



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Jeff Silesky for Eastside Torah Center

LOCATION OF PROPOSAL: 16199 Northup Way

DESCRIPTION OF PROPOSAL: To amend the previous Conditional Use Permit approval (09-108130-LB) to correct the square footage from 8,773 square feet to 20,224 gross square feet for the proposed Eastside Torah Center.

FILE NUMBER: 11-104857-LI

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 **May 26, 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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. Holland
 Environmental Coordinator

May 12, 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

Chamber
5/12/2011

ENVIRONMENTAL CHECKLIST

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

BACKGROUND INFORMATION

Property Owner: Eastside Torah Center

Proponent: Rabbi Farkash, Eastside Torah Center

Contact Person: ~~Darla Reese, HBA Design Group, LLC~~ *Jeff Silesky*
(if different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: ~~1721 Hewitt Avenue, Suite 401, Everett, WA 98201~~ *15600 - NE 8th Street*
Suite B1-173
Bellevue, WA 98008

Phone: (425) ~~252-2826~~ *830-7037*

Proposal Title: Eastside Torah Center

Proposal Location: 16199 Northup Way, Bellevue, WA 98008

Cross streets before: Northup Way and 162nd Avenue NE, cross streets after: Northup Way and 164th Avenue NE.

Legal Description:

LOT 1, CITY OF BELLEVUE SHORT PLAT NUMBER 79-21, RECORDED UNDER RECORDING NUMBER 7906250824, IN KING COUNTY WASHINGTON.

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

Please attach an 8½" x 11" vicinity map that accurately locates the proposal site.

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

1. General description:

The Eastside Torah Center proposes to build a new religious facility consisting of a Torah Center, a Jewish synagogue and educational center on their approximately .75 acre site.

2. Acreage of site:

The site is approximately .75 acres in size.

3. Number of dwelling units/buildings to be demolished:

Two structures in total will be demolished, a single-family residence and a barn with an attached carport.



Received

MAR - 4 2011

Permit Processing



4. Number of dwelling units/buildings to be constructed:

One new building will be constructed.

5. Square footage of buildings to be demolished:

Existing single-family residence = 990 square feet, existing barn and carport = 1,928 square feet

6. Square footage of buildings to be constructed:

New building = ~~8,773~~ square feet

20,224

7. Quantity of earth movement (in cubic yards):

The proposed project will require approximately 1,000 CY of cut and 1,250 CY of fill. The proposed fill will include approximately 550 CY of parking lot and sidewalk surfacing material.

8. Proposed land use:

A new religious facility consisting of a Torah Center, a Jewish synagogue and an educational center.

9. Design features, including building height, number of stories and proposed exterior materials:

Building Height: 30 feet

Number of Stories: 2 plus partial basement

Materials: Concrete and stucco

10. Other:

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

Site construction demolition and improvements will be scheduled for construction as soon as the applicant receives project/permit approval from the City of Bellevue.

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

No, there are no known future additions, expansions or further activity related to or connected with this proposal.

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

Preliminary/Construction Plans and Drainage Report by: HBA Design Group, LLC
SEPA Checklist by: ~~HBA Design Group, LLC~~ revised by Jeff Silecky
Landscape Plan by: KLLA Landscape Architects
Geotechnical Report by: Geotech Consultants, Inc.
Architectural Plans by: Jeremy Miller Architects and Planners

} See plans in original CU 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.

There are no known applications pending for government approvals of other proposals directly affecting the property covered by this proposal.

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.

SEPA Threshold Determination, Grading Permit, Demolition Permit Approval, Civil Engineered Construction Plan Approval, Water and Sewer Plan Approval, Building Permit Approval, Developer Extension Agreement Approval, Right-of-Way Use Permit Approval.

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 (underline one): flat, rolling, hilly, steep slopes, mountainous, other _____.

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

The entire site consists of slopes below 8%.

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

According to the geotechnical engineering study prepared for this property by Geotech Consultants, Inc, the general types of soils found on the site per their test pit excavations were glacial till soils. The SCS classification for the site is Alderwood gravelly sandy loam.

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

No, there are no surface indications or history of unstable soils in the immediate vicinity of the project site.



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

The applicant proposes approximately 1,000 CY of cut and 1,250 CY of fill. The purpose for the fill is to raise the site for road grades and to facilitate drainage of the property. All cut materials that meet structural fill standards will be reused onsite. All cut material exported from the site will be deposited at an approved location. All fill material imported to the property will also be from an approved location.

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

Yes, exposed surfaces during construction could be susceptible to erosion, though in very minor quantities.

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

Approximately 75% of the site will be covered with impervious surfaces after project construction. Proposed impervious surfaces for the site include: the proposed building, parking lot and sidewalks.

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

Erosion control measures needed during the site development will depend heavily on the weather conditions that are encountered. Per the geotechnical engineering study prepared for this project by Geotech Consultants, Inc., it is anticipated that a silt fence will be needed around the downslope sides and cleared areas. Rocked construction access roads should be extended into the site to reduce the amount of soil or mud carried off the property by trucks and equipment. Cut slopes and stockpiles should be covered with plastic during wet weather. Additional erosion control measures may be required depending on conditions encountered during construction.

*Erosion control per
CB permit
& inspector
BCC 23.76*

2. AIR

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

Emissions will occur from equipment and construction dust on a temporary basis during construction. Emissions from vehicles entering and exiting the site would occur on a long-term basis.

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

No, there are no off-site sources of emissions or odor that may affect this proposal.

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

Dust control during construction including site watering and construction entrances will be used to mitigate impacts.

*Dust suppression
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, there are no surface water bodies on or in the immediate vicinity of the site.

- 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.

Not Applicable.

- 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.

Not Applicable.

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

The proposal will not require any surface water withdrawals or diversions.

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

No, the proposal does not lie within a 100-year floodplain.

- 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, the proposal does not involve discharge of waste materials to surface waters.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities, if known.

No ground water will be withdrawn nor will water be discharged to ground water with the proposal of this project.

- 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) is (are) expected to serve.

No waste material will be discharged into the ground from septic tanks or any other sources. The new building will be provided water and sewer services from the City of Bellevue.



c. Water Runoff (including storm water):

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

Runoff from the proposed project will consist of stormwater sheet flowing over the proposed roof, sidewalk and parking lot. Stormwater will be collected in an underground pipe detention system and released at pre-developed rates. Stormwater will be released to an existing stormwater sewer located southwest of the property within the existing private road.

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

No, waste materials will not enter ground or surface waters as the new building in this project will be provided water and sewer service from the City of Bellevue.

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

Temporary and permanent drainage facilities meeting County and State standards would be employed during construction and after development, as discussed previously.

4. PLANTS

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

- deciduous tree: alder, maple, aspen, other: fruit trees
 evergreen tree: fir, cedar, pine, other
 shrubs: native undergrowth
 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?

Native vegetation within proposed clearing limits will be removed as necessary in order to construct drainage facilities, new building pad, parking lot area, and walkways.

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

There are no known threatened or endangered plant species known to be on or near the project site.

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

The proposed landscaping utilizes native, highly adaptable, and other appropriate species of landscaping plants to enhance vegetation on the site.

*new plants
per MC 20.20.520*



5. ANIMALS

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

- birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, small rodents, other:

fish: bass, salmon, trout, herring, shellfish, other:

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

There are no known threatened or endangered animal species known to be on or near the project site.

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

Yes, the entire lowlands of the Puget Sound and Western Cascades are part of the Pacific Flyway. However, there is no significant habitat (feeding or resting grounds) provided on this site.

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

No measures are proposed to preserve or enhance wildlife with this application package.

6. ENERGY AND NATURAL RESOURCES

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

Electricity and natural gas will be used to meet the completed project's energy needs.

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

This project would not affect the potential use of solar energy by adjacent properties.

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

The proposed project will be constructed in conformance with the applicable building and energy codes.

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.

There are no environmental health hazards that could occur as a result of this proposal.

1) Describe special emergency services that might be required.

Emergency services typical of a development of this size and nature will be required.



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

Environmental health hazards are not expected in conjunction with the proposed commercial structure. The applicant proposes no measures to reduce or control environmental health hazards.

b. NOISE

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

Traffic along Northup Way and along the private road to the west of the site which is used to access an adjacent church and subdivision may have a small impact on this commercial project. However, these effects are expected to be minimal.

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

Short-term noise impacts would result from the use of construction equipment during daylight hours. At 200 feet from the area of construction, Leq would be approximately the following:

<u>Activity</u>	<u>Leq (in decibels)</u>
Clearing	71-72
Excavation	59-77
Foundations	65
Building Erection	60-72
Finishing	62-77

In the long-term, normal commercial noises such as those created by automobiles, landscaping equipment and parishioners entering and exiting the facility, can be expected.

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

Construction activities would comply with the City of Bellevue and Washington State laws with regards to noise levels.

Noise control per BCC 9.18

8. LAND AND SHORELINE USE

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

A single-family residence and a barn with an attached carport currently exist on the site.

East: Single-family residences

South: New Single-family residential subdivision "Sonara"

North: Northup Way and Single-family residences

West: Mormon Church

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

It is unknown if the site has been used for agriculture purposes in the past.

c. Describe any structures on the site.

One single-family residence and a barn with an attached carport currently exist on the site.

✓

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

Yes, both the existing single-family residence and barn with attached carport will be demolished.

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

The current zoning classification of the site is R-3.5.

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

The current comprehensive plan designation of the site is Crossroads Subarea Plan – Planning District A, SF-M Single Family Medium density.

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

Not Applicable.

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

No portion of the site has been classified as "environmentally sensitive" area.

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

On the average, three to five people will be in the building during the week. During worship on Sundays there might be 30-45 people attending on the average. Also on Sundays there will be classes for kids with about 12-15 attending on average and about three staff members.

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

Assuming three people per single-family residence, the completed project would displace a total of three people.

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

The applicant proposes no measures to avoid or reduce displacement impacts with the proposed project.

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

The site is currently designed to comply with the codes and requirements of the City of Bellevue. The project will be reviewed by the City of Bellevue for compliance with codes and policies prior to the issuance of development permits and prior to any site development work.

9. HOUSING

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

No new housing units are proposed for the site.



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

The existing single family residence and barn with attached carport will be demolished.

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

There are no measures proposed to reduce or control housing impacts because no houses are proposed with this project.

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?

Building Height: 30 feet

Numbers of stories: 2 plus partial basement

Materials: Concrete and stucco

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

Minimal views on the surrounding properties will be altered or obstructed with the proposed project.

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

The proposed commercial project meets the applicable, aesthetic development regulations and comprehensive plan guidelines of the City of Bellevue. Also, the Torah Center will provide ornamental landscaping that will be in conformance with the City of Bellevue UDC.

11. LIGHT AND GLARE

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

Light and glare will be produced by exterior parking lot lighting and interior commercial lighting, as well as vehicle headlights, during the early morning and evening hours when no other form of natural lighting is available.

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

Light and glare from the finished project would not result in a safety hazard or interfere with any views.

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

Vehicles traveling along Northup Way, the private drive to the west of the site and the internal parking lot may be minimal sources of light and glare.

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

Onsite landscaping may help minimize light and glare impacts.

*Shield light
per UDC 20.20.522*



12. RECREATION

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

The site is located approximately .43 miles from the Sherwood Forest Elementary School. Crossroads Park and Community Center is located to the south of this project site.

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

No existing recreational uses would be displaced by this project.

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

The applicant proposes no measures to reduce or control impact fees on recreation.

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.

There are no known objects listed on, or proposed for, national, state or local preservation registers on or next to the site.

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

There are no known landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or near the site.

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

In the event that archaeological artifacts are discovered during grading of the site, activity in the area would be halted and a State Historic Preservation Officer would be contacted.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The existing site is served by Northup Way along the northern site boundary. There is an existing private road on the west side of the site that the developed site will use for access. The private road accesses Northup Way.

