



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

Proposal Name: **Bellevue Youth Theatre at Crossroads Park**

Proposal Address: **16000 NE 10th Street**

Proposal Description: The applicant is requesting an Administrative Amendment to a previously approved Conditional Use Permit for the construction of a 12,257 square foot youth theatre that will accommodate up to 110 patrons. The applicant also requests a Critical Areas Land Use Permit for the modification and disturbance of a steep slope critical area buffer.

File Number: **11-113905-LI & 11-113894-LO**

Applicant: **Brian J. Krause, Bellevue Parks & Community Services Department**

Decisions Included: Administrative Amendment to a Conditional Use Permit & Critical Areas Land Use Permit (Process II. LUC 20.30B.170.D & 20.30P)

Planner: Kevin LeClair, Planner

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**

Carol V. Helland
Carol V. Helland, Land Use Director
Development Services Department

Application Date: May 10, 2011
Notice of Application Publication Date: June 9, 2011
Decision Publication Date: October 25, 2011
Project/SEPA Appeal Deadline: November 10, 2011

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Brian Krause, Bellevue Parks & Community Services Department

LOCATION OF PROPOSAL: 16000 NE 10th Street

NAME & DESCRIPTION OF PROPOSAL:

Bellevue Youth Theatre at Crossroads Community Park – Siting and construction of a new youth theatre in the Crossroads Community Park near the existing Crossroads Community Center.

FILE NUMBER: 11-113905-LI and 11-113894-LO

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 Development Services Department. 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 March 16, 2006.
- 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 November 10, 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. Helled
Environmental Coordinator

10/25/2011
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology,
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

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1. Environmental Checklist
2. Site Plan – In File
3. Bellevue Youth Theatre – Pre-Architectural Feasibility Study – In File

I. Proposal Description

The applicant is proposing to site and construct a new youth theatre in the Crossroads Community Park near the existing Crossroads Community Center. The theatre will be constructed in the round and will accommodate 110 patrons in flexible seating configurations. The project includes an earth-sheltered roof, geothermal heating and cooling strategies and the use of natural light. The new theatre will include support facilities such as a box office, lobby, “green room,” rehearsal space, storage and an outdoor stage.

The location, adjacent to the Crossroads Community Center, allows the two facilities to share existing parking and programming opportunities, and allows for a smaller building footprint. The facility will be fully accessible and designed to meet the LEED (Leadership in Energy and Environmental Design) Certification standards. The siting proposal to locate the theatre at Crossroads Community Park is the result of a *Feasibility Study and Parking Demand Analysis* that evaluated various locations in the Crossroads Subarea and the BelRed Subarea.

The proposal is an amendment to previously approved Conditional Use Permit (Bellevue file # PC-D 79-2, Village Greens Park, March 29, 1979).

The construction proposal involves disturbance and modification of a 50-foot top-of-slope steep slope critical area buffer and therefore requires a Critical Areas Land Use Permit. However, the proposal is considered a new or expanded City or public park, and thus is considered an allowed use within a critical area or critical area buffer, provided there is no feasible alternative.



Figure 1: Building rendering

II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

Crossroads Community Park is a 35 acre site consisting of eleven (11) parcels of land. The park is generally an “L” shape with four access points each with respective parking areas, recreation or community focal points.

The northernmost access point off NE 15th Street serves a nine-hole golf course with small clubhouse, pro shop and maintenance building. This area has parking area for 92 cars. The second access point is located on the southwestern corner of the “L”, behind Crossroads Mall at the north end of 160th Ave NE, a public access easement across private property. This access point serves as the entry to the Crossroads Community Center and has parking for 85 cars. This will also be the primary access point for the proposed Bellevue Youth Theatre. The third access point is on the eastern end of the park off of 164th Ave NE. This access point serves the offices of Youth Eastside Services, as well as the picnic shelters and water spray park. It has parking for 125 cars (85 unreserved + 40 reserved during business hours). The fourth access point is off of NE 8th Street, adjacent to the Bellevue Fire Station, and serves the Kindering Center with 63 parking stalls (34 unreserved + 29 reserved during operation).

Crossroads Community Park is generally level on its northern and eastern legs, with a grade separation of approximately 20 feet the junction of the two legs. The park is primarily covered in turf grass with various groupings of ornamental trees, shrubs and ground covers. The northern leg of the park contains a broken canopy of native Douglas-fir trees. All of the parking areas contain landscape islands with ornamental trees and shrubs.

Crossroads Community Park was originally purchased in 1977 with funding from a resident-approved park bond. The park was originally named Village Greens Park after the 18-hole golf course that existed on the 26.2-acre site. In 1979, a Conditional Use Permit approval (Ord. 2724) was granted to the Parks Department for the construction of a community center building, a playground, parking facilities, and pedestrian trails. When the Crossroads Community Center was constructed the name of the park was changed to match.

From the 1980s through the 1990s, the Parks Department acquired additional park property on the south end of the original parcel, which provided a park presence along NE 8th Street and 164th Avenue NE. Uses within the expanded area were added to include facilities for Youth Eastside Services, the Kindering Center, open lawns, restrooms and picnic facilities.

In 1997, the Park Department updated the Crossroads Community Park Master plan to allow for reconfiguration of the site, additional activity sites and rearrangement of the golf course. In October 1997, a State Environmental Policy Act (SEPA) threshold determination of non-significance was issued for the master plan update.

Finally, in 2005, an administrative amendment to the previously-approved 1979 Conditional Use Permit was issued for a 4,895-square foot expansion of the existing community center.

