DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: **Toyota of Bellevue**

LOCATION OF PROPOSAL: 3080 148th Avenue SE

DESCRIPTION OF PROPOSAL: Applications for a Conditional Use permit with SEPA, a Critical Areas Land Use Permit and Design Review approval for a three-story, four-tier parking structure with 716 stalls to house Toyota of Bellevue's automobile inventory on a 12 acre, Community Business (CB) zoned site with a critical slope setback modification.

FILE NUMBERS: 11-117278-LB, 11-117276-LD & 11-117277-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 _____.

☑ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **October 6, 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 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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

Carol V Helland
Environmental Coordinator

September 22, 2011
Date

OTHERS TO RECEIVE THIS DOCUMENT:
State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**Toyota of Bellevue**
Proposal Address:	3080 148th Avenue NE
Proposal Description:	Applications for a Conditional Use permit with SEPA, a Critical Areas Land Use Permit and Design Review approval for a 3-story, 4-tier parking structure (716 stalls) to house Toyota of Bellevue's automobile inventory on a 12 acre, Community Business zoned site with a critical slope setback modification.
File Number:	**11-117276-LB, 11-117278-LD and 11-117277-LO**
Applicant:	Toyota of Bellevue
Decisions Included:	The Conditional Use Permit is a Land Use Code (LUC) Process I decision. The Critical Area Land Use Permit and Design Review decision are LUC Process II decisions.
Planners:	C. Hamlin, K. Thiem
Threshold Determination: State Environmental Policy Act (SEPA):	**Determination of Non-Significance (DNS)** 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 Dates: 11-117276-LB & 11-117277-LO: 06-30-2011; 11-117278-LD: 07-01-2011
Completeness Date: 07-05-2011
Notice of Decision Date: 09-22-2011
SEPA Appeal Deadline: 10-06-2011, 5pm
Design Review and Critical Areas Land Use Permit Appeal Deadlines: 10-06-2011,5pm
Conditional Use Permit Hearing Date: 10-06-2011, 7pm

For information on how to appeal a proposal, visit the Development Services Center at City Hall, 452 110th Avenue NE, or call (425) 452-6800. Comments on a State Environmental Policy Act (SEPA) Determination can be made with or with-out appealing the other decision(s) within the noted comment period for a SEPA Determination. Appeal of each decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

CONTENTS

Attachments: A: Site Vicinity and Zoning Map
B: SEPA Checklist
C: Project Plans

I. REQUEST and REVIEW PROCESS

A. Request

The applicant requests approval of a Conditional Use Permit with SEPA review, a Critical Areas Land Use Permit, and Design Review for proposed improvements to Toyota of Bellevue. The site is zoned Community Business (CB). The proposed improvements include a three-story, four-tier parking structure with 222,000 gross square feet and 716 parking stalls, temporary construction disturbance of a critical steep slope, modification of the required 75 foot toe of slope structure setback to 0-feet, and site landscaping around the new structure and the existing Dairy Queen site.

After subtracting the 266 existing surface parking stalls displaced by the garage, there will be a net increase of 450 parking stalls on-site. The new parking garage is needed because the dealership's 350 stall offsite parking area will be eliminated in 2012, creating a shortage of vehicle storage capacity. This garage will only be used by Toyota of Bellevue employees. It is not a public parking garage.

A Conditional Use Permit is required for an auto sales and service use located in the Community Business (CB) zone. Design Review approval is required for development in the CB zone. A Critical Areas Land Use Permit (LUC 20.25H.230) is required to modify critical slopes and required structure setbacks. The City may approve limited use/ disturbance of a critical area or critical area setback based on a critical areas report. The City's procedures and criteria for any decision to develop, disturb or otherwise modify a critical area or critical area setback are contained in Land Use Code Section 20.30P.

B. Review Processes

A Conditional Use Permit is a Process I, quasi-judicial decision by the Hearing Examiner, based on a recommendation by the Director of Development Services. Appeals are heard and decided by the City Council. The Critical Areas Land Use Permit and Design Review are both Process II administrative decisions by the Director of Development Services. The SEPA Determination is also a Process II decision by the Environmental Coordinator. Appeals of the Process II administrative decisions are heard and decided by the Hearing Examiner.