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

The site is not currently served by public transit. However, there is a bus stop location located to the east and is about a block away at the intersection of 164th Avenue NE and Northup Way. This route is serviced by bus 230.

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

A total of 36 parking stalls including two handicap stalls will be provided on this project site.



- 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).

Frontage improvements will be required along Northup Way and shall include: a five-foot wide bike lane, storm drainage, curb, gutter, a four-foot wide landscape plant strip, and six-foot wide concrete sidewalk.

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

The project will not occur in the immediate vicinity of any water, rail or air transportation.

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

During the weekdays, approximately 12-15 vehicular trips in the morning (approximately 7 AM) and in the evening (7 PM in the spring, summer and fall) and around 5 PM or a bit earlier in the winter. Saturday – as this is technically a “walking shul” driving being forbidden on the Jewish Sabbath – but anywhere from 20-30 vehicular trips beginning around 9 AM and leaving around 1 PM.

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

Appropriate parking will be provided for this project per the City of Bellevue’s regulations. Traffic impact fees will be paid in accordance with and as required by the City of Bellevue’s land use code.

15. PUBLIC SERVICES

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

The project will result in an increased need for public services typical of a commercial development of this size.

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

Mitigation fees will be paid as a result of the project approval process.

16. UTILITIES

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

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

Electricity:	Puget Sound Energy
Gas:	Puget Sound Energy
Water:	City of Bellevue
Sewer:	City of Bellevue
Refuse Service:	Allied Waste (Rabanco)
Telephone:	Verizon & Qwest



C. SIGNATURE

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

Signature: *Jeffrey M. Hilary (Owner's Agent)*

Date Submitted: *February 18th 2011*

J



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

Proposal Name: **Eastside Torah Center**

Proposal Address: 16199 Northup Way

Proposal Description: To amend the previous Conditional Use Permit approval (09-108130-LB) to correct the square footage from 8,773 square feet to 20,224 gross square feet for the proposed Eastside Torah Center

File Number: 11-104857-LI

Applicant: Jeff Silesky

Decision Included: Administrative Amendment to a Conditional Use
Land Use Code 20.30B.175.D

Planner: Carol Hamlin, Senior Planner, 425-452-2731 *CHamlin*

State Environmental Policy Act
Threshold Determination:

Determination of Non-Significance

Carol V Helland

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision:

Approval with Conditions
Michael A. Brennan, Director
Development Services Department

By: *Carol V Helland*

Carol V. Helland, Land Use Director

Application Date: March 4, 2011
Public Notice (500 feet): March 24, 2011
Minimum Comment Period: April 7, 2011
Decision Publication Date: May 12, 2011
Appeal Deadline: May 26, 2011

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800. Appeal of the Decision must be made by 5 p.m. on the date noted for appeal of the decision

I. Request and Project Description

The applicant proposes to amend the previous Conditional Use Permit approval (09-108130-LB) to correct the square footage from 8,773 square feet to 20,224 gross square feet for the proposed Eastside Torah Center. There are no other changes to the original proposal.

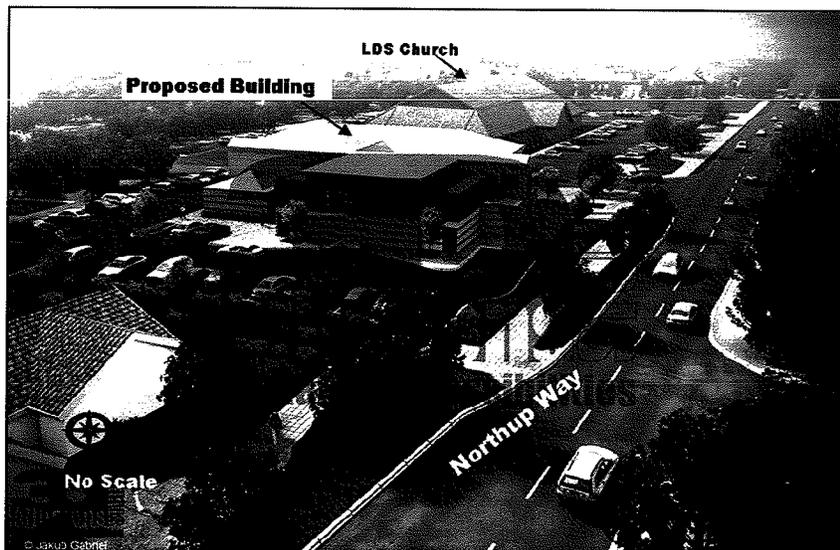
The new Eastside Torah Center is proposed to be two-stories in height, with associated parking (32 stalls), landscaping and utilities. One existing single family home will be demolished for the project. The site is located in the R-3.5 zoning district.

Eastside Torah Center will conduct the main religious services on Saturdays from 9am to 1pm. The synagogue expects approximately 70-80 people to attend the service. There will be one service during the time period of 9am to 1pm. A unique feature of this religious center is that members walk to the religious facility/educational center for the main service; 95% of the members walk and the rest will drive. There are 32 proposed stalls onsite for parking. In addition, the synagogue has an agreement with the adjacent Church of Jesus Christ of Latter Day Saints (LDS) to the west to use 10 parking stalls.

Hebrew school (ages 4 to 12) will be held on Sunday mornings between 9:45am and 12pm. 40-50 students are expected to attend. 20% of the students are expected to walk while the remainder will be dropped off by parents. It is expected that for Hebrew school, there will be 20-30 parking stalls onsite used for teachers, parents attending the school and student load/unload at any one time. There will be one scheduled time period for classes (concurrent).

A detailed description of the project and city requirements/standards is in the staff report. A copy of the staff report is attached.

A hearing with the Hearing Examiner was held on August 26, 2010 . The Hearing Examiner issued a decision with conditions of approval on September 13, 2011. No appeals were filed to the Hearing Examiner decision. A copy of this decision is attached.

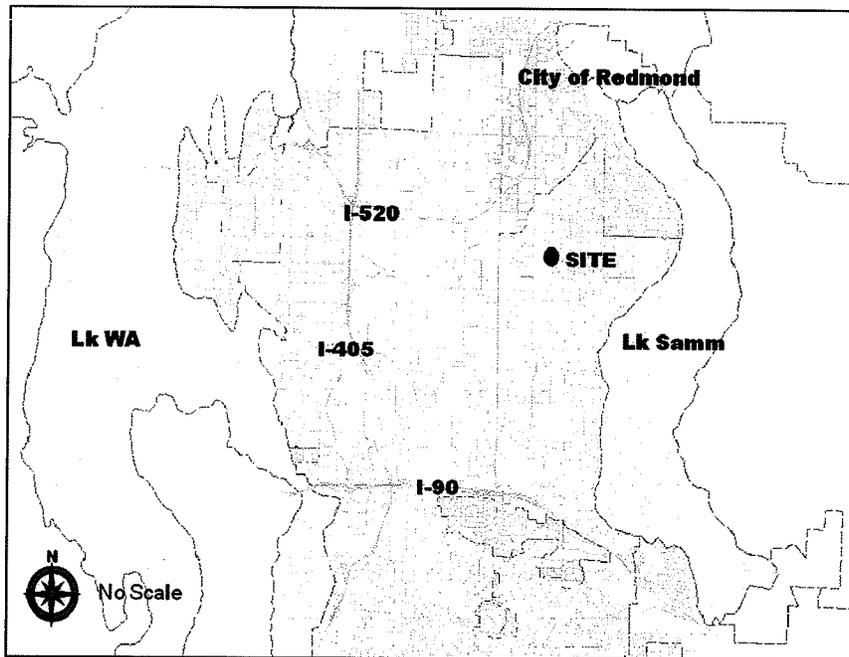


View looking toward the west

II. Site Context and Description

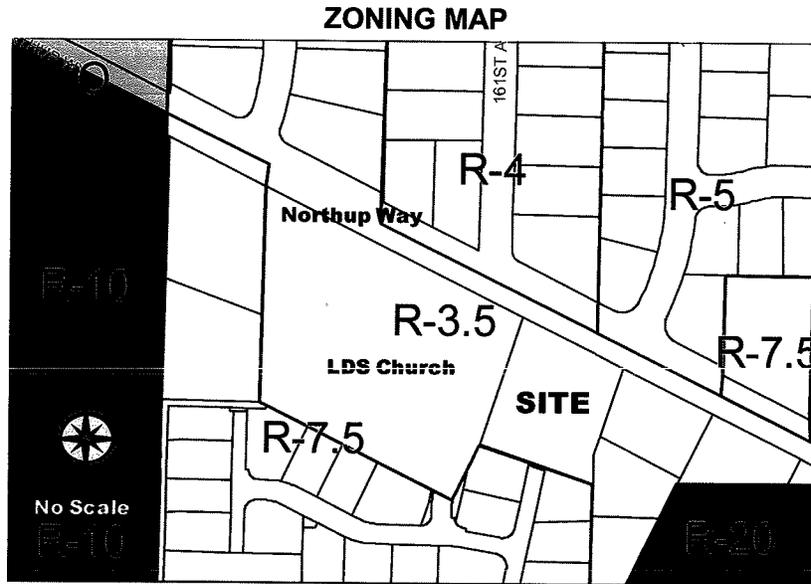
The site is located in the northeast corner of Bellevue, east of 156th Ave. NE (about ½ mile) along Northup Way. It is located adjacent to the LDS Church (to the west) and single family homes (to the east and south). See attached photographs. The existing site is a single family home/garage (to be demolished) on a generally flat site. There are no critical areas. The site is in an area of mixed uses along Northup Way. There is a mix of single family residences, multi-family units, and the LDS Church. The general area appears to be in transition with older homes being replaced by new homes. The area is close to commercial, about ½ mile to the west.

VICINITY MAP



AERIAL PHOTOGRAPH





III. Consistency with Land Use Code Zoning Requirements

A. Zoning Requirements

The proposed amendment corrects the square footage from 8,773 square feet to 20,224 gross square feet. The building pad does not change from the original approval under the previous Conditional Use Permit approval (09-108130-LB). It counts the second level of the building that was not counted before in the square footage. The correction does not affect the lot coverage, setbacks, height (as originally proposed) or impervious surface. Floor Area Ratio (FAR) is not applicable to religious institutions. The proposal meets all dimensional and zoning requirements of the Land Use Code.

Land Use Code (LUC) Statistical Table

Zone: R-3.5	Permitted/Required	Proposed	Comments
Height	35' from average existing grade to the ridge of a pitched roof (Ordinance 5896).	30'7" from average existing grade to top of the skylight. 30' to the ridge of the highest pitched roof	Meets LUC.
Lot Coverage	35%	27%	Meets LUC.
Impervious Surface	80%	75%	Meets LUC.
Setbacks	20' front setback (North) 50' rear/side setbacks (East/South) 10' setback adjacent to another church property (West) ²	Front 20' Side (East) 69' Rear (South) 56' Adjacent LDS Church (West) 10'	Meets LUC. 10' setback per prior LUC Interpretation.1

¹ LUC 20.20.190 requires that churches located within R-Districts to contain a 50-foot side and rear yard setback. However, this setback is not applicable when a church abuts non-residential uses, in this case, the setback abuts another religious facility (LDS Church). Therefore the underlying zoning setbacks apply, in this case, a 10' setback for the west side setback adjacent to an access easement.

