approved Street Tree Modification, and Section III.A.2. of this staff report. The species/size to be planted are as follows:

- a. NE 12th Street: Chanticleer flowering pear, 4 inch caliper.
- b. 110th Avenue NE: Redmond Linden, 3" caliper

AUTHORITY: Land Use Code 20.25A.060.B, LUC 20.25A.060.C, Plate B,
LUC 20.25A.090.D.4.c

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

b. WRITTEN AGREEMENT WITH THE CITY OF BELLEVUE

The applicant shall secure a written agreement with the City of Bellevue to use City-owned property for the project prior to clearing and grading permit issuance. Through a separate agreement with the Parks & Community Services Department, the planter strip width along NE 12th Street may increase.

AUTHORITY: Land Use Code 20.25A

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

c. PARKS & COMMUNITY SERVICES DEPARTMENT APPROVAL OF FINAL LANDSCAPE AND IRRIGATION PLANS

The applicant shall receive prior approval of the landscape and irrigation plans for the 45' strip of land north of the project site owned by the City of Bellevue prior to clearing and grading permit issuance. If the lease is not extended, the applicant will be required to provide a new area for plantings equal to or superior to the plantings within the 45' strip as per the approved ALO.

AUTHORITY: Land Use Code 20.25A

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

d. GROUND-MOUNTED MECHANICAL EQUIPMENT SCREENING

No mechanical equipment (including power, telephone, traffic control, etc) shall be located in above ground cabinets in sidewalk areas. Such equipment shall be located in underground vaults, in a building, or substantially screened per the approval of DSD.

AUTHORITY: LUC 20.20.650, 20.25A.110.B, 20.20.730

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

e. ADA REQUIREMENTS FOR PEDESTRIAN MID-BLOCK CONNECTION

The mid-block connections (east-west and north-south) shall be barrier free and meet construction code handicapped requirements.

AUTHORITY: Land Use Code 20.25A.060.C.3.E

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

- C. PRIOR TO BUILDING PERMIT (BP):** The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit application:

1. TRANSPORTATION DEPARTMENT CONDITIONS (BP)

a. EASEMENTS

There are existing 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: Ray Godinez, 425-452-7915, Transportation Department

b. BUILDING AND SITE PLANS – TRANSPORTATION

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

AUTHORITY: Bellevue City Code 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241

Reviewer: Ray Godinez, 425-452-7915, Transportation Department

2. LAND USE DIVISION CONDITIONS (BP)

a. EXTERIOR LIGHTING

In order to mitigate potential impacts to adjacent residents, the light source shall be incorporated into the parking garage design so as not to provide light and glare and

spillover towards adjacent residential units. Lighting fixtures shall incorporate cutoff shields to minimize off-site impacts. Rooftop parking area lights shall have cutoff shields and be turned off at 10pm every night to avoid light and glare during the nighttime hours.

AUTHORITY: Land Use Code 20.20.522

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

b. REFUSE AND RECYCLING COLLECTION FACILITIES REQUIRED

Collection and storage facilities for refuse and recyclable materials shall be shown on building and site plan drawings. This area shall not be visible from the street. The applicant shall provide a letter from Allied Waste that states their approval of the collection areas, as designated on the plans.

AUTHORITY: Land Use Code 20.20.750

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

c. BUILDING MATERIALS AND VERTICAL GARDEN WALL DESIGN

The development is subject to the building materials and vertical garden wall design as submitted with the Design Review /Administrative Conditional Use permit applications and attached to this staff report.

AUTHORITY: Land Use Code 20.25A.090, .050.F.4

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

3. FIRE DEPARTMENT CONDITIONS (BP)

a. AUTOMATIC FIRE SPRINKLERS

The applicant shall provide automatic fire sprinklers throughout the parking garage on a dry pipe system designed per National Fire Protection Association 13.

AUTHORITY: International Fire Code 903 and Bellevue Amendment 903

Reviewer: Adrian Jones, 425-452-6032, Fire Department

b. FIRE ALARM NOTIFICATION SYSTEM

The applicant shall provide a fire alarm notification system throughout the parking garage.

AUTHORITY: International Fire Code 907 and Bellevue Amendment 907

Reviewer: Adrian Jones, 425-452-6032, Fire Department

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY (CO)

1. TRANSPORTATION DEPARTMENT CONDITIONS (CO)

a. RESTORATION STREET FRONTAGE IMPROVEMENTS

All street frontage improvements impacted by this proposal must be restored to the satisfaction of the Transportation Department. Bonding or other types of assurance devices will not be accepted in lieu of construction.

AUTHORITY: Bellevue City Code 14.60

Reviewer: Ray Godinez, 425-452-7915, Transportation Department

b. PAVEMENT RESTORATION

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

NE12 Street and 110th Avenue NE: Based on the excellent condition of these streets the city's Pavement Manager has assigned a full "Grind and Overlay required" pavement restoration requirement for any damage to the paved surface.

AUTHORITY: Bellevue City C 14.60. 250; Design Manual Design Standard #21

Reviewer: Tim Stever, 425-452-4294, Transportation Department

2. LAND USE DIVISION CONDITIONS (CO)

a. ALL SIGNAGE TO COMPLY WITH BELLEVUE SIGN CODE

A comprehensive sign package shall be submitted to the Development Services Department for review and approval through the Land Use Exemption (Major) Design Review process. Contents shall include but is not limited to:

- a. Location
- b. Lighting
- c. Color Palett0065
- d. Materials
- e. Design concept
- f. Statement of Design Intent and response to Design Review Decision Criteria and other applicable codes and policies.