II. SITE CONTEXT and DESCRIPTION

A. Site Context

The CB zoned site is located in an established retail area within the Eastgate Subarea, at the north-eastern corner of 148th Avenue NE and SE Eastgate Way. The proposed building is located northeast of the existing Toyota of Bellevue dealership. Access to the site exists from 148th Avenue SE and SE Eastgate Way. The site is not located within a Transition Area or within the jurisdiction of the East Bellevue Community Council. Site vicinity and zoning maps are provided in Attachment A.

B. Site Description

The site is 12 acres, or 519,664 square feet. The existing development includes four structures, surface parking, site perimeter and parking area landscaping. The primary use is auto-related. The ancillary uses include retail, restaurant and medical office tenants. The developed portion of the site is generally level. The undeveloped portion of the site is a critical slope along the site's northern boundary that is designated Native Growth Protection Area (NGPA). The slope varies from 83 to 120 feet in width and is covered by indigenous trees and understory vegetation. The site is an I-90 gateway to the City of Bellevue. The proposed parking structure would be mostly hidden from view, between the existing structures and the vegetated slope. There are public sidewalks along each street frontage, SE Eastgate Way and 148th Avenue SE.

III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

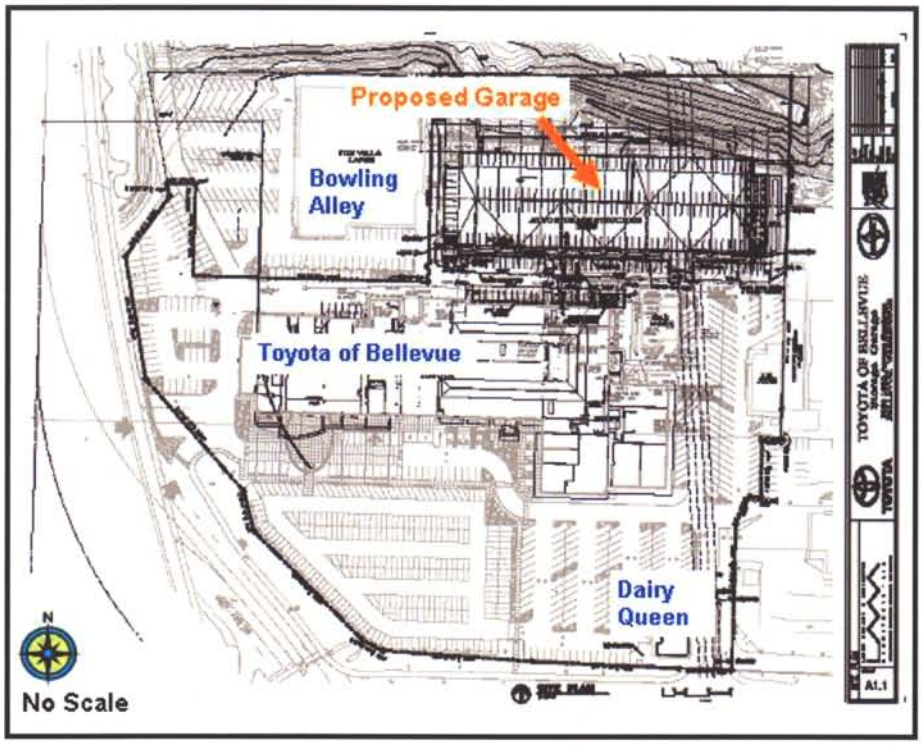
1. Proposed Use

The proposed structure is to house Toyota of Bellevue's automobile inventory. The use is ancillary to the dealership, and allowed in the CB zone through the Conditional Use Permit process. The other required land use approvals include a SEPA determination, Design Review and a Critical Areas Permit. Any conversion of the garage to a commercial parking use requires a new Conditional Use Permit specifically for that use.