Landscaping	Street frontage 10' Type II Interior property lines 10' Type III Parking Area Type V Tree retention 100% perimeter, 15% interior.	Street frontage 10' Type II Interior 10' Type III Parking Area Type V Tree retention 100% perimeter, 20% interior.	Meets LUC. Assurance devices will be required.
Recycling & Solid Waste Collection Area	An area measuring at least 12 SF, as calculated here: $2 \text{ SF} / 1,000 \text{ SF} \times 6,165 = 12 \text{ SF}$ minimum. (LUC 20.20.725)	Must be provided.	Required as a condition of approval of the CU.
Parking Stalls	42 stalls per parking demand study by applicant. (Note: 95% of the attendees walk to the center.)	32 stalls onsite plus 10 stalls offsite with the LDS Church per agreement = 42 stalls	See Table 2 of the CU staff report.
Mechanical Equipment	Locate on the roof or below grade and visually screen. (LUC 20.20.525)	No rooftop mechanical equipment.	Meets LUC.

IV. State Environmental Policy Act

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

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

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

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

Transportation

Long Term Impacts and Mitigation

The Eastside Torah Center 11-104857-LI permit is an amendment to the approved Eastside Torah Center 09-108130-LB permit. The only change associated with this amendment permit is the increase in the stated size of the approved building from 8,773 square feet to 20,224 square feet.

The long-term impacts of development projected to occur in the City by 2020 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2020 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The proposed Eastside Torah Center lies within MMA # 5, which does not include a 2020 growth projection of institutional land use. This development proposes an increase of 20,224 square feet of institutional land use

It is recognized that the TFP projections fall short in this area in terms of this proposed land use; however, the TFP is updated every two years at which time land use projections can be updated to meet current growth trends. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees, as described below.

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

Mid-Range Impacts and Mitigation

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

A religious institution of area 20,224 square feet is estimated to generate approximately 11 new p.m. peak hour trips. Hence, concurrency testing is not required for this development.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. The traffic operation during the weekday peak hour was considered. Due to the small traffic volumes generated by this addition, no operational problems are anticipated.

The information provided to the City says that the main service at the Eastside Torah Center is on Saturday from 9am to 1 pm and approximately 95% of the attendees will be walking to the site. The number of attendees at the main service is expected to be between 70 to 80 which include approximately 65 walkers. The available 32 onsite parking spaces will serve the parking needs of the 10 to 15 attendees who drive for the main service. We recognize that not all of the drive in attendees will be coming in single occupant vehicles and some of them will be traveling in the same vehicle for the service.

The trips due to the drive in main service attendees are not expected to have a significant impact on the traffic operations of the adjacent street system.

V. Summary of Technical Reviews

Utilities Department: No concerns.

Clearing & Grading Division: No concerns.

Building Division: No concerns.

Fire Department: The Fire Department imposes the same conditions as the prior Conditional Use Permit application (09-108130-LB). See condition X.1.

Transportation Department: The Transportation Department imposes the same conditions as the prior Conditional Use Permit application (09-108130-LB). See condition X.1.

VI. Public Comments and Response

The applicant filed this application on March 4, 2011. This application was deemed complete by staff on March 17, 2011. The surrounding property owners were mailed notice of the proposal on March 24, 2011 and a public information sign was installed the same day. The application was also noticed on the same day. The minimum comment period ended on April 7, 2011. Two public comments were received in response to the increase in square footage of the proposal. City staff contacted both neighbors and reviewed the proposed amendment and issues of a general nature. Transportation issues were also discussed. After city staff contact, the neighbors did not appear to oppose the project.

VII. Changes to Proposal as a result of Staff Review

No changes were required for the subject application.

VIII. Applicable Decision Criteria

The Director may approve or approve with modifications an application for an Administrative Amendment to a Conditional Use if:

A. The amendment maintains the design intent or purpose of the original approval.

The proposed amendment maintains the design intent and purpose of the original approval. The use of the property has not changed. The applicant is correcting the square footage from the original Conditional Use Permit application which did not count the second level (as an oversight). The amendment is subject to all of the conditions of approval of the Hearing Examiner decision issued September 13, 2010. See condition X.1.

B. The amendment maintains the quality of design or product established by the original approval.

The amendment maintains the quality of design or product established by the original approval. There is no change to the building design. The building remains as a two story building. The building permit application and any other permit applications shall correctly indicate the square footage of the building as 20,224 gross square feet. See condition X.2.

C. The amendment does not cause a significant adverse environmental or land use impact on or beyond the site.

The amendment does not cause a significant adverse environmental or land use impact on or beyond the site. The traffic analysis by the Transportation Department indicates that no traffic operational problems are anticipated due to the proposal. There are no changes to the programs or anticipated parking demand. No overflow of parking will be allowed (except the parking agreement with the LDS church).

D. The amendment is not precluded by the terms of the Bellevue City Code or by state law from being decided administratively.

Section 20.30B.175 of the LUC allows modifications to an existing Conditional Use permit to be reviewed and approved as an Administrative Amendment if the changes are generally consistent with the design, purpose, and quality of the original approval. This proposal meets the requirements for an administrative amendment.

IX. Decision of the Director

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, City code and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE WITH CONDITIONS** the subject proposal.

X. Conditions of Approval

Prior to the conversion of the south duplex to administrative uses, the following conditions shall be fulfilled:

1. This application is subject to the conditions of approval for the prior Conditional Use Permit application (09-108130-LB), per the Hearing Examiner's decision issued September 13, 2010.
2. Building permit application (including plan sheets) and any other permit applications shall clearly indicate the correct square footage as 20,224 gross square feet.

Attachments

Staff report
Hearing Examiner Decision



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

Proposal Name: **Eastside Torah Center**

Proposal Address: 16199 Northup Way

Project Description: Application for Conditional Use approval to construct a new religious facility and educational center, 8,773 square feet in size, two-stories in height, with associated parking, landscaping and utilities. The site is located in the R-3.5 zoning district.

File Number: 09-108130-LB

Applicant: Darla Reese, HBA Design Group LLC

Decisions Included: Conditional Use Permit (CUP), Process I

Planner: Carol Hamlin, Senior Planner, 425-452-2731 *C Hamlin*

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

Carol V. Helland

Carol V. Helland, Environmental Coordinator
Development Services Department

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

By: *Carol V. Helland*

Carol V. Helland, Land Use Director

Application Date: 03-24-2009
Public Notice (500 feet): 04-30-2009
Public Meeting: 05-19-2009
Minimum Comment Period: 05-21-2009
Bulletin Publication Date: 08-12-2010
SEPA Appeal Deadline: 08-26-2010 at 5pm
Process I Hearing Date (CUP): 08-26-2010 at 7pm Council Chambers Bellevue City Hall

For information on how to appeal a proposal, visit Development Services at City Hall or call 425-452-6800. Appeal of the SEPA decision must be filed with the City Clerk no later than 5 p.m. on the date noted for the deadline.

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Exhibits

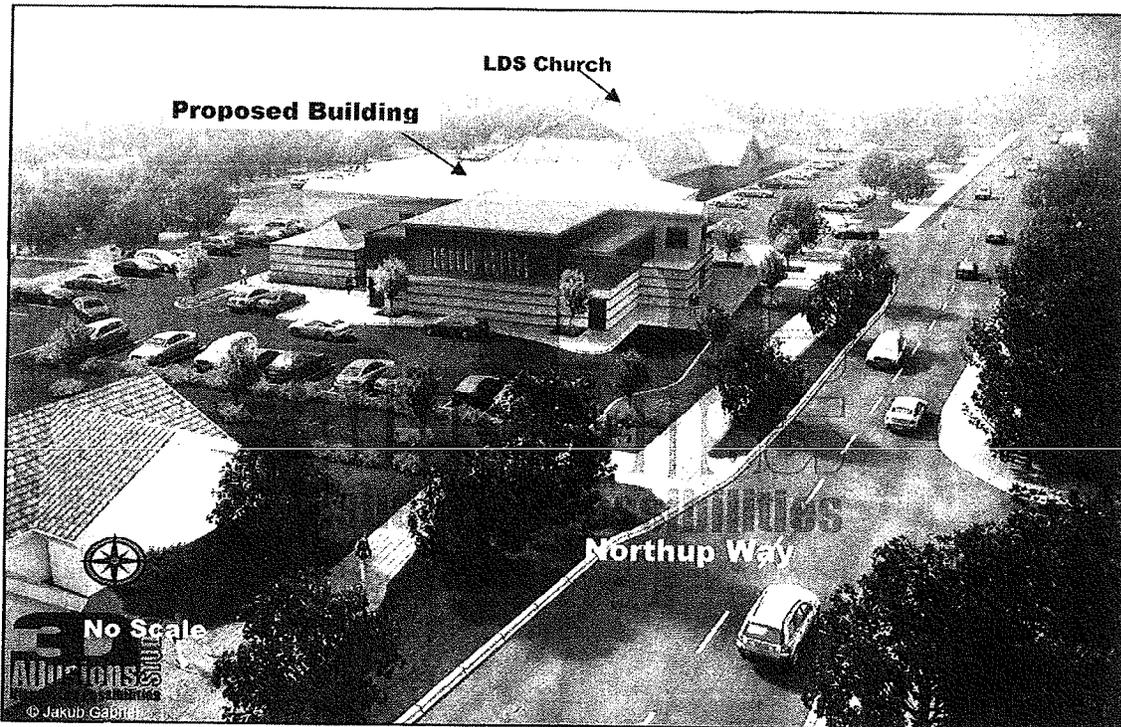
Photographs
Project Plans (see file for full plan set)

I. Request and Project Description

The applicant requests Conditional Use Permit (CUP) approval to construct Eastside Torah Center, a new religious facility and educational center, 8,773 square feet in size, two-stories in height, with associated parking (32 stalls), landscaping and utilities. One existing single family home will be demolished for the project. The site is located in the R-3.5 zoning district.

Eastside Torah Center will conduct religious services on Saturdays from 9am to 1pm. The synagogue expects approximately 70-80 people to attend the service. There will be one service during the time period of 9am to 1pm. A unique feature of this religious center is that members walk to the religious facility/educational center for service;¹ 95% of the members walk and the rest will drive. There are 32 proposed stalls onsite for parking. In addition, the synagogue has an agreement with the adjacent Church of Jesus Christ of Latter Day Saints (LDS) to the west to use 10 parking stalls. See condition XI.C.1. See Section IV.A.2, Table 2 and IV.B for a discussion of the parking analysis.

Hebrew school (ages 4 to 12) will be held on Sunday mornings between 9:45am and 12pm. 40-50 students are expected to attend. 20% of the students are expected to walk while the remainder will be dropped off by parents. It is expected that for Hebrew school, there will be 20-30 parking stalls onsite used for teachers, parents attending the school and student load/unload at any one time. There will be one scheduled time period for classes (concurrent).