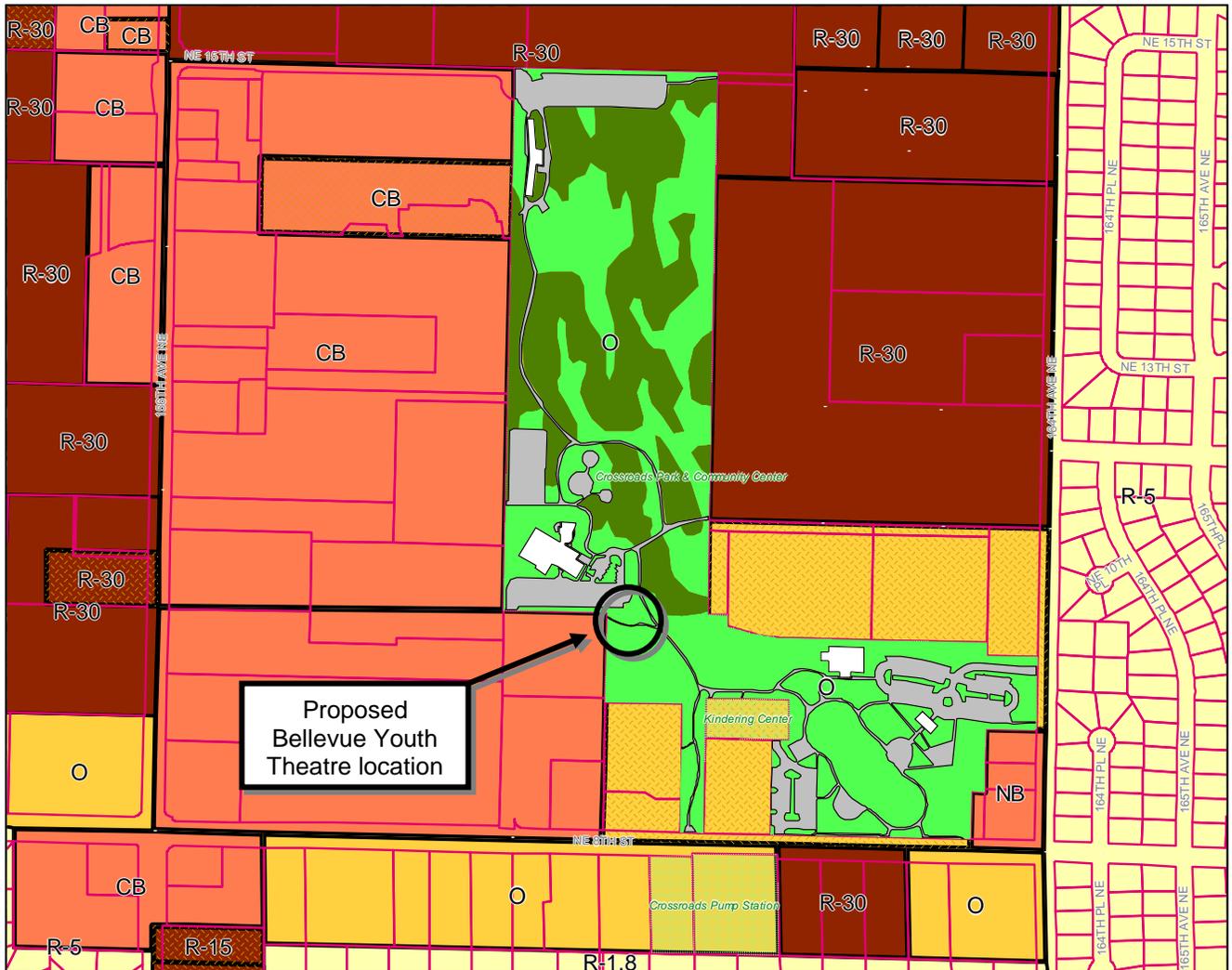


Figure 2: Zoning

B. Zoning

The property where the proposed theatre is to be located is zoned O. The property is also subject to the critical areas overlay district due to the presence of a steep slope critical area along the western property line.

C. Land Use Context

Crossroads Community Park bounded by NE 15th Street to the north, NE 8th Street to the south, Crossroads Shopping Center to the west and 164th Avenue NE to the east.

The surrounding zoning and land use is as follows:

North: R-30 - Multi-family residential apartments

West: CB - Crossroads Mall and associated retail stores and restaurants

South: O - Fire station; Across NE 8th Street - church, pump station, office building, PSE electrical substation; R-30 - Multi-family residential apartments

East: R-30 - Multi-family residential apartments, Self-storage facility, church and 7-11;

R-5 - Single-family residential across 164th Avenue NE; NB - Gas station and pet adoption clinic on northwest corner of NE 8th Street and 164th Avenue NE

Bellevue’s Comprehensive Plan supports the development of the Bellevue Youth Theatre in the Crossroads Subarea. Several directly applicable policies include:

POLICY S-CR-6. Recognize the extent of impervious surfaces and the lack of environmentally sensitive storm drainage systems in the Crossroads commercial areas. Encourage new development to reduce environmental impacts, such as by using Green and LEED (Leadership in Energy and Environmental Design) building techniques and improved storm water management.

POLICY S-CR-15. Continue to provide passive and active recreational facilities and activities for all ages within the Crossroads Community Center and Park.

POLICY PA-24. Encourage the development of facilities for special purpose recreation.

D. Critical Areas Functions and Values

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue’s remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City’s wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a “green” backdrop for urbanized areas enhancing property values and buffering urban development.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the O zoning district.

Project Element	Land Use Code Requirement	Proposal
Parking	Auditorium/Theater Use requires 1 stall per 4 fixed seats or 10 stalls per 1,000	The proposal includes no new parking. A parking demand analysis that researched the

	net square feet if no fixed seats. Using this standard, the theatre is required to have 28 stalls for its 110 fixed seat capacity.	existing Bellevue Youth Theatre at Ivanhoe Park estimated that 94 stalls would be need—assuming .85 stalls per fixed seat. The parking supply at Crossroads Park is 416 stalls. Current peak parking demand is using 212 stalls, which leaves 214 stalls available. The existing parking facilities are adequate to serve the new theatre.
Circulation	Assure safe access to the building from the parking areas.	The proposal includes plans to upgrade existing park facility lighting along pathways and to install way-finding signage to direct theatre-goers from parking areas to the building.
Setbacks	Front: 30 feet Rear: 25 feet Side: 20 feet 2 side yards: 40 feet	Front: 251 feet to closest public access Rear: 117 feet to south property line Side: 20 feet 2 side yards: >40 feet
Building Height	30 feet	23 feet 2 inches
Lot Coverage	35%	5%
Impervious Surface	80%	20%
Landscaping	10 feet of Type III on street frontage and interior property lines. Site also contains transition areas, but the project is not within the affected areas.	The affected perimeter landscape area adjacent to the structure contains 1,425 square feet. The proposal creates contiguous landscape improvements up to 1,750 square feet.
Tree Retention	100% retention in perimeter landscape areas 15% retention of diameter inches in site interior	All trees in the perimeter are preserved. Of the 431 interior significant trees, 425 trees are being retained.