2. Site Design

The existing building is set back approximately 63 feet from 148th Avenue SE and 233 feet from SE Eastgate Way, with surface parking between the building and the streets. The proposed building location is between the Toyota of Bellevue dealership and the critical slope along the site's northern boundary. The proposed building setbacks are: 538-feet from the southern boundary, 109-feet from the northern boundary, 18-feet from the western boundary, 23-feet from the eastern boundary and 0-feet from the toe of the critical slope. There are vehicular access lanes to the proposed parking structure from each street frontage. See Attachment C for plans.

Proposed Site Layout



3. Proposed Building Design

The proposed building as seen from the site interior is shown below in a photo-simulation. The building footprint is rectangular, with dimensions of 127-feet in width (North-South) by 438-feet in length (East-West). The building is three stories in height, or 32.4 feet measured from average finished grade around the base to the roof deck. The storage capacity is 716 vehicles on four levels, including the roof deck. The proposed construction is of concrete and steel. Each level includes a knee wall at the building perimeter to soften views of the vehicles. The knee wall is 42-inches in height and constructed of concrete and steel mesh. Open, covered stairways extend from the first floor to the roof deck at the southeast and southwest building corners.

The exterior walls include architectural panels and metal grates to help modulate the building envelope and visually reduce its perceived length. Landscaping is proposed at the base of the structure to add visual interest and help visually soften the building's volume from the surrounding properties/streets. A photo-simulation of the proposed building as seen from SE Eastgate Way is provided below.

4. Land Use Code Requirements & Proposal

As conditioned, the proposed project meets all dimensional requirements of the Land Use Code for the CB zoning district. Refer to Table 1 below for more information.

TABLE 1
REQUIRED DIMENSIONS/AREAS of the COMMUNITY BUSINESS ZONE

ITEM	PERMITTED/REQUIRED	PROPOSED
BUILDING HEIGHT (LUC 20.20.010,20.50.012)	45 feet	32.4 feet
LOT COVERAGE BY STRUCTURE (LUC 20.20.010)	100%	32 %
MAXIMUM IMPERVIOUS SURFACE AREA (LUC 20.20.010)	85 %	84%

ITEM	PERMITTED/REQUIRED	PROPOSED
BLDG. SETBACKS **- Front** **- Rear** **- Side** (LUC 20.20.010)	10 feet (Req'd Landscape Width) 8 Feet " " " 8 Feet " " "	538 Feet 109 Feet 18 Feet (east), 23 Feet (west) for a total 2 side setback of 41 feet
PARKING STALLS (LUC 20.20.590)	335 stalls. See analysis in Table 2 below.	There will be a net increase of 450 parking stalls. 266 surface stalls will be displaced by the 716 new stalls in the parking structure.
SITE LANDSCAPING **- Street frontage** **- Interior boundaries** **- Parking area** (LUC 20.20.520)	Minimum 10 feet Minimum 8 feet 100 SF per parking island (10 stall interval).	The proposed landscaping complies with all requirements of the Land Use Code. See discussion under Section III.B regarding Non-Conforming street frontage landscaping, proportional compliance and proposed landscaping to achieve proportional compliance. A landscape maintenance device is required to ensure the landscaping is maintained for one year after project approval by the City. See conditions X.D.1,2.
REFUSE & RECYCLING AREA (LUC 20.20.725)	The proposed use will result in a small increase refuse and recyclable materials.	The proposal plans show a revised location for the existing refuse and recycling area. The proposed location must be approved in writing by the hauler. See condition X.C.3.

5. Parking Analysis

Parking demand for the site's existing use was determined through a parking demand study completed in 2005 for the original Michael's Toyota Conditional Use Permit application. Parking demand has been stable since that time, because the tenant spaces and uses have remained stable. Table 2 below summarizes parking demand based on the existing uses and the proposed development.

Construction of the parking garage will eliminate 266 existing surface parking stalls. Either the inventory of stored vehicles must be reduced, stored on a smaller footprint, or a temporary parking storage area with an equal or number of stalls must be secured during construction of the parking structure. Prior to the issuance of a clearing & grading permit, the applicant must document for City review and approval how the inventory of vehicles can be reduced, accommodated on-site, or moved to an off-site location. See condition X.B.1.