Signage shall be the minimum necessary to convey information and shall be architecturally compatible and integrated with the building. Maximum letter and sign size shall be determined based on proposed location and other design criteria. Sign Code limitations are not a guaranteed maximum and cannot be exceeded. Final design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

No freestanding signs, cabinet signs or signs above the building base of any elevation are permitted except as permitted in the Sign Code Bellevue City Code 22B.10.

AUTHORITY: Bellevue City Code 22B.10 and Land Use Code 20.25A.110.B.7

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

b. MIDBLOCK CONNECTION SIGNAGE INSTALLED

Prior to final Certificate of Occupancy, signage shall be installed at each end of the midblock connection indicating that the connection is open to the public 24 hours a day, 7 days a week.

AUTHORITY: Land Use Code 20.25A.060.C

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

c. LANDSCAPE INSTALLATION ASSURANCE DEVICE

If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation the applicant shall file with the Development Services Department a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

AUTHORITY: Land Use Code 20.40.490

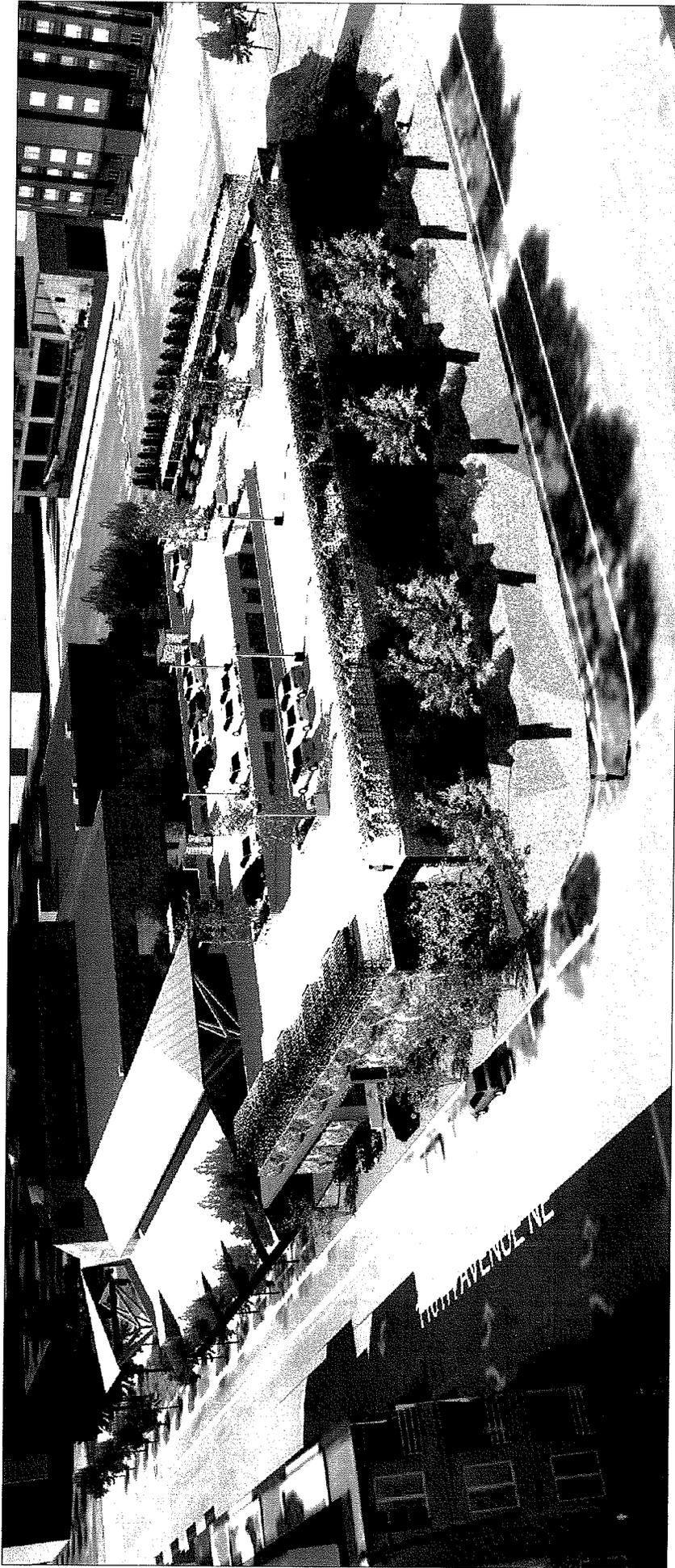
Reviewer: Carol Hamlin, 425-452-2731, Development Services Department

d. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

The applicant shall file with the Development Services Department a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