B. Critical Areas Requirements LUC 20.25H:

i. Analysis of Technical Feasibility for New or Expanded Park Uses LUC 20.25H.055.C.3.G

The Parks and Community Services submitted a detailed description of the decision making process that went into the choice to site the theatre in the proposed location.

Becker Architects completed *Pre-Architectural Feasibility Study* and The Transpo Group conducted a *Parking Demand Analysis* to identify benefits and drawbacks for various location options. Becker Architects developed seven different theatre expansion concepts on four site locations within Crossroads Park to fully evaluate siting feasibility. The current alternative became the proposed location of the new youth theatre building because it allowed the building to be integrated into the existing topography of the park so the building with its green roof does not reduce park open space and its location at the edge of the park allows for the least disruption of the flow of the park open space. This location also reduced impact on significant trees and the existing Skate Park. The building's proposed location directly adjacent to the west property line was further determined by:

- The objective to keep the open space juncture between the two legs of the 'L' shaped park literally as open as possible without the building imposing on that area and creating even more of a bottleneck.
- The objective of keeping the service drive/access for theatre use and building waste removal as far away from the above open space juncture and its associated trails as possible. This also became a practical issue of where a service drive could efficiently come off the existing parking lot and the grades allowed for reasonable slope on the drive.
- Ease of ADA access for the public to the front entrance of the building, specifically minimizing elevation change and travel distance from ADA parking spaces.
- The north edge of the building was determined by the location of an existing east-west running sewer easement.
- The east edge of the building was determined by grading allowing for the terraced outdoor lawn seating area to integrate with the existing topography; blending the re-grading south of the Skate Park with the existing grading at the west edge of the Skate Park as not to exceed a 2:1 slope; allowing for the relocated pathway to properly connect to the existing pathway on both the north and south ends; keeping all re-grading to the west of the north-south running sewer easement.

The analysis of siting alternatives conducted by Becker Architects demonstrates that no technically feasible alternative exists with less impact on the critical area and critical area buffer, due to the location of the existing infrastructure, the function and objective of the proposed facility, and cost to the community of avoiding the impact associated with the disturbance would be disproportionate to the environmental impact.

ii. Consistency with Performance standards for landslide hazards and steep slopes LUC 20.25H.125

The construction proposal was evaluated and a geotechnical report issued by Perrone Consulting, Inc, a geotechnical engineering consulting firm. The report included an addendum specific to the condition of the steep slope critical area on the west boundary of the project area, the risk associated with the proposal and recommendations for maintaining and improving the slope's stability.

The proposed project minimizes alterations to the existing contour of the steep slope by integrating into the existing topography. The final grading on the west

side of the proposed retaining wall will not increase the steepness of the slope. The existing vegetation at the top of the existing off-site concrete retaining wall on the neighboring west property will be preserved and augmented by the proposed addition of groundcover and shrub planting at the most critical portion of the steep slope in relation to the neighboring property. The proposed project will not be detrimental to the neighboring property. It will not create a greater steep slope risk by increasing the steepness or the area of the existing steep slope, nor will it create the need for an increased steep slope buffer to protect the neighboring property.

The proposed youth theatre provides a unique earth sheltered design integrated into the existing topography that allows for beneficial construction practices within the steep slope buffer. The theatre construction is expected to improve the slope stability by improving subsurface drainage around the new structure as well as allowing for reconstruction of the slope buffer with engineered fill that will place less of a load on the slope itself. These improvements, along with proposed buffer enhancement plantings, are expected to minimize the impacts on the park open space, the Skate Park, and significant mature Douglas-fir trees within the park. The proposed project will restore and mitigate vegetation within the buffer disturbance area.

IV. Public Notice and Comment

Application Date:	May 11, 2011
Public Notice (500 feet):	June 9, 2011
Minimum Comment Period:	June 23, 2011

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on June 9, 2011. It was mailed to property owners within 500 feet of the project site. Two land use action signs were installed at the project site to inform park users and other interested parties of the project.

Written comments were received from the Director of Operations at Kindering Center. The comments focused on event schedule coordination and concerns over parking. A written response was prepared by the project applicant. That was followed by a meeting between the Kindering Center's Executive Director and the Parks Project Manager. The issues were discussed and it was agreed that the Parks Department would make every effort to coordinate with the Kindering Center, and other park facility users, ensure that the operation of the theatre would not negatively impact the park or its existing users. This would be accomplished through the use of the city's facility scheduling and tracking system, along with more robust wayfinding and directional signage within the park to guide theatre users to other available parking lots during performances.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

Utilities:

Utility review has been on a conceptual basis only and the site can be served with water, sewer and storm facilities. Water and sewer service will connect into existing onsite facilities. Storm drainage facilities have been proposed meeting the codes and standards in place at the time of this application. Drainage BMPs proposed for the site include green roof and a detention vault.

Transportation:

The Transportation Department has reviewed the Bellevue Youth Theatre proposal for Crossroads Community Park and the Parking Demand Analysis dated March 5, 2008, from The Transpo Group. The Transportation Department approves the proposal with the following conditions:

Prior to any construction for this project, the contractor must obtain a hauling permit from the Transportation Department Right of Way section if the project will involve hauling of ten or more truckloads or one or more oversized loads. For more information, contact Right of Way at 425-452-2888.

Transportation Department approval for the modification of the existing Conditional Use Permit is based on the proposed activities being coordinated with other activities within Crossroads Community Park in order to avoid exceeding the available on-site parking supply. If future problems occur with off-site spillover parking related to the Youth Theatre, then the scheduling of activities at the Youth Theatre may need to be revisited.