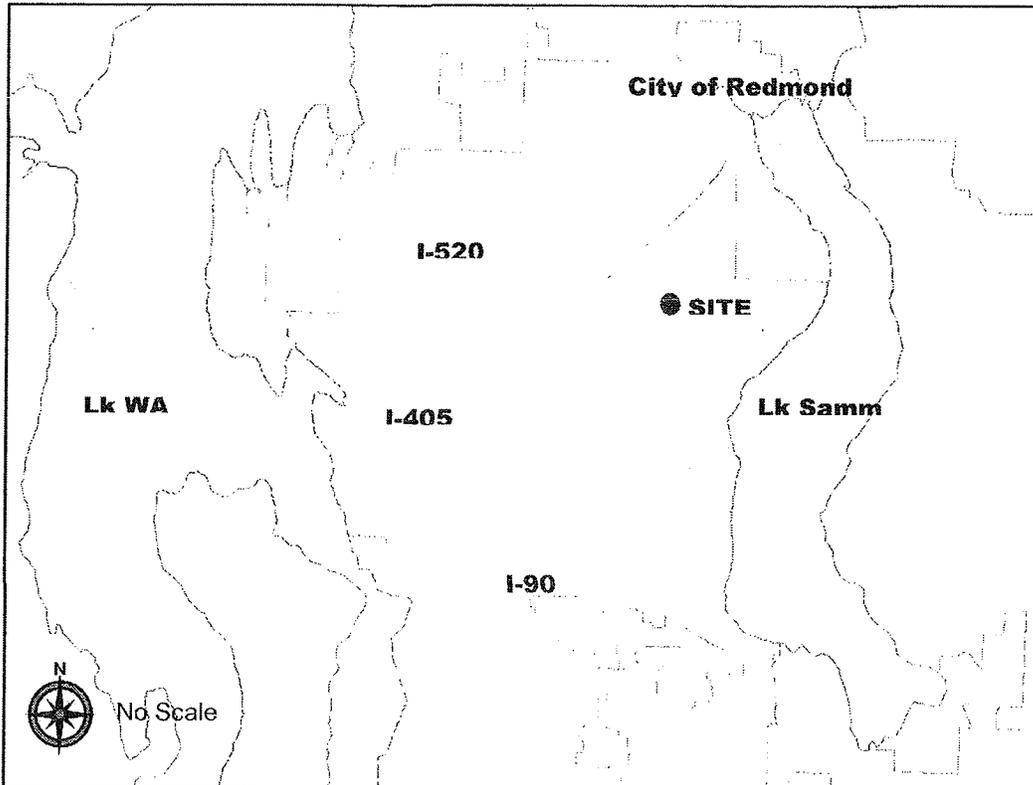
Building perspective looking from the east

¹ The main service at the Eastside Torah Center is on Saturdays from 9am to 1 pm.

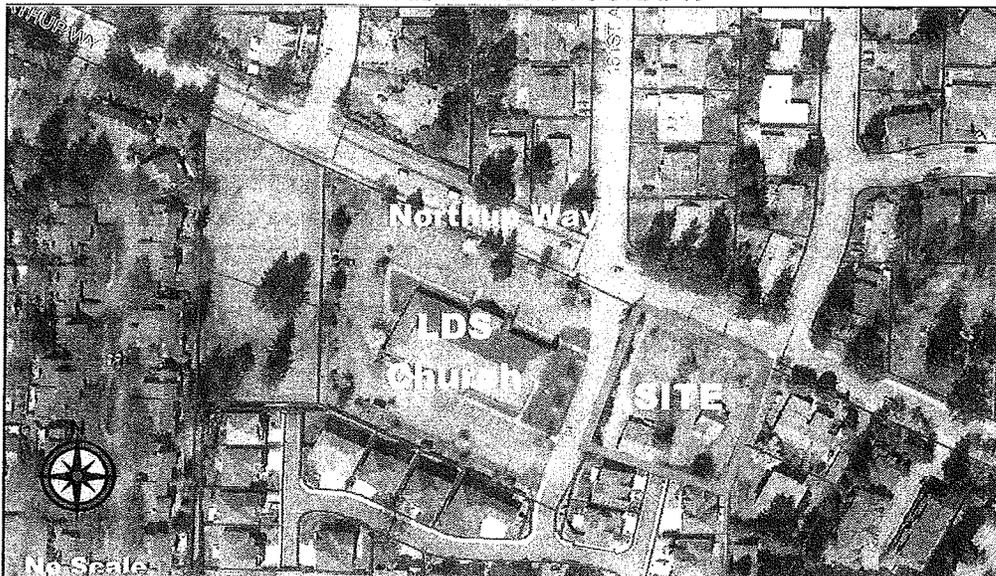
II. Site Context and Description

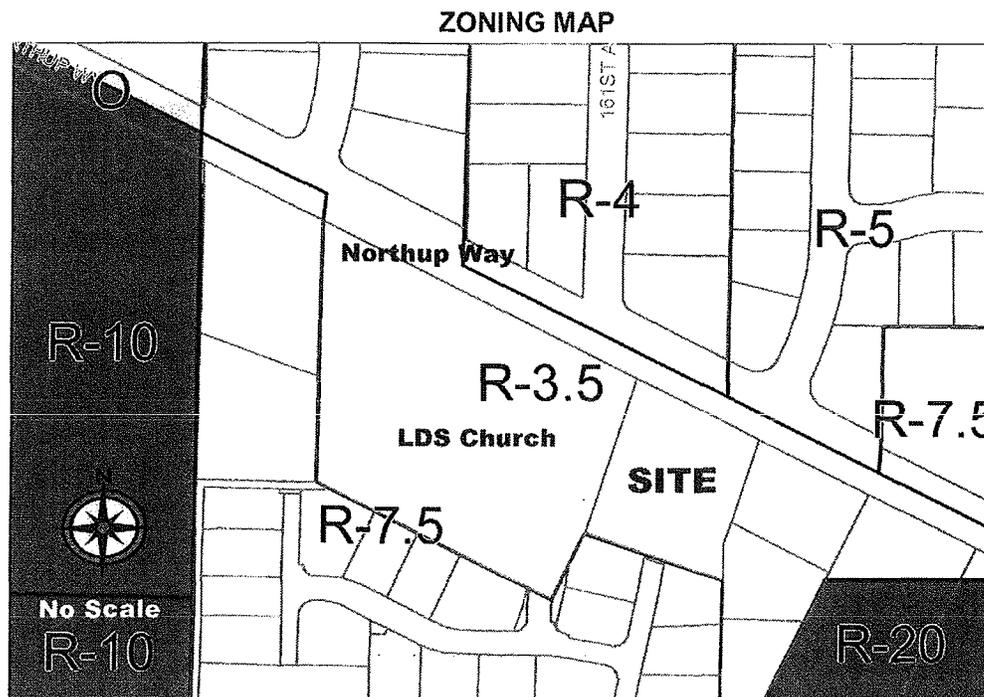
The site is located in the northeast corner of Bellevue, east of 156th Ave. NE (about ½ mile) along Northrup Way. It is located adjacent to the LDS Church (to the west) and single family homes (to the east and south). See attached photographs. The existing site is a single family home/garage (to be demolished) on a generally flat site. There are no critical areas. The site is in an area of mixed uses along Northrup Way. There is a mix of single family residences, multi-family units, and the LDS Church. The general area appears to be in transition with older homes being replaced by new homes. The area is close to commercial, about ½ mile to the west.

VICINITY MAP



AERIAL PHOTOGRAPH





Legend

- R-3.5 = Single Family 3.5 units per acre
- R-7.5 = Single Family 7.5 units per acre
- R-10 = Multi-Family 10 units per acre
- R-20 = Multi-Family 20 units per acre
- O = Office

III. Proposal Site and Building Design

The concept for the new Eastside Torah Center evolved out of a desire to create intimate, spiritual spaces while providing separation from administrative, educational and social spaces. The sanctuary and library are designed as distinct architectural spaces separate from the other uses. The separation and link is accomplished by an interior concourse two-stories in height with skylights providing natural illumination.

The massing of the building is intended to be compatible with the neighboring LDS Church. The modulation and pitched roof forms are intended to be compatible with the residential character of the adjacent neighborhood.

The base of the building is architectural concrete detailed in alternating horizontal stripes, to match the brick color of the upper portion of the building. This base is 10.5 feet in height. In order to provide additional architectural interest, the applicant shall provide vertical lines to break up the height of the horizontal stripes. See condition XI.C.2. The upper portion of the façade is textured stucco. The exterior colors are brick, off-white and beige which are compatible to the adjacent neighborhood homes and adjacent LDS Church.

The applicant's goal was to design a building with surrounding parking and perimeter landscaping to provide an attractive infill development along Northup Way and friendly pedestrian-oriented addition to the community. See attached plans.

IV. Consistency with Land Use Code/Zoning Requirements

A. Zoning: The site is zoned R-3.5 (Single family residential 3.5 units per acre).

1. Land Use

A church/ synagogue use in the R-3.5 zoning district requires prior Conditional Use approval (Land Use Code 20.20.010). The applicant has submitted the subject Conditional Use application to fulfill this requirement.

2. Dimensional Requirements

The proposal meets all applicable dimensional requirements for the R-3.5 zoning district (Land Use Code 20.20.010) and church regulations (Land Use Code 20.20.190). See Table 1 below.

**Table 1
Land Use Code (LUC) Statistical Table**

Zone: R-3.5	Permitted/Required	Proposed	Comments
Height	35'from average existing grade to the ridge of a pitched roof (Ordinance 5896).	30'7" from average existing grade to top of the skylight. 30' to the ridge of the highest pitched roof	Meets LUC.
Lot Coverage	35%	27%	Meets LUC.
Impervious Surface	80%	75%	Meets LUC.
Setbacks	20' front setback (North) 50' rear/side setbacks (East/South) 10' setback adjacent to another church property (West) ²	Front 20' Side (East) 69' Rear (South) 56' Adjacent LDS Church (West) 10'	Meets LUC. 10' setback per prior LUC Interpretation. ²
Landscaping	Street frontage 10' Type II Interior property lines 10' Type III Parking Area Type V Tree retention 100% perimeter, 15% interior.	Street frontage 10' Type II Interior 10' Type III Parking Area Type V Tree retention 100% perimeter, 20% interior.	Meets LUC. Assurance devices will be required. <u>See condition XI.D.1.</u>
Recycling & Solid Waste Collection Area	An area measuring at least 12 SF, as calculated here: $2 \text{ SF}/1,000 \text{ SF} \times 6,165 = 12 \text{ SF}$ minimum.(LUC 20.20.725)	Must be provided.	<u>See condition XI.C.3.</u>
Parking Stalls	42 stalls per parking demand study by applicant. (Note: 95% of the attendees walk to the center.)	32 stalls onsite plus 10 stalls offsite with the LDS Church per agreement = 42 stalls	<u>See condition XI.C.1.</u> See Table 2.
Mechanical Equipment	Locate on the roof or below grade and visually screen. (LUC 20.20.525)	No rooftop mechanical equipment.	Meets LUC.

² LUC 20.20.190 requires that churches located within R-Districts to contain a 50-foot side and rear yard setback. However, this setback is not applicable when a church abuts non-residential uses, in this case, the setback abuts another religious facility (LDS Church). Therefore the underlying zoning setbacks apply, in this case, a 10' setback for the west side setback adjacent to an access easement.

B. Parking Analysis:

See Table 2 for detailed parking analysis. The applicant proposes 32 stalls onsite and 10 stalls offsite through an agreement with the adjacent LDS Church. The agreement shall be recorded prior to Temporary Certificate of Occupancy. See condition XI.C.1. There shall be no offsite parking onto city streets. If the Eastside Torah Center is sold to another synagogue or church, a new parking analysis will be required and additional parking may be required for the new use. See condition XI.A.1.

**Table 2
Parking Analysis**

Day of Week	Proposed synagogue use: number of people, number of people per car, and number of cars:	Anticipated number of parking stalls needed at maximum demand for proposed synagogue programs	Available parking on-site and number of stalls available for the synagogue programs	Number of cars of overflow onto adjacent LDS church parking lot (see comments below)
M-F Daytime	# walkers: 5 # people:10-20 people/car:1.5 number of cars:7-10	10-15	Total parking 32	0
M-F Evening	# walkers: 5 # people:10-20 people/car:1.5 number of cars:7-10	10-15	Total parking 32	0
Sat. Daytime	# walkers:65 # people:70-80 people/car:1.5 number of cars:10	10-15	Total parking 32	0
Sat. Evening No programs	# walkers: # people: people/car: number of cars:	0	Total parking 32	0
Sunday Daytime	# walkers:5 # people:40-50 people/car:1.5 number of cars:20-30	30	Total parking 32	0
Sunday: Evening No programs	# walkers: # people: people/car: number of cars:	0	Total parking 32	0

Special Events (High Holy Days, etc.)	# walkers: # people:130 people/car:1.5 number of cars:	30-40	Total parking 32	8-10. Parking Agreement with the LDS Church. <u>See condition XI.C.1.</u> No overflow parking onto adjacent city streets. <u>See condition XI.A.1.</u>
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C. Church Regulations: Land Use Code 20.20.190 provides regulations for church development in residential districts. The proposal meets the requirements of this section as follows:

1. Buildings shall have side and rear yard required setbacks of a minimum of 50 feet each.
Response: The proposal meets this requirement with side and rear yard setbacks of a minimum of 50 feet each. A 10' setback to the property line of the adjacent church is allowed per a prior LUC Interpretation.
2. Automobile traffic to and from such a use and its parking area shall be from an arterial street, unless other access is approved through a Conditional Use Permit.
Response: Automobile traffic to the building and parking area is from a private driveway off of a minor arterial. The proposal meets this requirement.