AUTHORITY: Land Use Code 20.40.490

Reviewer: Carol Hamlin, 425-452-2731, Development Services Department



DESIGN REVIEW DRAWINGS - MAY 2, 2011

A-V1
A-V2
L 101
L 102
L 103
A 101a
A 101b
A 201
A 202
A 203
A 300

VIEWS FROM NORTH-EAST & NORTH-WEST
VIEWS AND ELEVATIONS
PARK LANDSCAPE PLAN
STREET LEVEL LANDSCAPE PLAN
LEVEL 2 LANDSCAPE PLAN
LIBRARY PROPERTY SITE PLAN
EXTERIOR LIGHTING - SITE & 2ND FL PLAN
LOWER FLOOR PLAN - LIBRARY & GARAGE
FIRST FLOOR GARAGE PLAN
SECOND FLOOR GARAGE PLAN
ELEVATIONS - SKIN

KCLS BELLEVUE LIBRARY GARAGE

JOHNSTON ARCHITECTS PLLC

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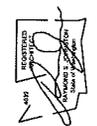
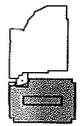
JA



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**Belleuve Library
 Parking Expansion**

OWNER: KING COUNTY LIBRARY SYSTEM
 SITE: 1111 110TH AVE NE, BELLEVUE, WA 98004

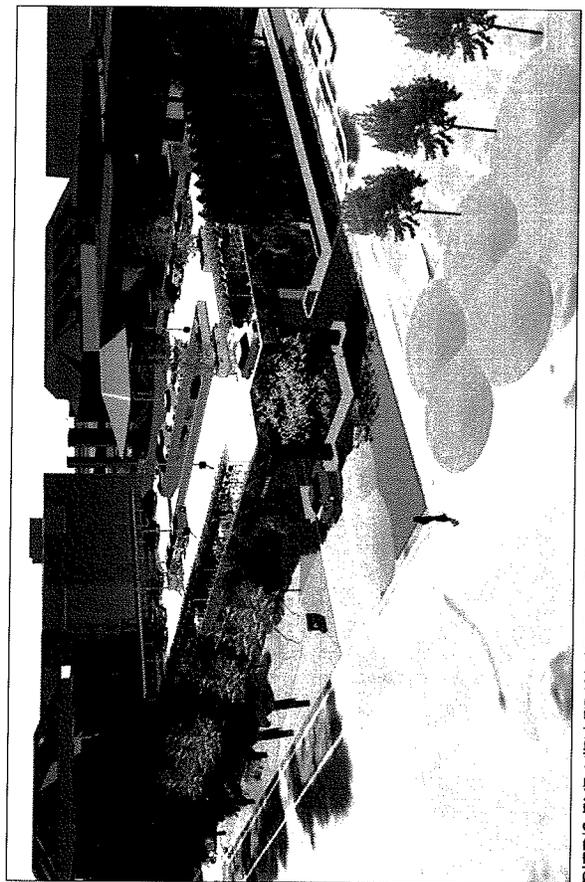


DRAWING ISSUE

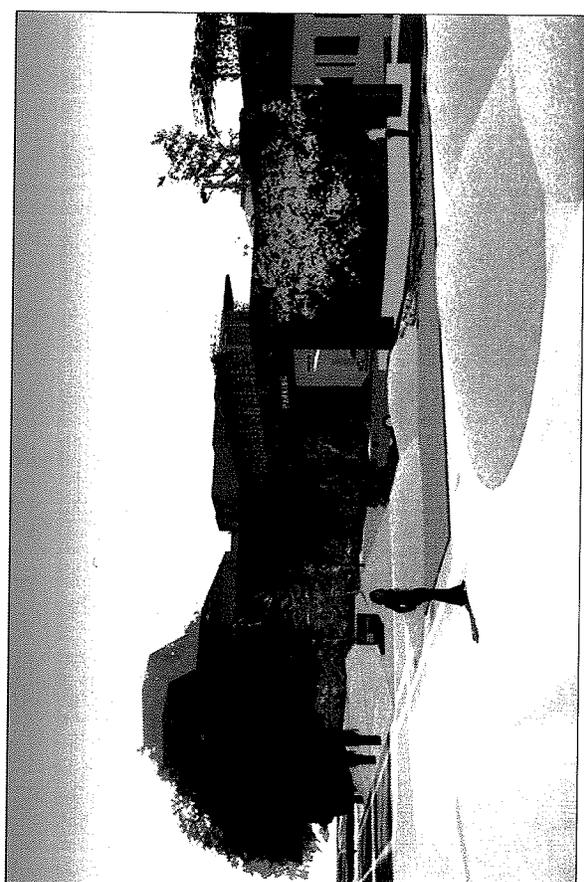
DR RESUB 021411
 031009 COB DC PERM
 101009 COB PRE-APP SUB
 120109 PRE-APP MEETING
 041109 COB DC SUBMIT
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 071410 BLDG PERM SUBM
 071410 BLDG PERM SUBM
 101410 BLDG PERM SUBM
 121010 BLDG PERM SUBM
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VIEWS FROM
 NORTHEAST &
 NORTHWEST