VI. State Environmental Policy Act (SEPA)

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 facility siting and construction project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Siting Analysis

In May 2008, Becker Architects completed a *Pre-Architectural Feasibility Study* and The Transpo Group conducted a *Parking Demand Analysis* to identify benefits and drawbacks for various location options. Multiple site locations were studied at the Ivanhoe site, Crossroads Community Park, and in the Bel-Red Corridor. The analysis looked at a number of factors that included short-term construction costs, long-term operational costs, disruption of on-going programs, site disturbance (environmental

impact and required mitigation measures), ownership vs. lease options and operational efficiencies. The study results indicated locating the theatre at Crossroads Community Park adjacent to the Crossroads Community Center provided the greatest community benefit due to the following:

- New construction allows for better program efficiency.
- Use of Ivanhoe Theatre during and after construction will allow for program growth.
- Program disruptions will be minimized.
- The site is city-owned site, so property acquisition costs are eliminated.
- Location option near existing Crossroads Community Center allows for shared use of building space and parking allowing a smaller theatre expansion footprint.
- Close proximity to community center achieves building management efficiencies.

Complete copies of the *Pre-Architectural Feasibility Study* and *Parking Demand Analysis* can be found in the project file.

Construction Project Analysis

A. Earth and Water

The project is not adjacent to any water bodies that could be negatively impacted if silt-laden runoff were to escape from the project site. A Construction Stormwater Pollution Prevention Plan that includes erosion and sediment control best management practices that will be employed is required as a condition approval of the associated building permit.

B. Animals

The project site is a 35-acre park with some areas of significant tree cover. Although some trees are planned for removal, they are smaller ornamental tree species that do not constitute habitat for any threatened or endangered species.

C. Plants

Mitigation for temporary and permanent disturbance will be approved pursuant to an approved mitigation and restoration plan for the disturbed buffer. See Section X for related conditions of approval.

D. Noise

The site is adjacent to multi-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

VII. Changes to proposal as a result of City review

No changes were made to the proposal as a result of the public process and city review. Additional information was requested in order to clarify some issues that were raised during the review. The first was an update to the parking demand analysis that made it clear that the existing parking facilities located within the park were adequate to handle the increased parking demand generated by the new theatre. The next was

additional preliminary plans relative to pathway lighting and way-finding signage for the parking lots and pathways in order to ensure theatre patrons were able to safely find their way from the various parking areas to the new facility.

VIII. Decision Criteria

A. Administrative Amendment Decision Criteria

The Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

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

Finding: The proposal maintains the intent of the initial Conditional Use Permit for Village Greens Park (later renamed Crossroad Community Park) that was approved in 1979. The park was acquired and designed to be a “community” facility with a range of recreation amenities that serve the broader population. The operation of a youth theatre at the park complements this purpose.

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

Finding: The original approval in 1979 spoke little of the quality of design of Crossroads Community Park. The proposal to construct the 110 patron, Bellevue Youth Theatre as an earth-sheltered, LEED certified facility is consistent with the best available techniques in design and construction. The proposed facility also makes the most efficient use of the current open space at the park, by restoring the rooftop area as usable park space following construction.

3. The amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property.

Finding: The proposal sites the facility in a location that allows it to have minimal impact on the properties immediately adjacent to the property. The parking demand for the theatre is completely satisfied within the existing facilities with proposed management of programming to avoid impacts on existing park uses. The primary traffic impact associated with the facility will be handled by NE 8th Street, which as an arterial street with adequate facilities.

B. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The proposal is required to obtain a Clearing and Grading Permit, a Major Building Permit and a ROW Use Permit prior to commencing project clearing and

construction.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal to construct the 110 patron, Bellevue Youth Theatre as an earth-sheltered, LEED certified facility is consistent with the best available techniques in design and construction. The proposed facility also makes the most efficient use of the current open space at the park, by restoring the rooftop area as usable park space following construction. The proposal minimizes impacts to the steep slope critical area and critical area buffer.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: As discussed in Section III of this report, the proposed Bellevue Youth Theatre incorporates the performance standards for steep slope critical areas to the maximum extent applicable.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The Crossroads Community Park is currently served by adequate public facilities. The proposal will not increase the need for public facilities beyond the capacity of the existing facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal includes a plan that restores the impacted critical area buffer to a condition that is a good or better than exist at the site currently.

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** an Amendment to Conditional Use Permit # PC-D 79-2 and a Critical Areas Land Use Permit for the disturbance of a portion of steep slope critical area buffer for the construction of 12,257 square foot Bellevue Youth Theatre at Crossroads Community Park.

Note- Expiration of Approval: In accordance with LUC 20.30P.150, the applicant has

requested that the Critical Areas Land Use Permit deadline for expiration be extended so that the approval automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within five years of the effective date of the approval.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928
Utilities Code – BCC 24	Mark Dewey, 425-452-6179

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Restoration for Areas of Temporary Disturbance: A restoration plan for all areas of temporary disturbance is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H
Reviewer: Planner, Land Use

2. Rainy Season restrictions: Due to the proximity to a Geologic Hazard Critical Areas – Steep Slope, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Clearing and Grading

3. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Land Use

4. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Kevin LeClair, Land Use

5. Right-of-Way Use Permit for Construction Haul Route: The applicant is required to obtain a Right-of-Way Use Construction Haul Route permit a condition of approval of the associated building permit for the theatre building.

Authority: Bellevue City Code Title 14
Reviewer: Carl Wilson, Transportation

6. Facility Scheduling and Coordination: To avoid conflicts arising from the uncoordinated use of the park, park facilities and other non-park facilities at Crossroads Community Park, the use of the Bellevue Youth Theatre shall be operated consistent with and similar to other park facilities and in accordance with the terms of the lease agreements with the two other non-park facilities (Kindering Center and Youth Eastside Services). Its scheduling shall be integrated into the parks facility scheduling system to ensure that there is no overlap in facility scheduling that will result in shortage in available parking at Crossroads Community Park.