TABLE 2
Proposed Parking Structure

	Compact	Standard	Total
1st Tier	50	91	141
2nd Tier	20	170	190
3rd Tier	20	170	190
4th Tier	13	182	195
Total	**103**	**613**	**716**

Required Parking by Use
(previously approved under 2005 CU application)

Tenant Space	Unit of Measure Net Square Feet (NSF)	Req'd Parking Net Square Feet (NSF)	Stalls Required
Toyota Dealership			
Toyota Office	4,690 NSF	4.5 / 1000 NSF	21
Toyota Sales	24 employees	1.0 / Employee	24
Toyota Service Bays	26 service bays	1.0 / Service Bay	26
Toyota Parts	8,700 NSF	1.5 / 1000 NSF	13
Subtotal			**84**
East Mall			
Subway	923 NSF	16 / 1000 NSF	15
Jerzers	1,007 NSF	4.0 / 1000 NSF	4
Tully's	1,480 NSF	16 / 1000 NSF	24
Family Medicine	3,258 NSF	5.0 / 1000 NSF	16
India Gate	1,990 NSF	16 / 1000 NSF	32
Teriyaki & More	1,878 NSF	16 / 1000 NSF	30
Desert Books	2,678 NSF	4.0 / 1000 NSF	11
Garlic Jim's	2,160 NSF	16 / 1000 NSF	35
Subtotal			**167**
Lil' Jons	3,712 NSF	14 / 1000 NSF	52
Dairy Queen	1,989 NSF	16 / 1000 NSF	32
Subtotal			**84**
Total Required			**335**

Existing Available On Grade Parking: **337** Stalls (excludes the 266 displaced parking stalls)

Dealership Automotive Storage

New Parking Garage: **716** Stalls (includes the 266 displaced parking stalls). To summarize, the Land Use Code requires 335 stalls for the entire site. The applicant has 337 existing stalls on-site, with an additional 716 stalls within the proposed parking garage. The applicant meets the Land Use Code parking requirements.

B. Non-Conforming Site Land Use Code 20.20.560

The site is Legal Non-Conforming due to the reduced width of street frontage landscaping along SE Eastgate Way (varies from 0-10 feet; 10-feet of Type III landscaping required). Because the replacement value of the proposed parking structure is between 30% and 100% of the replacement value of the existing primary structure, proportional compliance is required, per LUC 20.20.560. The proposed structure's estimated cost is approximately $9 million dollars, or 53% of the estimated $17 million dollar replacement value for the existing primary structure. The calculations for proportional compliance are summarized on the landscape plans in Attachment C. To achieve proportional compliance, $18,036 worth of improvements is required per the Land Use Code. The proposal meets the requirement with $19,790 of landscape improvements around the parking garage and the existing Dairy Queen site.

C. Community Retail Design District

The site is located in the Community Business zoning district which is a community retail design district. The proposal is subject to the design guidelines and standards noted below.

1. Land Use Code 20.25I.040 Design Guidelines:

a. Building Design Guidelines.

1) All buildings within a multi-building complex should achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window pattern.
2) Individual buildings should incorporate similar design elements, such as surface materials, color, roof treatment, windows and doors, on all sides of the building to achieve a unity of design.

Finding: The proposed storage use is ancillary to the existing automobile sales and repair use. The proposed building achieves unity of design with its placement behind the main building, with concrete and steel construction, which is consistent with the existing building, and with exterior colors that match the existing Toyota building.

b. Design Guidelines.

1) Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, access, and pedestrian areas within parking lots.
2) The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.
3) Site features such as fences, walls, refuse and recycle enclosures, and light fixtures should be designed to be consistent with the scale and architectural design of the primary structure(s). Such site features should be designed and located to contribute to the pedestrian environment of the site development.
4) Loading areas should not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building and the street, should be oriented away from the street and screened to minimize views of the loading area from the street and

sidewalk. Loading areas should not be located on the side of a building which faces toward a residential use.

5) In multiple-building complexes, buildings should be located to facilitate safe and comfortable pedestrian movement between buildings. On sites which are adjacent to other properties within the Community Retail Design District, building location should be chosen to facilitate pedestrian and vehicular connections to buildings on those adjacent properties.