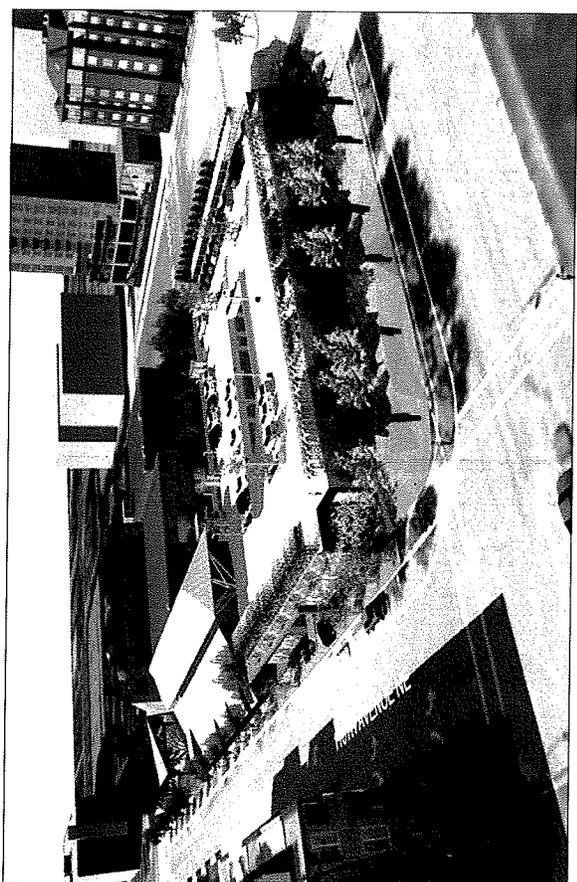
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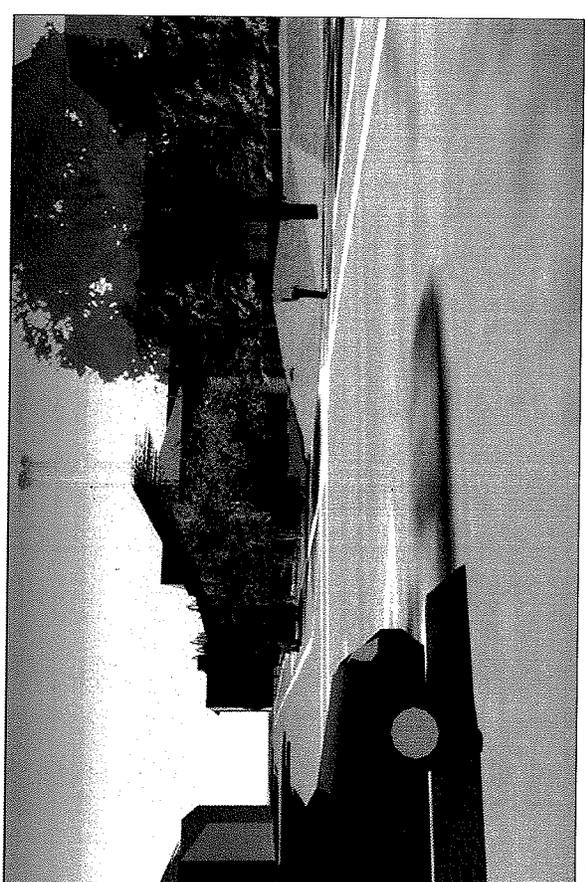
BIRD'S EYE VIEW FROM NORTH-WEST