Authority: Land Use Code 20.30B.175.D.2.c.
Reviewer: Kevin LeClair, Land Use

7. Preliminary Design, Utility Codes and Engineering Standards: Utility review has been completed on the preliminary information submitted at the time of this application. The review has no implied approvals for water, sewer and storm drainage components of the project. A Utility Extension Agreement will be required for review and approval of the utility design. Submittal of the Utility extension will coincide with future clearing and grading permit review. Final civil engineering may require changes to the site layout to accommodate the utilities. Preliminary storm drainage review was completed under the codes and standards in place at the time of this application.

The existing 8" sewer main bisecting the site will need to be either replaced because of site improvements within the sewer easement or upgraded from 8" to a larger diameter pipe to anticipate upstream development build out. Utilities will determine if the sewer will need to be upsized or replaced during design review.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, Utilities

8. Pathway Lighting and Wayfinding: To ensure Crossroads Park users and Bellevue Youth Theatre patrons are aware of the various parking opportunities available at the park and can safely move through the park before and after performance, the Parks and Community Services Department shall implement enhanced pathway lighting plans and Bellevue Youth Theatre focused way-finding signage. The lighting and signage shall be implemented prior to the issuance of the certificate of occupancy for the Theatre.

Authority: Land Use Code 20.30B.175.D.2.c.
Reviewer: Kevin LeClair, Land Use

9. Geotechnical Recommendations: To ensure impacts to the park are minimized and to preserve the stability of the adjacent steep slope critical area (west of the proposed theatre location), the recommendations provided by the applicant's geotechnical engineer shall be instituted as part of the final design and construction of the proposed theatre and reviewed as part of the building permit. The recommendations include, but are not limited to:

- a. Installation of a cutoff trench drain on the south side of the building and the placement of footing drains,
- b. Temporary excavation slopes should be limited to 1.5H:1V to facilitate construction of the of the building foundations.
- c. Excavation backfill shall consist of compacted granular material per the Perrone Consulting Inc. report section 5.3.2.
- d. Excavation spoils from the building area shall not be used as backfill due to the presence of organics and wood debris.
- e. Prior to beginning construction, document the condition of the existing concrete retaining wall on the property to the west of the project area.

For a complete description of the recommendations and supporting materials, refer to the *Geotechnical Investigation Report* dated September 9, 2009 and the steep slope consultation addendum dated April 5, 2011, both written by Perrone Consulting Inc.

Authority: Land Use Code 20.25H.125
Reviewer: Kevin LeClair, Land Use

BACKGROUND INFORMATION

Project to be reviewed under
Bellevue Permit #
11-113905-LI and
11-113894-LO
by: Kevin LeClair

Property Owner: City of Bellevue

Proponent: Parks & Community Services

Contact Person: Brian Krause, x 6992

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

Address: 450 110th Avenue NE, Bellevue, WA 98004

Phone: 425-452-6992

Proposal Title: Bellevue Youth Theatre

Proposal Location: 16000 NE 10th, Bellevue, WA 98008

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

That portion of the Southeast quarter of Section 26, Township 25 North, Range 5 East, W.M., King County, Washington: Parcel # 262505912507 - 125LOT 1 CITY OF BELLEVUE SHORT PLAT NO 82-01 REC NO 82020089001 & AMENDED BY AFFIDAVIT OF SHORT PLAT REVISION REC NO 8504231011 (BEING PORTION OF SE QTR OF SE STR 26-25-05);TGW PORTION OF SE QTR STR 26-25-5 DAF: COMM AT SW CORNER SD SUBDTH N 1-11-58 E (N 1-11-55 E DEED) ALG W LN SD SUBD 1772.60 FTTH S 88-42-25 E (S 88-42-24 E DEED) PARALLEL WITH S LN SD SUBD1030 FT TO TPOBTH S 01-11-58 W (S 1-11-55 WDEED) 1098.20 FT TH S 88-42-25 E (S 88-42-24 EDEED) 604.94 FT TO PT ON LN WCHIS PARALLEL WITH & 351.00 FT, AS MEAS AT R/A, FROM E LN OF W HALF OF E HALF SD SE QTRTH N 01-05-44 E (N 01-05-43 EDEED) ALG SD PARALLEL LN 1600.13FT (1600.00 FT DEED) TO PT ON LN PARALLEL WITH & 351.00 FT, AS MEASAT R/A, FROM N LN SD SE QTRTH N 88-43-10 W (N 88-43-21 WDEED) ALG SD LAST MENTIONED PARALLEL LINE 602.19 FT (602.06FT DEED) TO PT ON LN WCH BEARSS 88-43-10 E (S 88-43-21 E DEED) 1030.00 FT FROM W LN SD SE ATR TH S 01-11-58 W (S 1-11-55 WDEED) 501.80 FT TO TPOB-AKA PARCEL A CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO BLA-96-8828 REC NO 9701029003

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

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

1. General description:

This proposal is to construct a new youth theatre in the Crossroads Community Park. The theatre will be constructed in the round and will accommodate 110-150 patrons in flexible seating configurations. The scope of work includes an earth sheltered roof, geothermal heating and cooling strategies and the use of natural light. The project also includes support facilities such as a box office, lobby, "green room," rehearsal space, storage and an outdoor stage. The new theatre's location is planned to be adjacent to the Crossroads Community Center, which will allow the two facilities to share existing parking and programming opportunities, and will allow for a smaller building footprint. The facility will be fully accessible and designed to meet the LEED (Leadership in Energy and Environmental Design) Certification standards.

2. Acreage of site:

The Community Center is located on a 35 acre site referred to as Crossroads Community Park. The Park consists of eleven (11) parcels of land. The proposed youth theatre is located on the largest parcel #2625059125 consisting of 26.73 Acres.

3. Number of dwelling units/buildings to be demolished: 0

4. Number of dwelling units/buildings to be constructed: 0

5. Square footage of buildings to be demolished: N/A

6. Square footage of buildings to be constructed: **12,257 square feet**

7. Quantity of earth movement (in cubic yards): **16,739 cy of excavation and 97 cy of fill for a net of 16,642 cy.**

8. Proposed land use: **No change, use to remain City public park, community recreation facility.**

One building will be constructed. The building will contain no dwelling units.