V. Public Comment and Response

A public meeting was held on May 18, 2009. No persons of the public attended the meeting. During the processing of this application, city staff received one email of a general nature.

VI. City Department Response

A. Clearing & Grading Division

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

B. Fire Department

The Fire Department provided review of the proposal. Recommended conditions imposed by the Fire Department include an approved Fire Department turnaround, automatic fire sprinklers, fire department connection, fire hydrants and alarm notification system. See conditions XI.B.1-4, C.4-6, D.5..

C. Transportation/Right-of-Way

Site Access

Access to the proposed project will be provided by means of a driveway from an existing private road (located to the west of the Eastside Torah Center site) that connects with Northup Way. An access easement that allows the use of the private road by the Eastside Torah Center must be obtained. A letter of agreement regarding the private road easement that is agreed between the

Eastside Torah Center and the LDS Church (the owner of the lot that has the private road) has been provided to the city. A draft of the easement, which is required to be recorded before clearing and grading permit issuance, has been provided to the city. The developer must have an agreement with the owner of the private road regarding the restoration of pavement disturbance on the private road. There will be no direct access onto Northup Way from this site. A loading zone is located along the east side of the building with a turnaround in the southeast corner of the site. The existing driveway to the site from Northup Way will be removed. Note that on-street loading will not be allowed during construction or after the Eastside Torah Center is built. See conditions XI.A.2-3, B.5-6, D.2.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The applicant is required to remove the existing asphalt sidewalk on the property frontage along Northup Way and replace it with a 4 feet wide planter strip and a 6 feet wide concrete sidewalk. Pavement widening on the Northup Way frontage is required in order to provide a 5 feet wide bike lane. The design of the improvements must conform to the requirements of the Americans with Disabilities Act (ADA) and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

1. The design and appearance of the sidewalk and landscaping on Northup Way shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features. The new concrete sidewalk on the property frontage on Northup Way will end in an ADA compliant transition connection that ends at the existing driveway located at the east side of the property which serves the adjacent lot to the east. A sign notifying that this driveway will not be used as an access to the Eastside Torah Center may be required to be installed, at the discretion of the Transportation Department inspector. The existing driveway on Northup Way near the intersection of Northup Way and the private road, leading to the Eastside Torah Center site shall be removed and frontage improvements consistent with the adjacent Northup Way sections are to be provided there.

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

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13.

3. The City of Bellevue Pedestrian and Bikeway Plan has identified a bike lane on Northup Way. Pavement widening on Northup Way will be required to provide the five feet width necessary for a bike lane to match the existing pavement width adjacent to the site.

4. The driveway onto the private road shall have a minimum approach width of 26 feet. The driveway apron design shall be consistent with standard drawing DEV-7C.
5. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.
6. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-6. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.
7. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground. The two utility poles on Northup Way fronting the property must be removed and all utilities on these poles will need to be undergrounded. The transmission lines can remain as is.

See conditions XI.B.7, C.7-8, D.3.

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. See condition XI.A.4.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for hauling routes, 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 XI.B.8.

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 Northup Way has been classified as "Overlay Required." Regarding the private road to the subject site, the developer must have an agreement with the owner of the private road regarding the pavement restoration and maintenance of the private road. See condition XI.D.4.

D. Utilities Department

The City has adequate capacity for providing water, sewer, and storm drainage for this proposal. Because review has been on a conceptual level only, there are no implied approvals of the engineering specifications. 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.

An off-site storm drainage easement will be required. Connection to the downstream storm drainage system shall by-pass the existing Crossroads Crest aka Sonara storm water detention/water quality facility.

See conditions XI.A.5-6.

VII. Environmental Impacts of the Proposal

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

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

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

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

Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2020 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2020 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. Eastside Torah lies within MMA # 5, which does not include a 2020 growth projection of institutional land use. This development proposes an increase of 8,773 square feet of institutional land use.

It is recognized that the TFP projections fall short in this area in terms of this proposed land use; however, the TFP is updated every two years at which time land use projections can be updated to meet current growth trends. With this considered, the long-term transportation impacts are fully mitigated by payment of traffic impact fees, as described below.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts. Fee payment is required at the time of building permit issuance. See condition XI.C.9.

Mid-Range Impacts and Mitigation

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

A religious institution of area 8,773 square feet is estimated to generate approximately 5 new p.m. peak hour trips. Hence, concurrency testing is not required for this development.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. The traffic operation during the weekday peak hour was considered. Due to the small traffic volumes generated by this addition, no operational problems are anticipated.

The information provided to the City shows that the main service at the Eastside Torah Center is on Saturday from 9am to 1 pm and approximately 95% of the attendees will be walking to the site. The number of attendees at the main service is expected to be between 70 to 80 which include approximately 65 walkers. The available 32 on site parking spaces will serve the parking needs of the 10 to 15 attendees who drive for the main service. We recognize that not all of the drive in attendees will be coming in single occupant vehicles and some of them will be traveling in the same vehicle for the service. The trips due to the drive in main service attendees are not expected to have a significant impact on the traffic operations of the adjacent street system.

VIII. Changes as a result of Staff Review

Changes to the project as a result of staff review include the walkway connection from the sidewalk to the building entrances, the load/unload area near the front entrance, perimeter landscaping to meet code, required access easements and a parking agreement with the LDS Church to the west.

IX. Decision Criteria

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

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

Finding: The Crossroads Subarea designates the property as Single Family–Medium Density (SF-M) which is consistent with the zoning designation of R-3.5. The proposal is consistent with the following Comprehensive Plan goals and policies:

POLICY S-CR-2: Protect existing single family neighborhoods from encroachment by more intense uses.

Discussion: The proposal provides generous setbacks of 50 feet from adjacent single family homes. In addition, generous landscaping provides a buffer between the torah center and single family homes. The design of the building with the pitched roofs and massing provides more compatibility with the single family homes, than would a square building.

POLICY S-CR-3: Encourage land use density that will not intensify vehicular congestion.

Discussion: Since most members (95%) walk to the Eastside Torah Center, this particular use will not significantly increase vehicular congestion on Northup Way.

POLICY S-CR-12: Continue to designate churches or schools surrounded by, or adjacent to single family uses as single family so this use will remain predominant if the church or school ceases to exist.

Discussion: The proposed site is located in a single family residentially zoned property, R-3.5.

POLICY S-CR-33: Encourage the use of transit, ridesharing, and other means of sharing trips that have beneficial effects on reducing the demand for improvements to existing roadway facilities.

Discussion: The proposal meets this policy. Since approximately 95% of the members walk to services, they do not create vehicular trips on existing roadways.

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

Discussion: See discussion under Policy S-CR-2.

POLICY LU-18: Adopt and maintain policies, codes, and land use patterns that promote walking in order to increase public health.

Discussion: As noted above, approximately 95% of the members walk to services. Therefore, the proposal meets this policy.

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

Finding: The proposed architecture is of a “residential” scale and designed for compatibility with the surrounding single family homes. The massing and pitched roof forms provide architectural interest. To provide more architectural interest to the horizontal stripes at the base, the applicant shall provide vertical lines. See condition XI.C.2.

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

Finding: Public facilities, including streets, fire protection and utilities will serve the site. See conditions XI.A-D.

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

Finding: As conditioned for fire protection, storm drainage control, street frontage improvements and no overflow parking onto adjacent city streets, the proposed conditional use will not be materially detrimental to uses or property in the immediate vicinity of the site. See conditions XI.A-D.

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Normal hours for allowed generation of noise related to construction are from between 7:00am and 6:00pm Monday through Friday and 9:00 am to 6:00pm on Saturdays. Noise related to construction is prohibited on Sundays and legal holidays. 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. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the construction, the Contractor must apply for a separate noise permit for review and approval by staff. Such requests shall be submitted two weeks prior to the scheduled onset of extended hour construction activity. See condition XI.B.9.

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

Finding: As conditioned, the proposal meets applicable Land Use Code requirements, including conditions for no overflow parking, landscape assurance devices and recycling/solid waste collection. See conditions XI.A.1, C.3, D.1.

X. Recommendation of the Director

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

NOTE – Vested Status of the Conditional Use Permit (CUP): The vested status of the CUP 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. (Land Use Code 20.40.500)

XI. Conditions of Approval

A. GENERAL CONDITIONS

1. NO OVERFLOW PARKING

No overflow parking onto city adjacent streets is allowed. If membership increases and parking cannot be accommodated onsite, the synagogue shall decrease the number of services or provide additional parking offsite. If the Eastside Torah Center is sold to another synagogue or church, a new parking analysis will be required and additional parking may be required for the new use.

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

2. VEHICULAR ACCESS

Access to the site will be achieved by means of a driveway from the private road that connects to Northup Way. The developer must obtain a signed and recorded access easement from the adjacent property owned by the LDS that has the private road which will serve as the access to the Eastside Torah Center. At this time, the developer has provided to the City a letter of agreement with the adjacent owner. The developer has also provided a draft of an access easement. The final access easement is required to be provided before the issuance of the clearing and grade permit of the Eastside Torah Center. No direct access onto Northup way will be allowed from the site.

Authority: Bellevue City Code 14.60.150
Reviewer: Rohini Nair, 425-452-2569

3. 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.

Authority: Land Use Code 20.20.590.K.4
Reviewer: Rohini Nair, 425-452-2569

4. 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: Jon Regalia, 425-452-4599

5. UTILITIES

Approval of the Conditional Use application only. There are no implied approvals of the utility engineering specifications. All water, sewer, and storm drainage design review, plan approval, disconnections and field inspection shall be performed under the Utility Developer Extension Agreement application, water application and/ or side sewer connection permit processes.

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

6. STORM DRAINAGE

An off-site storm drainage easement will be required. Connection to the downstream storm drainage system shall by-pass the existing Crossroads Crest AKA Sonara storm water detention/water quality facility.

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

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. FIRE TURNAROUND

An approved fire department turnaround is required within 150 feet of any dead end access road. The road into the parking lot should have a turnaround.

Authority: International Fire Code 503 & Bellevue Fire Department Development Standards
Reviewer: Adrian Jones, 425-452-6032

2. DETENTION VAULTS/PIPES IN ROADWAY

Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

Authority: Vehicle, Fire Truck, & Apparatus Loading, Development Services Handout B-1, January 2010
Reviewer: Adrian Jones, 425-452-6032

3. FIRE HYDRANT

Provide a fire hydrant at an approved location and within 50 feet of the Fire Department Connection.

Authority: International Fire Code 508 & Bellevue Fire Department Development Standards

Reviewer: Adrian Jones, 425-452-6032

4. FIRE DEPARTMENT CONNECTION

Provide a Fire Department Connection at an approved location at least 50 feet from the building.

Authority: Bellevue Fire Department Development Standards
Reviewer: Adrian Jones, 425-452-6032

5. ACCESS EASEMENT FOR PRIVATE ROAD WITHIN ADJACENT PROPERTY

The developer must obtain a signed and recorded access easement from the adjacent property owned by the LDS Church that has the private road which will serve as the access to the Eastside Torah Center. The access easement must be recorded before the issuance of the clearing and grade permit.

Transportation Department Design Manual Standard Drawings 7C.