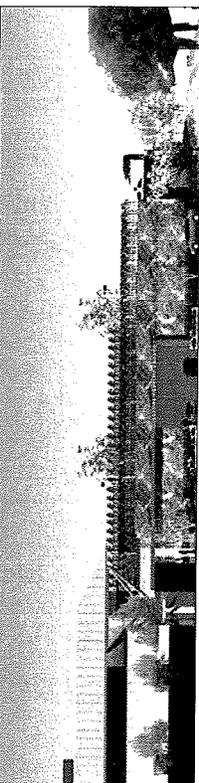
PEDESTRIAN VIEW FROM NORTH-WEST



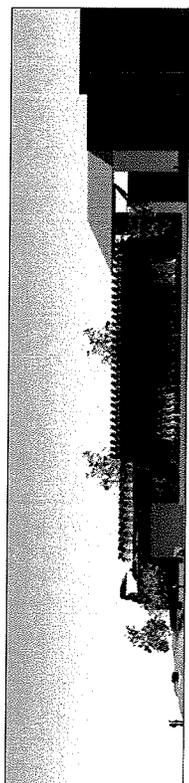
BIRD'S EYE VIEW FROM NORTH-EAST



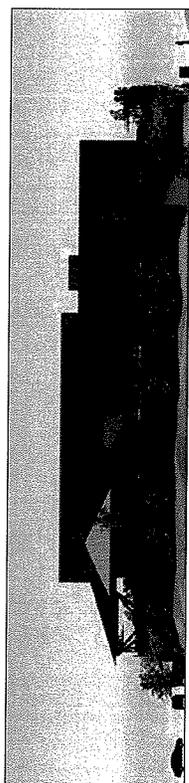
PEDESTRIAN VIEW FROM NORTH-EAST



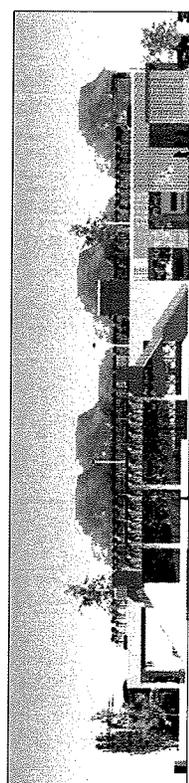
EAST ELEVATION



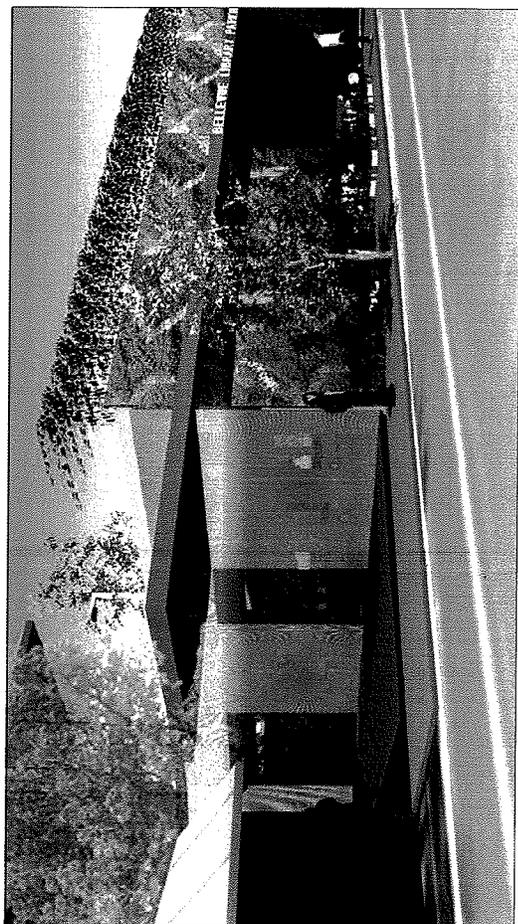
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



VIEW OF EAST ENTRY PLAZA ON 110TH AVENUE NE

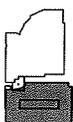


VIEW FROM EAST CONDOMINIUM BUILDING



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OWNER: KING COUNTY LIBRARY SYSTEM
SITE: 1111 110TH AVE NE, BELLEVUE, WA 98004
Bellevue Library
Parking Expansion



DRAWING ISSUE
DR RESUB 021411
091009 COB DC PERMIT
109009 COB PRE-APP SUG
020209 PRE-APP MEETING
030409 COB DR REVIEW
091409 BLDG PERM SUBM
(NEB GARAGE)
100409 BLDG PERM SUBM
(NEB GARAGE)
120409 BLDG PERM SUBM
(EAST GARAGE)
010611 COB DR REVIEW

VIEWS & ELEVATIONS

A-V2



MURASE ASSOCIATES
LANDSCAPE ARCHITECTURE
UNINCORPORATED
LANDSCAPE ARCHITECTS

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SITE: 1111 110TH AVE NE, BELLEVUE, WA 98004
**Bellevue Library
Parking Expansion**

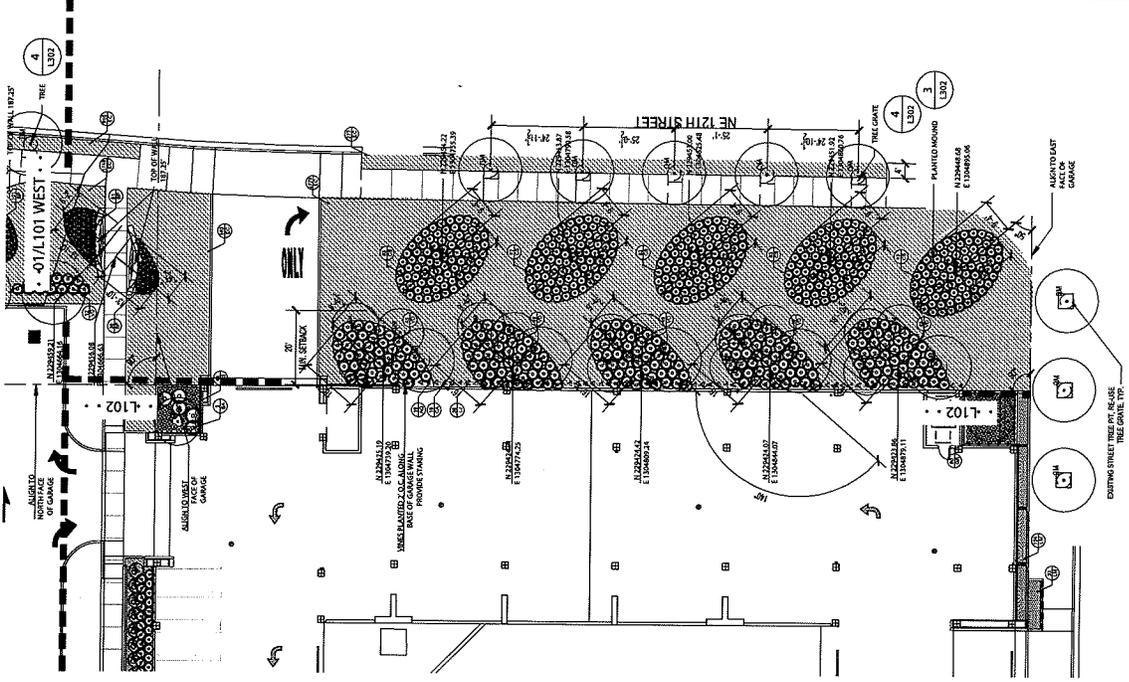


STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
LANDSCAPE ARCHITECT
MURASE ASSOCIATES
310 PARK AVENUE, SUITE 200
BELLEVUE, WA 98004
DRAWING NO. 2011