9. Design features, including building height, number of stories and proposed exterior materials: The proposed building will be feature a black box theatre, an outdoor stage and necessary spaces to support facility functions. It is an earth sheltered building integrated into the surrounding topography with exposed vertical walls only at the lobby, office, workshop and outdoor stage area. The proposed building height is 23'-2" above average finished grade. The average finished grade is at an elevation of 419.71', the first floor finished floor elevation is 411.00' and the second floor finished floor elevation is 421.25'. Neither story is 6'-0" above the average finished grade so they are both basements. The facility will be constructed of concrete and feature an accessible green roof. Primary exposed building materials will be concrete; aluminum window frames & window glass; and painted metal at the skylight/exhaust features i.e. 'light trumpets' on the roof. These exposed buildings materials are secondary to the grass area of the surrounding topography which rolls over the edge of the most the building perimeter and onto the roof.

10. Other:

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

- Construction of the Bellevue Youth Theatre is estimated to begin in the first quarter 2012 and will be completed by the second quarter of 2013.

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

- There are no plans for future additions, expansion or activity related or connected to this proposal.

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

- Pre-application Conference of May 28, 2009. File Number: 09-113585XM

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

- No applications are pending approval

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.

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

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS**1. Earth**

- a. General description of the site:** Flat Rolling Hilly Steep slopes Mountains Other
- The site is currently developed as a City Park with a Community Center, Tennis Courts, playgrounds, golf course, picnic tables, concrete and asphalt walkways and extensive lawns. The proposed building area is located on the edge of the only rolling slope in the park. The overall park site is flat with moderate slopes of approximately 2 percent.
- b. What is the steepest slope on the site (approximate percent slope)?**
- There is a small area of 40% slope on SW edge of the project site, which is created by an existing off-site concrete retaining wall on the neighboring west property. This area does not appear to be contiguous to a larger steep slope/habitat area. There will be disturbance in the 50-foot top of steep slope buffer area but it will not be detrimental to the neighboring property or users. The proposed first floor finished floor elevation will be similar to the existing grade elevation on the west side of concrete retaining wall on the neighboring property. By placing the first floor finished floor at this elevation, which requires cutting into

the site, rather than building on top of the existing grades, the building exterior wall actually reduces the existing lateral soil pressure in the vicinity of the steep slope. Roof loads for the proposed building are transferred vertically to the footings through the perimeter walls. This proposed structural design does not add any lateral pressure on the existing grades to the west. Per the project Pre-application Conference (5/28/2009), it is understood that disturbance in the 50 foot critical area buffer requires a Process II Administrative Amendment to the existing Conditional Use Permit for Crossroads Community Park.

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**
- The geotechnical report indicates that the site is comprised of some organic fill, topsoil, sand and gravel, weathered Vashon glacial till and Vashon glacial till.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
- The geotechnical report indicates that soils are suitable for building footings.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
- Topsoil fill material will be imported onto the site for the purposes of providing adequate growing medium for accessible green roof. Imported material shall be from a commercial source for topsoil and fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
- Erosion caused by construction is expected to be minimal.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
- Lot coverage will be approximately 20% of the 35 acre park site. None of the new impervious surface is pollution generating.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
- Prior to construction, a temporary erosion and sediment control (TESC) plan, created as part of the Best Management Practices (BMP/Drainage Plan for the project would be submitted to the City of Bellevue for approval prior to any construction activities. Type of BMPs that may be used for erosion control include the use of geo-textile barriers (silt barriers), straw barriers, controlled surface grading, and storm drain inlet protection. Disturbed areas will be re-vegetated as soon as possible following construction.

2. AIR

Erosion and sedimentation will be controlled per the requirements of BCC 23.76.

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**
- During construction, there may be a small increase in exhaust emissions from construction vehicles and equipment and a temporary increase in dust due to earthwork. Overall, the impact from construction equipment will be minimal and short-term. A small increase in vehicular emissions associated with the increased capacity of the center is anticipated.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**
- Off-site sources of odor will not affect the proposal. Odor sources in the area include vehicular emissions from the neighboring Crossroads Mall.
- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:**
- Contractors are expected to use known, available, and reasonable measures to control construction-related emissions to meet the Puget Sound Air Pollution Control Agency's requirements to reduce surface and air movement of dust during grading and construction activities. Dust control measures, such as watering construction areas, will be used to minimize construction related fugitive dust as necessary.

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.

- There is no surface water body 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.

- There is no surface water body on or in the immediate vicinity of the site.

(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.

- Does not apply – there are no wetlands or surface water in the vicinity of the proposal site.

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

- There is no surface water body on or in the immediate vicinity of the site.

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

- 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.

- The proposal does not involve any discharges 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.

- The project proposal will not require withdrawal of ground water or discharge to ground water.

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

- No in ground discharge is associated with this project. Building plumbing discharge will be connected to existing sanitary sewer systems.

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 will consist of storm water from the proposed buildings green roof, entry plaza and walkways. Runoff will be tight-lined to a new detention vault and connected to the City's existing storm water system. The storm water will be released at rate of 0.03 cfs for the 2-year storm, 0.07 cfs for the 10-year storm, and 0.17 for the 100-year storm and will require a 13,957 cf vault. This was designed using the DOE WWHM Storm Water Modeling Program. The storm water eventually drains into Kelsey Creek.

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

- No waste materials entering ground or surface waters is anticipated from this building expansion

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

- Development of a Temporary Erosion and Sediment Control (TESC) Plan to be implemented during and immediately following construction would alleviate the risk of sediments entering surface waters.

4. Plants

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

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

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

- Vegetation to be removed will be limited to that required to construct the building.
- Turf grass will be removed for excavation of the proposal and will be replanted on the roof of the new building.
- Five (5) Non-native ornamental Cherry trees and one (1) ornamental Maple tree will be removed as part of this proposal. New trees will be planted to as part of this project to enhance the proposed project and mitigate for removal of existing ornamental trees.

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

- No threatened or endangered plant species or critical habitats are known to be on or near the site.