Authority: Bellevue City Code 14.60.130
Reviewer: Rohini Nair, 425-452-2569

6. AGREEMENT FOR MAINTENANCE AND PAVEMENT RESTORATION OF THE ACCESS AFTER CONSTRUCTION OF THE EASTSIDE TORAH CENTER

The developer must have an agreement with the adjacent property owner, the LDS Church, regarding the maintenance and pavement restoration of the access after construction of the Eastside Torah Center

Authority: Bellevue City Code 14.60.130 and Transportation Department Design Manual 4F
Reviewer: Rohini Nair, 425-452-2569

7. CIVIL ENGINEERING PLANS – TRANSPORTATION

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

- 1) Traffic signs and markings.
- 2) Pavement widening, curb, gutter, sidewalk, planter, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
- 3) Handicapped ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
- 4) Installation or relocation of streetlights and related equipment. Undergrounding of utility lines.
- 5) Sight distance. (Show the required sight triangles and include any sight obstructions,

including those off-site.)

- 6) Location of fixed objects in the sidewalk or near the driveway approach.
- 7) Trench restoration within any right of way or access easement.

Specific requirements are detailed below:

- 8) The paved width on Northup Way must be widened to provide the minimum 5 feet paved width of a bike lane. The cross section will match the existing pavement width adjacent to the site frontage.
- 9) Curb, gutter, 6 feet wide concrete sidewalk and 4 feet wide planter strip are required on Northup Way. The new concrete sidewalk on the property frontage on Northup Way will end in an ADA compliant transition connection that ends at the existing driveway located at the east side of the property which serves the adjacent lot to the east. Sign notifying that the exiting driveway on Northup Way will not be used as an access to the Eastside Torah Center is required to be installed.
- 10) The existing driveway to the site from Northup Way must be removed and street frontage consistent with the adjacent frontage must be provided at that location.
- 11) The ramp at the southeast corner of the intersection of Northup Way and the private road must be made ADA compliant.
- 12) Any pavement disturbance on Northup Way will require overlay type of pavement restoration. The information must be shown on the plans. The developer must have an agreement with the owner of the private road regarding the pavement restoration of the private road.

13) Miscellaneous:

- ♦ The driveway to the Eastside Torah Center site, off the private road located west of the site, is to have a minimum width of 26 feet and is required to be built as per City of Bellevue standards. The width of 26 feet should be provided for at least the first fifty feet within the property. The width may be reduced after that and should meet with Fire Department approval. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing 7C.
- ♦ Driveway slope should not exceed 10% for the first 20 feet from the private road and shall not exceed 15% slope elsewhere. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- ♦ Vehicle sight distance must be provided per BCC 14.60.240. 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 5; and Transportation Department Design Manual Standard Drawings 7C

Reviewer: Rohini Nair, 425-452-2569

8. RIGHT-OF-WAY USE PERMIT

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

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

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

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

Authority: Bellevue City Code 11.70 & 14.30
Reviewer: Jon Regalia, 425-452-4599

9. CONSTRUCTION HOURS

Normal hours for allowed generation of noise related to construction are from between 7:00am and 6:00pm Monday through Friday and 9:00 am to 6:00pm on Saturdays. Noise related to construction is prohibited on Sundays and legal holidays. 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. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the construction, the Contractor must apply for a separate noise permit for review and approval by staff. Such requests shall 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

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. PARKING AGREEMENT

Prior to building permit issuance, the applicant shall record the parking agreement with the adjacent LDS Church for 10 parking stalls. Such recorded document shall be submitted to the city prior to building permit issuance.

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

2. BUILDING DESIGN

In order to provide additional architectural interest, the applicant shall provide vertical lines to break up the height of the horizontal stripes. This shall be shown on the building permit plans prior to issuance.

Authority: Land Use Code 20.30B.140.B
Reviewer: Carol Hamlin, 425-452-2731

3. SOLID WASTE, RECYCLING & GARBAGE UPKEEP

The synagogue shall provide written document showing that Allied Waste has been contacted to establish adequate sizing of recycling and solid waste collection areas (12 square feet minimum) for this building.

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

4. AUTOMATIC SPRINKLERS

Provide automatic fire sprinklers throughout the new building per NFPA 13.

Authority: International Fire Code 903 & National Fire Protection Association 13
Reviewer: Adrian Jones, 425-452-6032

5. FIRE ALARM NOTIFICATION SYSTEM

Provide a fire alarm notification system throughout the building.

Authority: International Fire Code 907 & Bellevue City Code Ordinance 5749
Reviewer: Adrian Jones, 425-452-6032

6. DEMOLITION AND CONSTRUCTION

Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.

Authority: International Fire Code Chapter 14
Reviewer: Adrian Jones, 425-452-6032

7. BUILDING AND SITE PLANS – TRANSPORTATION

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 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: Rohini Nair, 425-452-2569

8. EXISTING EASEMENTS

If there are utility easements contained on this site which are affected by this development, any negative impact that this development has on those easements must be mitigated or easements relinquished.

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

9. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance based on the impact fee rate at the time of building permit issuance. The current impact fee rate for a religious institution is \$1.02 per square feet of gross floor area. Therefore the current impact fee for a religious institution of size 8,773 square feet is estimated to be \$8,948.46. The impact fee rate will increase on 1/1/2013 and increase still further on 1/1/2016 to become \$1.53 and \$2.54 respectively. The impact fee as per the fee rate in effect at the time of building permit issuance will apply and the appropriate impact fee will be assessed accordingly. A credit will be given for the demolition of the existing house in the impact fee determination at the time of issuance of the building permit.

Authority: Bellevue City Code 22.16
Reviewer: Rohini Nair, 425-452-2569

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. LANDSCAPE ASSURANCE DEVICES

a. Landscape Installation Assurance Device

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

b. Landscape Maintenance Assurance Device

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

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

2. PRIVATE ROAD

The pavement restoration on the private road as per the agreement with the adjacent property owner, the LDS Church, regarding the maintenance and pavement restoration of the access after construction of the Eastside Torah Center, must be completed.

Authority: Bellevue City Code 14.60.130 and Transportation Department Design Manual 4F
Reviewer: Rohini Nair, 425-452-2569

3. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the City Inspector. All transportation features affected by this development, including power sources, must be relocated as necessary. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction. Specific frontage improvements include:

- Driveway approach construction at the new driveway must achieve the correct width, and grade.
- Required sight distance at the new driveway must be achieved per Bellevue City Code 14.60.240.
- No fixed objects shall be located or allowed to remain within the required clear zone near the revised driveway approach.
- The abandoned driveway approach must be closed by removing pavement and installing sidewalk and planter strip. The planter strip must not block required sight lines.
- The overhead utility lines (except transmission lines) on Northup Way frontage must be placed underground.
- Curb ramps and sidewalk ramps must be ADA compliant.
- Pavement widening installed on Northup Way to provide a 5 feet wide bike lane.
- Curb, gutter, 4 feet wide planter and 6 feet wide concrete sidewalk must be provided along Northup Way. The new concrete sidewalk on the property frontage on Northup Way will end in an ADA compliant transition connection that ends at the existing driveway located at the east side of the property which serves the adjacent lot to the east. Sign notifying that the exiting driveway on Northup Way will not be used as an access to the Eastside Torah Center is required to be installed

Authority: Bellevue City Code 14.60; 110, 120, 150, 181, 240, 241; Transportation Department Design Manual Section 14; and Transportation Department Design Manual Standard Drawings
Reviewer: Rohini Nair, 425-452-2569

4. PAVEMENT RESTORATION

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

Northup Way: Based on this street's excellent condition, it is classified with the City's

overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Pavement restoration requirements will be specified in the right of way use permit conditions of approval.

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

5. ADDRESS SIGN

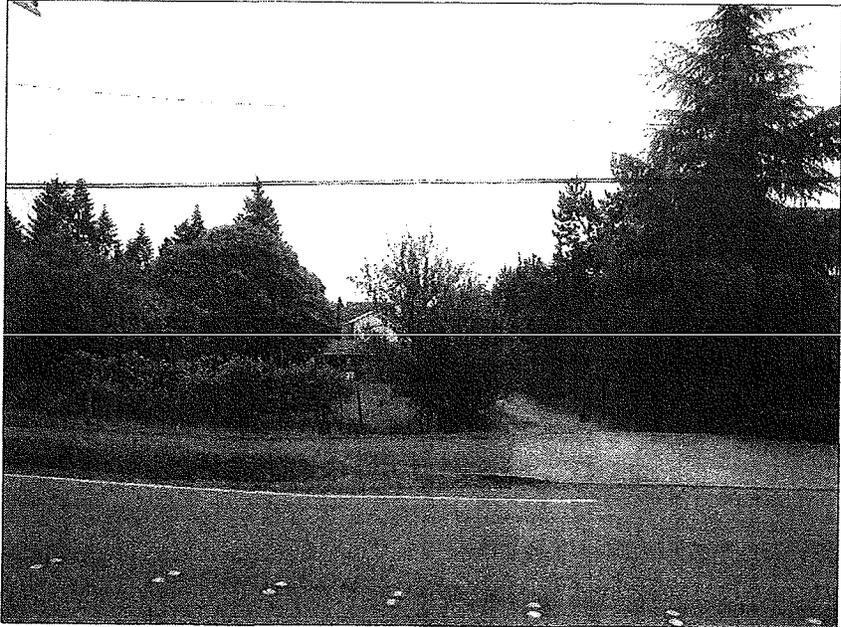
Provide a sign at the access road noting the address for this location.

Authority: Bellevue Fire Department Development Standards
Reviewer: Adrian Jones, 425-452-6032