BUILDING PERMIT
11/9/10 90% CD PERMIT
10/9/09 COB DC PERMIT
10/9/09 50% PHASE (CD)
10/9/09 50% PHASE (CD)
10/27/09 PRE-APP MEETING
01/21/10 50% PROGRESS
02/10/10 100% 50% PHASE
02/10/10 COB DC PERMIT
06/27/10 100% CD PERMIT
06/15/10 COB DC REVISION
07/14/10 BLDG PERMIT SUBMIT

ASHWOOD PARK
LANDSCAPE PLAN

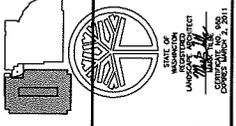
L101



02 ASHWOOD PARK LANDSCAPE PLAN - EAST
11/15/10



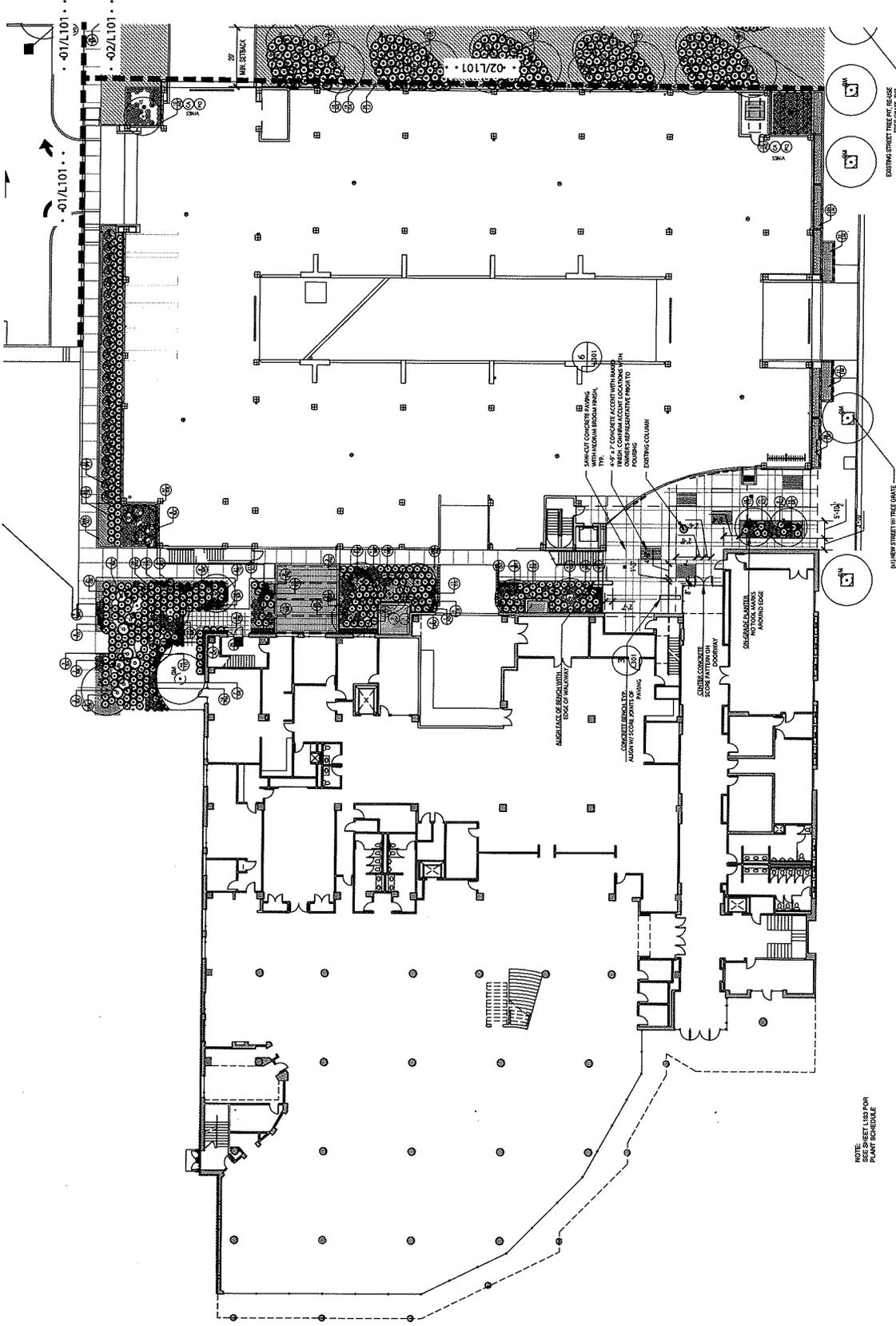
OWNER: KING COUNTY LIBRARY SYSTEM
 SITE: 1111 110TH AVE NE, BELLEVUE, WA 98004



BUILDING PERMIT
 12/16/06 98% CD PHASE
 09/18/06 COB DC PERMIT
 11/08/06 COB DC PERMIT
 11/08/06 COB DC PERMIT
 12/22/06 PRELIM MEETING
 01/18/07 SD PROGRESS
 02/20/07 SD PHASE
 04/23/07 COB DRK SUBMIT
 06/07/07 100% DD PHASE
 08/16/07 COB DRK REVISION
 07/24/07 BLDG PERM SUBM