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

- Additional planting to provide privacy buffers, enhance the Park and Community Center will include trees, shrubs and ground covers.
- Species used will be those which enhance habitat value, are drought tolerant and include both ornamental and natives to the Puget Sound lowlands.

5. ANIMALS

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

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

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

- There are no known threatened or endangered species on the site.

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

- The site is located with the Pacific Flyway, on the four principal north-south migration routes for birds in North America. The Pacific Flyway encompasses the entire Puget Sound basin.

- d. Proposed measures to preserve or enhance wildlife, if any:
- Additional plantings of native trees, shrubs, and groundcover will be added to enhance the Park and provide a buffer to surrounding developments.

6. Energy and Natural Resources

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

- Geothermal – heating & cooling
- Electric – equipment, controls, lighting
- Solar –exploring use to supplement electric

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

- This project will not affect potential use of solar energy by adjacent properties because the structure will be mostly constructed below grade.

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

- The proposal includes use of geo-thermal heating and cooling systems for energy efficiency.
- Use of solar collectors is being explored.
- The building is largely constructed below grade in order to utilize thermal mass of the earth to maintain consistent building temperatures and reduce the heating / cooling delta
- The building is designed to meet LEED Gold standards.

7. Environmental Health

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

- No exposure to toxic chemicals, risk of fire and explosion, spills hazardous waste, or other environmental health hazards will result from this project.

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

- The project will not result in the need for emergency services.

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

- Environmental health hazards are not anticipated as a result of implementation of this project.

b. Noise

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

- Noise sources in the area include local vehicular traffic and overhead planes. There are no existing sources of noise that would adversely affect the proposal.

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

- On a short-term basis, noise from construction equipment will be generated at the construction site during daylight hours – no long-term

Construction noise and operation noise will conform to the BCC 9.18

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

- Construction will occur during normal business daytime hours during the weekday to reduce construction related noise impacts.

8. Land and Shoreline Use**a. What is the current use of the site and adjacent properties?**

- The current use of the site is as a 35 acre public park consisting of play fields, playgrounds, tennis, basketball, picnic shelters, golf, picnic facilities and the infrastructure to support these activities. The Park is bounded by Crossroads Shopping Mall on the west, multi-family housing on the north and east, NE 8th Street and the fire station on the south.

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

- The site has not been used for agriculture.

c. Describe any structures on the site.

- Parcel #2625059125 contains three wood frame buildings. The 6,500 sf Golf Pro shop was built in 1962, the Community Center, consisting of a gym, several multi-purpose and conference rooms was initially built in 1979, added to and renovated in 1981, 1884, and 1990. The Y.E.S (Youth Eastside Services) building is 20,859 and was built in 2008.

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

- No structures will be demolished through this proposal

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

- The current zoning classification of the site is Office (O).
A portion of the site is also within the Critical Areas Overlay District.

The location of the proposed theater is a environmentally sensitive area, as it meets the definition of a steep slope critical area per Bellevue Land Use Code 20.25H.

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

- The current comprehensive plan designation of the site is Crossroads Subarea, Public Facilities/Office.

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 part of the site has been classified as an “environmentally sensitive” area.

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

- No people will reside in the project. Three full time staff, and varying numbers of volunteers will work at the facility - No change in employment is anticipated.

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

- No people will reside in the project.

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

- No displacements will occur, therefore no mitigation measures are proposed.

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

- The proposal is compatible with existing and projected land use plans under the City of Bellevue Comprehensive Plan following policies: Policy PA-18 to develop a variety of active and passive facilities in a coordinated system of neighborhood community parks. Policy PA-19 is to develop parks and facilities in a quality manner to assure attractiveness, full utilization, and long-term efficiency.

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

No housing units would be provided as part of this project.

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

No housing units would be eliminated as a result of this project.

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

Mitigation measures have not been developed for housing impacts as none are anticipated to occur.

10. Aesthetics

What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

- The building is constructed on the side of a rolling hill. The building will be 23'-2" above existing grade on the north side of the building and 8' above existing grade on the south side.
- Principle exposed building materials are concrete and glass. The accessible roof will be earthen with turf grass over a concrete substructure.

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

- No views in the immediate vicinity of the proposal will be altered or obstructed.

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

- The proposed building is specifically designed into the surrounding grade in order to preserve existing park character and open space with minimal visual impacts.

11. Light and Glare

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

- Light from interior building spaces may be emitted through building glass on the north and northwest corner of the building while the facility is operating in the evening hours. The windows face open park spaces and any light emitted should not impact neighboring properties.
- Low level of light may be emitted from roof top light trumpets (skylights) in the evening hours of facility operation. This light emission is low level and is not expected to impact neighboring properties.
- Bollard lighting will be incorporated along pedestrian walkways to enhance public safety during evening facility operation. Low level bollard lighting will illuminate the facility entry and vicinity pathways with minimal atmospheric light spillover.

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

- Light of glare will not interfere with views.

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

- No off-site sources of light or glare will affect construction of operation of the proposed project.

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

- The building will be built to blend into a hillside to minimize lighting and other environmental impacts.

12. Recreation

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

- Public parks in the immediate 1 mile vicinity include Ivanhoe Park, Ivanhoe Youth theater and sports fields, Hillarie Park, School sites include Interlake High School and Sherwood Forest Elementary, and directly next door, the Crossroads Mall offers library, eating and shopping facilities.

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

- The proposed project will not displace any existing recreational uses. The project will increase recreational opportunities in the immediate vicinity.

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

- The proposed project will not impact recreational activities occurring in the vicinity of the project. The intent of the project is to enhance recreational opportunities. As a result, measures to reduce or control impacts have not been developed.

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.

- According to the National Register of Historic Places, the Washington State Heritage Register, and the Register of King County Landmarks, no registered places or objects are on or adjacent to the project site. No places or objects eligible for any of the above registers are known to be on or next to the site.

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

- The project site does not contain landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

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

- No impacts to historic or cultural resources are anticipated as a result of the proposed project. However, in the event any archaeological material is discovered during construction activity, all construction will be stopped and a qualified archaeologist will be consulted.

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.