Photographs



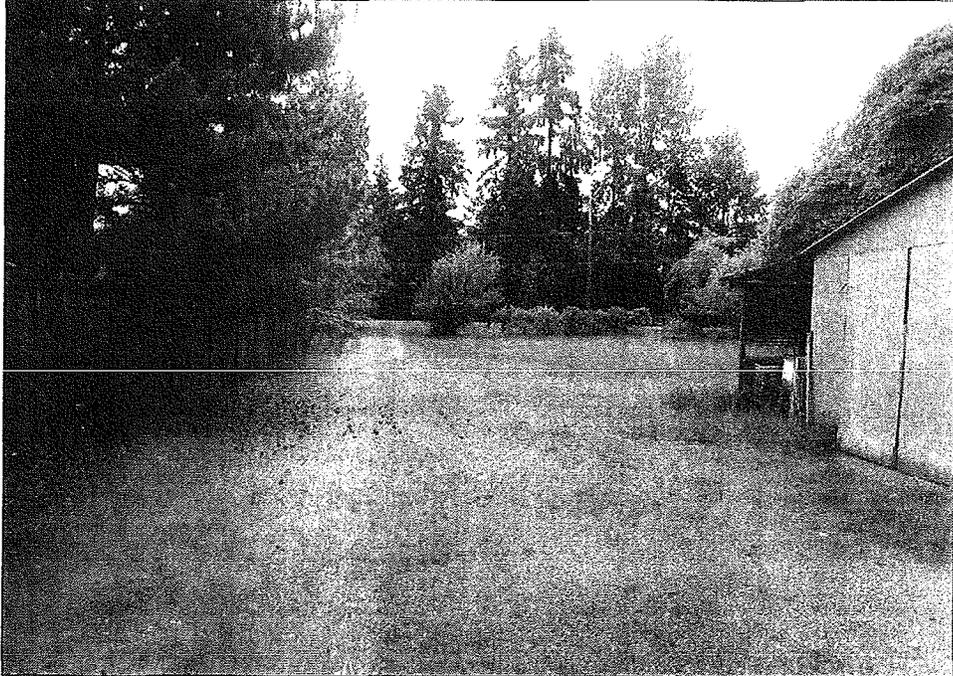
Aerial photograph of site



Looking south at the site

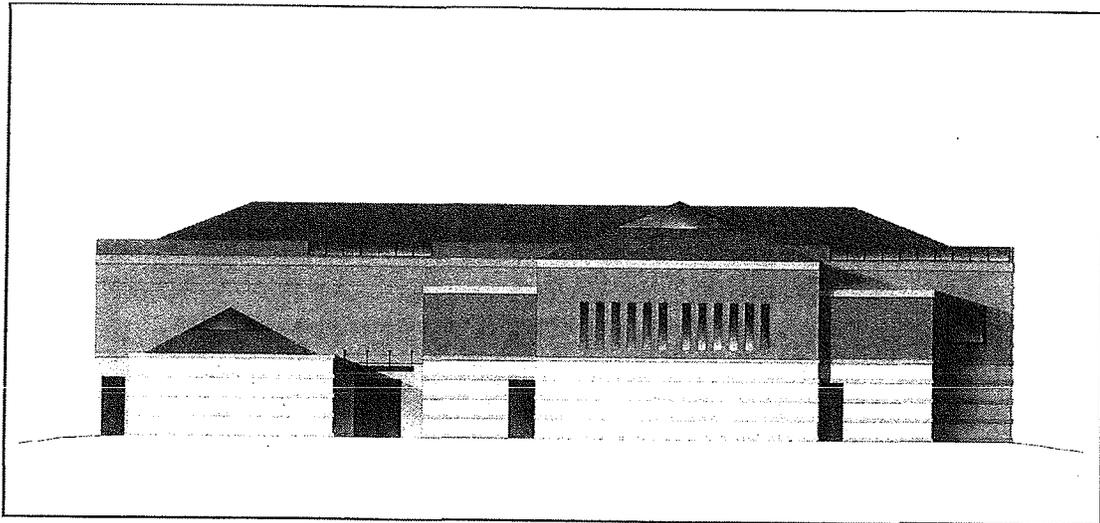


Looking west from the site



Looking north from the site

Plans



East Elevation (main entrance)

SECTION 24, TOWNSHIP 28 NORTH, RANGE 8 EAST, N.M.
**CONSTRUCTION PLANS FOR
 EASTSIDE TORAH CENTER**

hba
 HERRING BUILDING ARCHITECTS
 1001 1/2 1st Street, N.E.
 Albuquerque, NM 87102
 Phone: 505.243.1111
 Fax: 505.243.1112

CALL TWO BUSINESS DAYS BEFORE YOU OR 1-800-855-5553

**CONSTRUCTION PLANS
 EASTSIDE TORAH CENTER
 COVER SHEET / SITE PLAN**

2045 C1.0
 97

NORTH ELEVATION
 1/8" = 1'-0"

EAST ELEVATION
 1/8" = 1'-0"

REVISIONS DATES

EASTSIDE TORAH CENTER
 11111 EASTSIDE TORAH CENTER, SUITE 100
 DALLAS, TEXAS 75243

NORTH & EAST ELEV.
A-6.1
 OCTOBER, 2018

SOUTH ELEVATION
 1/8" = 1'-0"

WEST ELEVATION
 1/8" = 1'-0"

REVISIONS DATES

EASTSIDE TORAH CENTER
 11111 EASTSIDE TORAH CENTER, SUITE 100
 DALLAS, TEXAS 75243

SOUTH & WEST ELEV.
A-6.2
 OCTOBER, 2018

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BEFORE THE HEARING EXAMINER FOR THE CITY OF BELLEVUE

In the Matter of the Application of)
)
)
EASTSIDE TORAH CENTER)
)
For a Conditional Use Permit for)
Property Located at 16199 Northup Way)
)
)

FILE NO: 09-108130-LB
FINDINGS OF FACT,
CONCLUSIONS OF LAW,
AND DECISION

DECISION

The application for a Conditional Use Permit for the Eastside Torah Center is approved, subject to conditions.

INTRODUCTION

The application of Darla Reese of HBA Design Group LLC for a Conditional Use Permit for the Eastside Torah Center came on for public hearing on August 26, 2010 at 7:00 pm. Applicant was represented by John Burkholder of HBA Design Group LLC and by Rabbi Mordechai Farkash.

The following persons testified under oath:

- Carol Hamlin, Senior Planner, City of Bellevue;
- Rabbi Mordechai Farkash, Eastside Torah Center;
- Rabbi Levine,
- John Burkholder, HBA Design Group LLC.

No one else from the general public spoke at the hearing.

The following exhibits were offered and admitted:

1. Development Services Department's Staff Report and background file.
2. PowerPoint Presentation.

9/13/2010

CITY OF BELLEVUE
450 – 110th Avenue NE
P. O. Box 90012
Bellevue, WA 98009 9012

- 1- 3. Certificate of Mailing.
2 4. Weekly Permit Bulletin. August 12, 2010.

3 The hearing adjourned at 7:30 pm.
4

5 **FINDINGS OF FACT**

- 6 1. **Proposal:** Eastside Torah Center, a Jewish educational organization, proposes to
7 construct a new facility for its programs. The building will be two stories in height
8 and will contain 8,773 square feet of floor area. Also proposed are parking areas,
9 landscaping and utilities.
- 10 2. **Location:** The proposed facility will be located at 16199 Northup Way in Bellevue,
11 adjacent to the existing LDS church. The site is now improved with a single family
12 home. Other single family and multifamily homes are found nearby. Commercial
13 uses are located about one half mile to the west.
- 14 3. **Proposed Use:** The proposal is illustrated on a site plan attached to this decision as
15 Attachment A. There will be 32 parking stalls surrounding the two-story building.
16 The building will be used as a religious facility and educational center. Religious
17 services will be conducted on Saturdays, and most persons attending will walk to the
18 building. Applicant expects 95 percent of the attendees to walk to the service, and
19 some will walk three or four miles. Hebrew school for children will be held on
20 Sundays, and an anticipated 40 to 50 students will attend. It is expected that parents
21 or guardians will drop the students off and pick them up by motor vehicles. Ten
22 additional parking spaces will be available by agreement with the LDS church.
- 23 4. **Access:** Vehicular access to the site will be via a driveway from an existing private
24 road that connects with Northup Way. Applicant must obtain an easement from the
25 LDS Church, the owner of the proposed road. There will be no direct vehicular
26 access to Northup Way from the site. Applicant must construct street frontage
27 improvements on Northup Way, which will include a 4-foot planter strip, a 6-foot
28 concrete sidewalk and pavement widening to provide space for a 5-foot bicycle lane.
- 29 5. **Public Services:** The site is adequately served by all necessary utilities such as
30 sewer, water and electricity. Storm water will be handled by connection to the City's
downstream storm drainage system.
6. **Comprehensive Plan-Zoning:** The Crossroads subarea of the Bellevue
Comprehensive Plan designates the property as single family-medium density, and

9/13/2010

CITY OF BELLEVUE
450 – 110th Avenue NE
P. O. Box 90012
Bellevue, WA 98009 9012

1 the property is zoned R-3.5. A church/synagogue in this zone is permitted as a
2 Conditional Use.

3 7. **SEPA:** A determination of non-significance (DNS) was issued to the proposal.
4 There was no appeal.

5 8. **Public Notice and Comment:** A public meeting on the application was held on May
6 18, 2009. No members of the public attended the meeting. Notice of the application
7 and public hearing was given as required by ordinance. Only one email of a general
8 nature was received from the public. While many persons attended the public
9 hearing, only the proponents and Rabbi Levine offered any testimony. The general
10 feeling of the attendees, however, was favorable to the proposal.

11 9. **Director's Recommendation.** The Director of the Development Services
12 Department has recommended approval of the Conditional Use Permit application,
13 subject to conditions.

14 10. Any Conclusion of Law deemed to be a Finding of Fact is adopted as such.

15 CONCLUSIONS OF LAW

16
17 1. **Jurisdiction.** The Hearing Examiner is authorized to conduct a public hearing and
18 render a decision on an application for a Conditional Use Permit. A Conditional Use Permit
19 requires a Process I procedure, a quasi-judicial hearing and decision of the Hearing Examiner.
20 LUC 20.35.015B.

21 2. **Decision Criteria.** The decision criteria for approval for a Conditional Use Permit are
22 set forth in LUC 20.30B.140. A Conditional Use Permit may be approved if the proposal;

- 23 a) is consistent with the Comprehensive Plan; and
24 b) is compatible with and responds to the existing or intended character, appearance,
25 quality of development and physical characteristics of the subject property and
26 immediate vicinity; and
27 c) will be served by adequate public facilities; and
28 d) will not be materially detrimental to uses or property in the immediate vicinity;
29 and
30 e) complies with the applicable provisions of the Land Use Code.

3. **Analysis.** The proposal is carefully analyzed in the Land Use Division Staff Report.
The site is in an area of transition of older and new homes and mixed uses. There are no critical

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1 areas on the site. The site is flat and easy to develop. The proposed use will be compatible with
2 its surroundings, especially the LDS Church with which it will share access. Conditions will be
3 imposed to assure compliance with the criteria for conditional uses, including provisions
4 prohibiting overflow parking on adjacent streets, requiring sprinklers throughout the building,
5 and requiring street frontage improvements. Applicant will also be assessed a Transportation
6 Impact Fee.

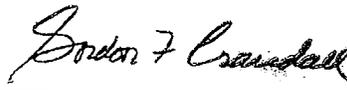
7 4. **Conclusion.** The Examiner concludes that the proposal, as conditioned in the staff
8 report, satisfies the ordinance criteria for a conditional use and should be approved.

9 5. Any finding of fact deemed to be a conclusion of law is adopted as such.

10
11 **DECISION**

12 A Conditional Use Permit for the Eastside Torah Center as proposed herein is
13 APPROVED, subject to the conditions in Attachment B.

14 DONE this 13th day of September, 2010.

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18 Gordon F. Crandall, Hearing Examiner JS

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28 Attachments:

- 29 A. Site Map
30 B. Conditions

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1
2
3 **NOTICE OF RIGHT TO APPEAL**
4 **(Pursuant to Resolution No. 5097)**

5 **RIGHT TO APPEAL – TIME LIMIT**

6 A person who submitted written comments to the Director prior to the hearing or submitted written
7 comments or made oral comments during the hearing on this matter may appeal the decision of the
8 Hearing Examiner to the Bellevue City Council by filing a written appeal statement of the Findings of
9 Fact or Conclusions being appealed and paying the appeal fee no later than 14 calendar days following
the date that the decision was mailed. The appeal must be received by the City Clerk by **5:00 p.m.**
September 27th, 2010.

10 **TRANSCRIPT OF HEARING – PAYMENT OF COST**

11 An appeal of the Hearing Examiner's decision requires the preparation of a transcript of the hearing
12 before the Hearing Examiner. Therefore, the request for appeal must be accompanied by an initial deposit
13 of \$100 per recording hour. Should the actual cost be less than the amount of the deposit, any credit due
14 shall be reimbursed to the appellant. Should the cost for transcript preparation be more than the deposit,
the appellant will be additionally charged.

15 **WAIVER OF TRANSCRIPTION FEE**

16 Upon request, the City Clerk will waive the transcription fee upon submission by an appellant of the
17 following documentation: a) an affidavit stating that the appellant's net financial worth does not exceed
18 \$20,000; b) an affidavit stating that the appellant's annual income does not exceed \$5,200; c) a brief
19 statement of the issues sought to be reviewed; d) a designation of those parts of the record the party thinks
are necessary for review; and e) a statement that review is sought in good faith.