STREET LEVEL
 LANDSCAPE PLAN

L102



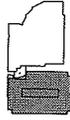
NOTE:
 SEE SHEET L101 FOR
 PLANT SCHEDULE

01 STREET LEVEL LANDSCAPE PLAN
 1/8" = 1' = 0"



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OWNER: KING COUNTY LIBRARY SYSTEM
 1111 118TH AVE NE, BELLEVUE, WA 98004



Bellevue Library
 Parking Expansion



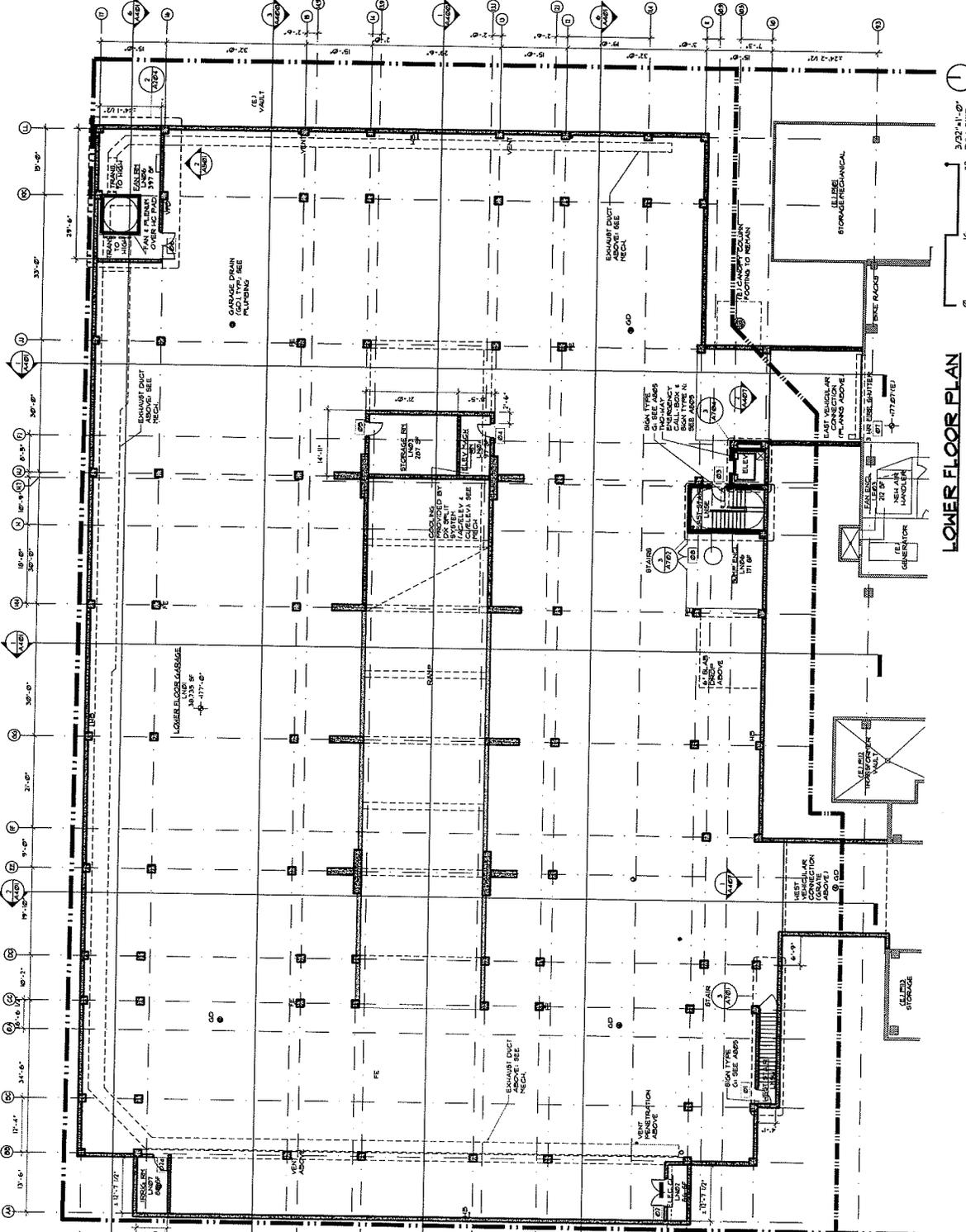
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 PRE-BID / COST
 01/09/09 COB CLARIFY SUB
 01/09/09 COB PRELAP SUB
 02/27/09 PRE-APP MEETING
 04/22/09 COB DR SUBMIT
 07/01/09 COB DR SUBMIT
 07/01/09 BLDG PERM SUB
 07/01/09 NEK GARAGE
 10/24/09 BP CORRECT
 10/24/09 NEK GARAGE
 01/01/10 BLDG PERM SUB
 01/01/10 COB GARAGE
 04/01/10 BP REBUDGET
 04/01/10 COORDINATION

LOWER FLOOR PLAN

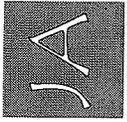
A201a

SHEET NOTES

- FOR FLOOR PLAN, SEE A201.
- FOR SLAB PLAN, SEE A201.
- FOR PARKING STRIPING, SEE A201.
- FOR RCP, SEE A201.
- FOR FIRE EXTINGUISHER, SEE A201.
- FOR EXIT SELLING, SEE RCP DRAWINGS.
- FOR MAINTAIN, SEE A201.
- FOR MAINTAIN, SEE A201.