- Public streets currently serving the Community Center consists of 160th Ave NE, streets serving the Park site additionally include NE 8th Street, 164th Ave NE and NE 15th Street.

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

- The Site is served by public transit. Metro bus routes 229, 225, 230,272,890 and 926 are on site. Metro Bus routes 253 and 261 are within a quarter of a mile.

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

- No net change in parking spaces will result from the project.

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

- The proposed project will not require any new roads or streets, or improvements to existing roads or streets.

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

- The proposed project will not use, or occur in the immediate vicinity of 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.

- The number of vehicular trips to the park is anticipated to increase only slightly from existing conditions.

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

- A parking demand analysis conducted in 2008 by the Transpo Group for Crossroads Park analyzed the impacts of adding the proposed facility to the park. The study concluded that adequate parking

exists within Crossroads Park to support the new theatre because hours of theatre operation do not conflict with peak operations of other park programming and facilities.

- The proposed facility location was chosen in part because of the close proximity to public transportation.
- The proposed project location is also in the target facility user/participant area, which will minimize vehicle trips to the facility.

15. Public Services

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

- The proposed project will not result in an increased need for public services.

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

- The proposed project will not impact public services. No measures to reduce or control impacts have been developed.

16. Utilities

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

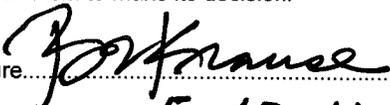
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

- Electric – Puget Sound Energy
- Water – City of Bellevue
- Refuse Service – Rabanco
- Telephone – City of Bellevue
- Sanitary Sewer – City of Bellevue
- Communication System – City of Bellevue

Existing electric, telephone and communication system cabling will be relocated approx. 50' east from their current location. Project will tap into these at their new location. Project's sanitary sewer will tap into existing sewer main. Project's water will tap into existing water main, add new waterline, add hydrant and add DCVA. General construction activities will include trenching, setting handholds, setting vaults and backfilling. A new enclosed refuse collection area will be provided on the west side of the proposed project.

Signature

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

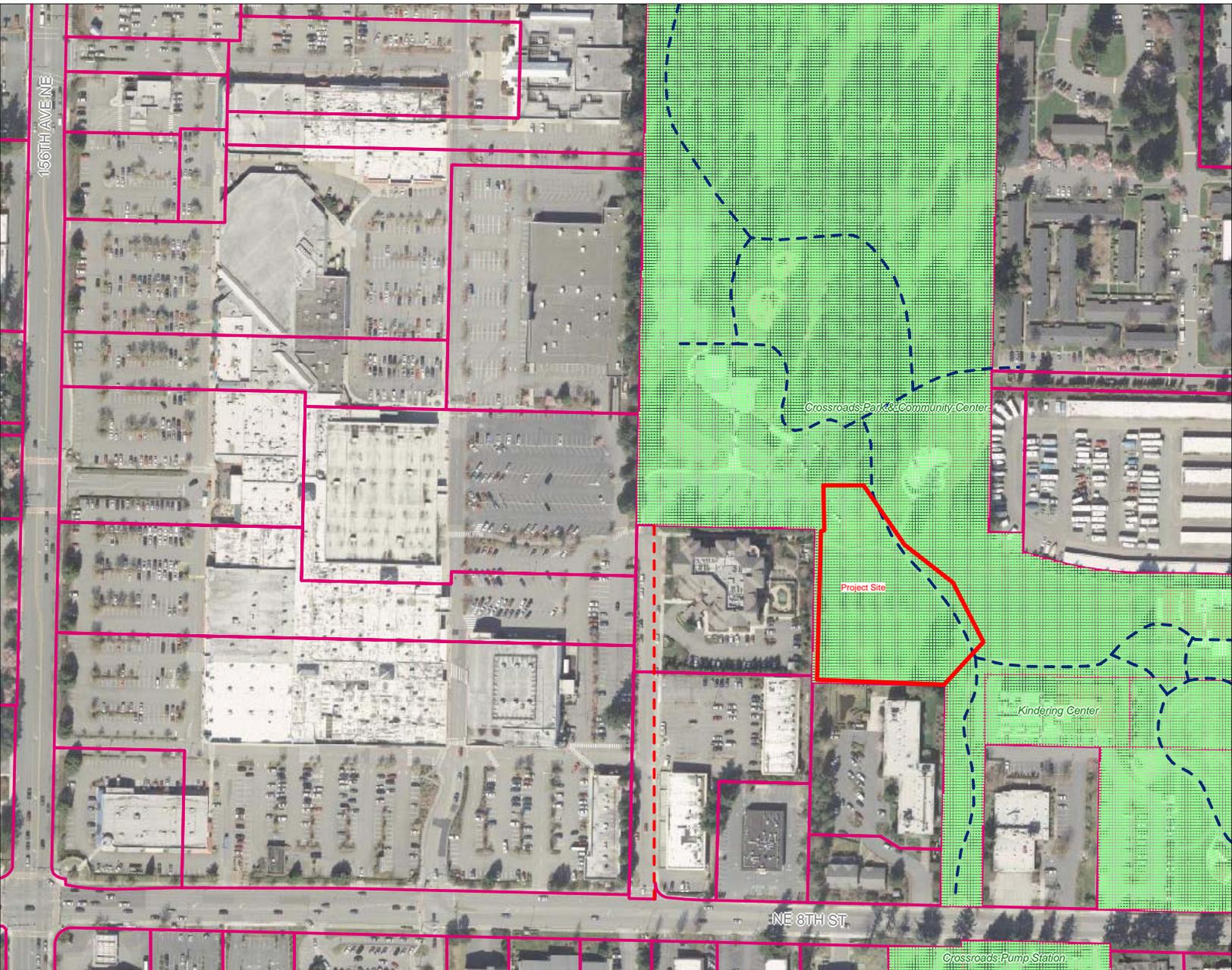
Signature.....

Date Submitted..... 5-10-11

Kevin LeClair scanned the signature page from the original hard copy and inserted it into the PDF file.

REVIEWED
By Kevin LeClair at 10:21 am, May 31, 2011

Bellevue Youth Theater - Vicinity Map



SCALE 1 : 2,993