Finding: The proposal meets the above guidelines by locating the proposed building behind the existing building and out of view, by restricting pedestrian access to the building to Toyota of Bellevue employees, and by relocating the refuse area to a location completely hidden from public view. The existing site development includes provisions for safe and comfortable pedestrian movement through the complex. The proposed landscaping will visually soften automobiles stored in both interior and exterior locations. The proposed site design will provide environmental benefits by replacing a proposed fire lane with a rain garden.

2. Land Use Code 20.25I.050 Design Standards:

a. Building Design Standards.

1) The design of buildings shall incorporate elements such as special architectural details, distinctive color schemes, special art and other features, which are sensitive to and enhance the surrounding area and serve to distinguish the complex from other retail complexes in the City.

Finding: The overall design objective for the proposed parking garage is to blend in with the existing development. The exterior design includes architectural elements at key locations that provide subtle visual interest and help the building blend into the context. These elements include a vertical pattern along the south elevation, open corner stair towers that provide contrast to the overall building form, and a rooftop feature over the corner stair towers.

City staff concluded that additional contrast in the form of steel trellis elements located over the access openings, perhaps to support a vine would provide additional visual softening of the building. This decision includes a condition requiring the building permit plans to be revised to include trellis elements over both portals. See condition X.B.5.

b. Other Development Standards.

1) The outdoor display of building materials and similar bulky products shall be screened from views from the public street, sidewalk, and properties outside the district with a durable, solid wall or fence, or an evergreen hedge or a combination of the above. The screening requirement does not apply to the display of seasonal products of a decorative nature such as bedding plants, Halloween pumpkins, and holiday greens.

Finding: The outdoor display of materials will be screened from public view. Garbage dumpsters will be screened at both the Dairy Queen site and the Toyota of Bellevue site.

D. Critical Areas

The site contains steep slopes designated as critical areas per LUC 20.25H. The critical slopes are located within a Native Growth Protection Area (NGPA) designated within the 2005 recorded short plat. The NGPA is located along the north side of the proposed parking structure. There is a 75' structure setback from the toe of slope required by the Land Use Code. Any modification must follow the criteria of LUC 20.25H. See Table 4 below for applicable code sections.

The applicant requests a 680 square foot intrusion into the NGPA during the construction phase. This will be used to excavate for footings and maneuver construction equipment. It is temporary disturbance. Upon the completion of the project, the applicant will have finished grades very close to the existing grades with the exception of about a 16 square foot intrusion into the NGPA next to the structure for a rain water interception swale. The proposed grading will not require any rockeries or retaining walls. Finished slope areas will be revegetated with native plantings as recommended by the consulting arborist of record (Gilles Consulting). See Landscape Plan sheets L1.1 & L1.2 in Attachment C.

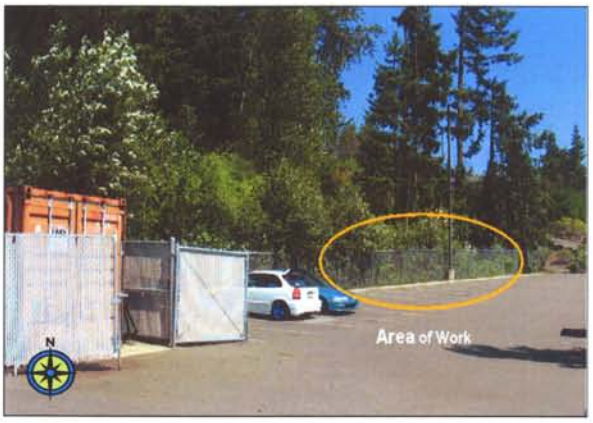
The applicant must submit a list of all proposed pesticides, insecticides and fertilizers to be used during the landscape installation. All of these products must be in accordance with the City of Bellevue's "Environmental Best Management Practices." The restored area must be in accordance with the City's Critical Areas Handbook. See condition X.B.4.

The proposed building will be located entirely outside of the NGPA, but within the required structure setback (75 feet required, 0 feet proposed). It should be noted that the building will be in the same location as the existing paved surface parking lot. The proposed building will not extend into existing vegetated areas. The proposal will actually decrease the amount of paving and will install a rain garden (outside of the NGPA) covering approximately 5600 square feet. This will be a net benefit to the critical area function.