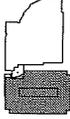


LOWER FLOOR PLAN

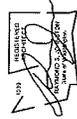


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OWNER: KING COUNTY LIBRARY SYSTEM
WA 98004
SITE: 1111 110TH AVE NE, BELLEVUE, WA 98004



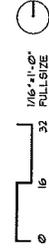
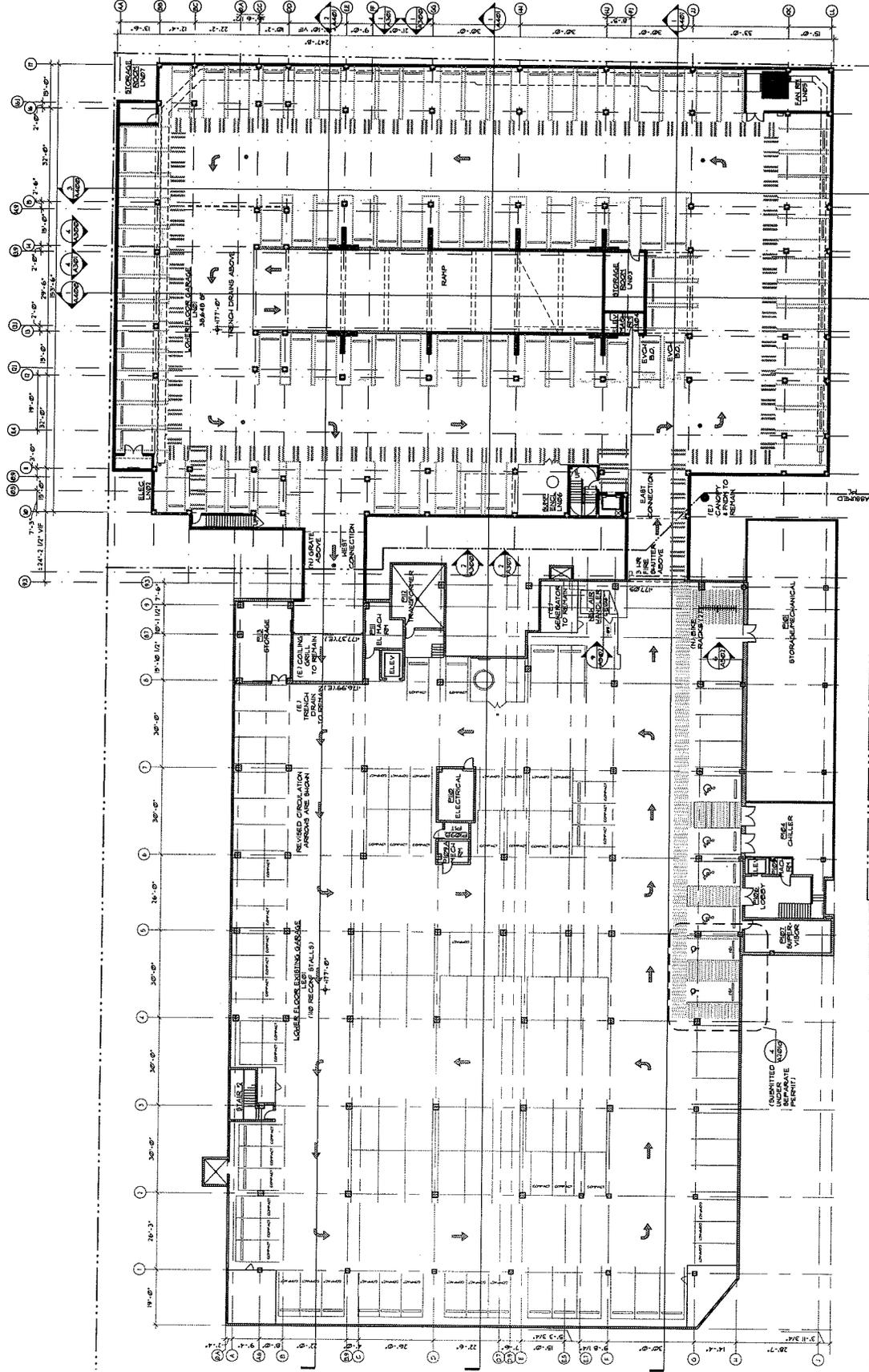
Bellevue Library
Parking Expansion



DRAWING ISSUE
DR REV 5/18 0/128/11
09/18/09 CDB DC PERMIT
09/18/09 CDB PRE-APR SUB
09/22/09 CDB PRE-APR SUB
04/21/10 CDB DR PERMIT
08/18/10 CDB DR REVISION
09/14/10 CDB DR PERMIT
10/14/10 BY CORRECT 1
12/18/10 BY CORRECT 2
(NEH GARAGE)
01/20/11 (EAST GARAGE)
01/20/11 CDB DR REVISION

LOWER FLOOR PLAN
LIB & GARAGE

A201



LOWER FLOOR LIBRARY AND GARAGE PLANS