20 The transcription fee waiver is available to individuals over eighteen (18) years of age and is not available
21 for corporations, companies, partnerships, or any business enterprises, community club or any social or
recreational organization.
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X. Recommendation of the Director

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

NOTE – Vested Status of the Conditional Use Permit (CUP): The vested status of the CUP 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. (Land Use Code 20.40.500)

XI. Conditions of Approval

A. GENERAL CONDITIONS

1. NO OVERFLOW PARKING

No overflow parking onto city adjacent streets is allowed. If membership increases and parking cannot be accommodated onsite, the synagogue shall decrease the number of services or provide additional parking offsite. If the Eastside Torah Center is sold to another synagogue or church, a new parking analysis will be required and additional parking may be required for the new use.

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

2. VEHICULAR ACCESS

Access to the site will be achieved by means of a driveway from the private road that connects to Northup Way. The developer must obtain a signed and recorded access easement from the adjacent property owned by the LDS that has the private road which will serve as the access to the Eastside Torah Center. At this time, the developer has provided to the City a letter of agreement with the adjacent owner. The developer has also provided a draft of an access easement. The final access easement is required to be provided before the issuance of the clearing and grade permit of the Eastside Torah Center. No direct access onto Northup way will be allowed from the site.

Authority: Bellevue City Code 14.60.150
Reviewer: Rohini Nair, 425-452-2569

3. 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.

Authority: Land Use Code 20.20.590.K.4
Reviewer: Rohini Nair, 425-452-2569

4. 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: Jon Regalia, 425-452-4599

5. UTILITIES

Approval of the Conditional Use application only. There are no implied approvals of the utility engineering specifications. All water, sewer, and storm drainage design review, plan approval, disconnections and field inspection shall be performed under the Utility Developer Extension Agreement application, water application and/ or side sewer connection permit processes.

Authority: Bellevue City Code Title 24.02, 24.04, 24.06

Reviewer: Don Rust, 425-452-4856

6. STORM DRAINAGE

An off-site storm drainage easement will be required. Connection to the downstream storm drainage system shall by-pass the existing Crossroads Crest AKA Sonara storm water detention/water quality facility.

Authority: Bellevue City Code Title 24.06

Reviewer: Don Rust, 425-452-4856

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. FIRE TURNAROUND

An approved fire department turnaround is required within 150 feet of any dead end access road. The road into the parking lot should have a turnaround.

Authority: International Fire Code 503 & Bellevue Fire Department Development Standards

Reviewer: Adrian Jones, 425-452-6032

2. DETENTION VAULTS/PIPES IN ROADWAY

Detention vaults and pipes in the roadway shall be capable of supporting fire apparatus with a gross weight of 64,000 lbs. (rear axle=48,000 lbs and front axle=19,000 lbs) and shall support the weight of the ladder truck outrigger which is 45,000 lbs over an 18 inch square.

Authority: Vehicle, Fire Truck, & Apparatus Loading, Development Services Handout B-1, January 2010

Reviewer: Adrian Jones, 425-452-6032

3. FIRE HYDRANT

Provide a fire hydrant at an approved location and within 50 feet of the Fire Department Connection.

Authority: International Fire Code 508 & Bellevue Fire Department Development Standards

Reviewer: Adrian Jones, 425-452-6032

4. FIRE DEPARTMENT CONNECTION

Provide a Fire Department Connection at an approved location at least 50 feet from the building.

Authority: Bellevue Fire Department Development Standards
Reviewer: Adrian Jones, 425-452-6032

5. ACCESS EASEMENT FOR PRIVATE ROAD WITHIN ADJACENT PROPERTY

The developer must obtain a signed and recorded access easement from the adjacent property owned by the LDS Church that has the private road which will serve as the access to the Eastside Torah Center. The access easement must be recorded before the issuance of the clearing and grade permit.

Transportation Department Design Manual Standard Drawings 7C.

Authority: Bellevue City Code 14.60.130
Reviewer: Rohini Nair, 425-452-2569

6. AGREEMENT FOR MAINTENANCE AND PAVEMENT RESTORATION OF THE ACCESS AFTER CONSTRUCTION OF THE EASTSIDE TORAH CENTER

The developer must have an agreement with the adjacent property owner, the LDS Church, regarding the maintenance and pavement restoration of the access after construction of the Eastside Torah Center

Authority: Bellevue City Code 14.60.130 and Transportation Department Design Manual 4F
Reviewer: Rohini Nair, 425-452-2569

7. CIVIL ENGINEERING PLANS – TRANSPORTATION

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

- 1) Traffic signs and markings.
- 2) Pavement widening, curb, gutter, sidewalk, planter, and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
- 3) Handicapped ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
- 4) Installation or relocation of streetlights and related equipment. Undergrounding of utility lines.
- 5) Sight distance. (Show the required sight triangles and include any sight obstructions,

- including those off-site.)
- 6) Location of fixed objects in the sidewalk or near the driveway approach.
 - 7) Trench restoration within any right of way or access easement.

Specific requirements are detailed below:

- 8) The paved width on Northup Way must be widened to provide the minimum 5 feet paved width of a bike lane. The cross section will match the existing pavement width adjacent to the site frontage.
- 9) Curb, gutter, 6 feet wide concrete sidewalk and 4 feet wide planter strip are required on Northup Way. The new concrete sidewalk on the property frontage on Northup Way will end in an ADA compliant transition connection that ends at the existing driveway located at the east side of the property which serves the adjacent lot to the east. Sign notifying that the existing driveway on Northup Way will not be used as an access to the Eastside Torah Center is required to be installed.
- 10) The existing driveway to the site from Northup Way must be removed and street frontage consistent with the adjacent frontage must be provided at that location.
- 11) The ramp at the southeast corner of the intersection of Northup Way and the private road must be made ADA compliant.
- 12) Any pavement disturbance on Northup Way will require overlay type of pavement restoration. The information must be shown on the plans. The developer must have an agreement with the owner of the private road regarding the pavement restoration of the private road.
- 13) Miscellaneous:

♦ The driveway to the Eastside Torah Center site, off the private road located west of the site, is to have a minimum width of 26 feet and is required to be built as per City of Bellevue standards. The width of 26 feet should be provided for at least the first fifty feet within the property. The width may be reduced after that and should meet with Fire Department approval. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing 7C.

♦ Driveway slope should not exceed 10% for the first 20 feet from the private road and shall not exceed 15% slope elsewhere. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

♦ Vehicle sight distance must be provided per BCC 14.60.240. 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 5; and Transportation Department Design Manual Standard Drawings 7C

Reviewer: Rohini Nair, 425-452-2569

8. RIGHT-OF-WAY USE PERMIT

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

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

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

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

Authority: Bellevue City Code 11.70 & 14.30
Reviewer: Jon Regalia, 425-452-4599

9. CONSTRUCTION HOURS

Normal hours for allowed generation of noise related to construction are from between 7:00am and 6:00pm Monday through Friday and 9:00 am to 6:00pm on Saturdays. Noise related to construction is prohibited on Sundays and legal holidays. 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. Prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment on residential uses in the immediate vicinity of the project, the Contractor shall not rely on City issuance of a blanket exemption from the Noise Control Code during the construction period. Allowances for short term work outside of normal construction hours shall be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the construction, the Contractor must apply for a separate noise permit for review and approval by staff. Such requests shall 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

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. PARKING AGREEMENT

Prior to building permit issuance, the applicant shall record the parking agreement with the adjacent LDS Church for 10 parking stalls. Such recorded document shall be submitted to the city prior to building permit issuance.

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

2. BUILDING DESIGN

In order to provide additional architectural interest, the applicant shall provide vertical lines to break up the height of the horizontal stripes. This shall be shown on the building permit plans prior to issuance.

Authority: Land Use Code 20.30B.140.B
Reviewer: Carol Hamlin, 425-452-2731

3. SOLID WASTE, RECYCLING & GARBAGE UPKEEP

The synagogue shall provide written document showing that Allied Waste has been contacted to establish adequate sizing of recycling and solid waste collection areas (12 square feet minimum) for this building.

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

4. AUTOMATIC SPRINKLERS

Provide automatic fire sprinklers throughout the new building per NFPA 13.

Authority: International Fire Code 903 & National Fire Protection Association 13
Reviewer: Adrian Jones, 425-452-6032

5. FIRE ALARM NOTIFICATION SYSTEM

Provide a fire alarm notification system throughout the building.

Authority: International Fire Code 907 & Bellevue City Code Ordinance 5749
Reviewer: Adrian Jones, 425-452-6032

6. DEMOLITION AND CONSTRUCTION

Demolition and construction shall conform to the requirements of International Fire Code Chapter 14.

Authority: International Fire Code Chapter 14
Reviewer: Adrian Jones, 425-452-6032

7. BUILDING AND SITE PLANS -- TRANSPORTATION

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 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: Rohini Nair, 425-452-2569

8. EXISTING EASEMENTS

If there are utility easements contained on this site which are affected by this development, any negative impact that this development has on those easements must be mitigated or easements relinquished.

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

9. TRANSPORTATION IMPACT FEE

Payment of the traffic impact fee will be required at the time of building permit issuance based on the impact fee rate at the time of building permit issuance. The current impact fee rate for a religious institution is \$1.02 per square feet of gross floor area. Therefore the current impact fee for a religious institution of size 8,773 square feet is estimated to be \$8,948.46. The impact fee rate will increase on 1/1/2013 and increase still further on 1/1/2016 to become \$1.53 and \$2.54 respectively. The impact fee as per the fee rate in effect at the time of building permit issuance will apply and the appropriate impact fee will be assessed accordingly. A credit will be given for the demolition of the existing house in the impact fee determination at the time of issuance of the building permit.

Authority: Bellevue City Code 22.16
Reviewer: Rohini Nair, 425-452-2569

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

1. LANDSCAPE ASSURANCE DEVICES

a. Landscape Installation Assurance Device

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

b. Landscape Maintenance Assurance Device

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

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

2. PRIVATE ROAD

The pavement restoration on the private road as per the agreement with the adjacent property owner, the LDS Church, regarding the maintenance and pavement restoration of the access after construction of the Eastside Torah Center, must be completed.

Authority: Bellevue City Code 14.60.130 and Transportation Department Design Manual 4F

Reviewer: Rohini Nair, 425-452-2569

3. STREET FRONTAGE IMPROVEMENTS

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the City Inspector. All transportation features affected by this development, including power sources, must be relocated as necessary. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction. Specific frontage improvements include:

- Driveway approach construction at the new driveway must achieve the correct width, and grade.
- Required sight distance at the new driveway must be achieved per Bellevue City Code 14.60.240.
- No fixed objects shall be located or allowed to remain within the required clear zone near the revised driveway approach.
- The abandoned driveway approach must be closed by removing pavement and installing sidewalk and planter strip. The planter strip must not block required sight lines.
- The overhead utility lines (except transmission lines) on Northup Way frontage must be placed underground.
- Curb ramps and sidewalk ramps must be ADA compliant.
- Pavement widening installed on Northup Way to provide a 5 feet wide bike lane.
- Curb, gutter, 4 feet wide planter and 6 feet wide concrete sidewalk must be provided along Northup Way. The new concrete sidewalk on the property frontage on Northup Way will end in an ADA compliant transition connection that ends at the existing driveway located at the east side of the property which serves the adjacent lot to the east. Sign notifying that the exiting driveway on Northup Way will not be used as an access to the Eastside Torah Center is required to be installed

Authority: Bellevue City Code 14.60; 110, 120, 150, 181, 240, 241; Transportation Department Design Manual Section 14; and Transportation Department Design Manual Standard Drawings

Reviewer: Rohini Nair, 425-452-2569

4. PAVEMENT RESTORATION

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

Northup Way: Based on this street's excellent condition, it is classified with the City's

er

overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Pavement restoration requirements will be specified in the right of way use permit conditions of approval.

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

5. ADDRESS SIGN

Provide a sign at the access road noting the address for this location.

Authority: Bellevue Fire Department Development Standards
Reviewer: Adrian Jones, 425-452-6032