The proposal will not remove any significant trees. It will remove native shrubs and groundcover which will be replaced by the same indigenous vegetation. A geotechnical engineer has reviewed the proposal in two geotechnical reports and finds the slope to exhibit good stability. It is the opinion of the geotechnical engineer that the proposal will not decrease slope stability. See geotechnical reports by Earth Solutions NW, LLC dated June 8, 2011 and June 24, 2011 located in the project file.

Table 3
Critical Areas Disturbance

Critical Area	Temporary Construction Disturbance	Permanent Disturbance
NGPA disturbance:	680 square foot intrusion during construction. Landscape restoration required for the NGPA disturbance. See condition X.B.3.	16 square foot permanent intrusion into the NGPA for a rain water interception swale. The parking garage will not intrude into the NGPA. Landscape restoration required for the NGPA disturbance. See condition X.B.3.
75' toe of slope setback disturbance:	0' toe of slope setback during construction.	0' toe of slope setback proposed for structure at the northeast corner.



Looking northeast towards the project area

Looking north towards the project area

The City may approve limited use/ disturbance of a critical area or critical area setback based on a critical areas report. The procedures and criteria the City uses in making a decision on an application to develop, disturb or otherwise modify a critical area or critical area setback are contained in Land Use Code Section 20.25H, 20.30P. See staff response to the Critical Areas Land Use Permit decision criteria in Sections VIII.C, D.

The City of Bellevue Land Use Code Critical Areas Overlay (LUC 20.25H) establishes standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer.

The performance standards identified in the Table 4 below apply to this project.

TABLE 4
PERFORMANCE STANDARDS
CRITICAL AREA

Critical Area	Performance Standards
Geological Hazard – Steep Slopes	LUC 20.25H.125 LUC 20.25H.145 LUC 20.25H.230 (Critical Areas Report - Purpose) LUC 20.25H.255 (see Section VIII) LUC 20.25H.30P (see Section VIII)

Description of the Critical Area functions and Values

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 provide 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.

Proposal's Impact to Functions
The proposal will intrude 680 square feet into the NGPA during the construction phase. This intrusion would be temporary disturbance to excavate for footings and maneuvering for construction equipment. Upon the completion, the proposal will have finished grades very close to the existing grades with the exception of the 16 square foot intrusion into the NGPA. This intrusion will allow for installation of a rain water interception swale.

The NGPA is in an area where the slope was already disturbed from logging operations and in slightly diminished condition. The applicant will provide red cedar trees and native groundcover to replant the slope, per the arborist recommendations. Limited impact to the setback and slope function is expected due to the slightly diminished condition of the area of work. No trees will be removed with this project, however native understory will be removed. This understory will be restored with indigenous shrubs and vegetation.

For further discussion on impacts to earth and plant resources, see Section VI, State Environmental Policy Act (SEPA).

1. Performance Standards for Critical Areas

a. Consistency with Land Use Code Steep Slope Critical Areas Performance Standards - LUC 20.25H.125:

1) Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

Finding: The applicant is not proposing any buildings, rockeries or retaining walls within the NGPA. Upon completion of the earthwork during construction, there will be a 16 square foot intrusion into the NGPA for the rain garden. No rockeries or retaining walls will be required for this installation.

2) Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

Finding: The applicant has revised the plans to exclude the fire lane (no longer required by the Fire Department). The original proposal would require removal of 2 significant trees, a 4' cut and installation of a 4' rockery. The applicant will now be installing a rain garden (instead of fire lane) without removing any significant trees and without constructing any retaining structures. Thus with less disturbance to the critical slope, the applicant is preserving the most critical portion of the site (NGPA) and natural landforms/vegetation.

3) The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

Finding: The applicant has obtained the services of a geotechnical engineering consultant who has evaluated the slope (Earth Solutions NW, LLC dated June 8, 2011 and June 24, 2011). The geotechnical engineer states that the existing slope is stable and that no impacts to slope stability are expected with this proposal. The geotechnical reports are located in the project file. According to the Clearing & Grading reviewer, as part of the clearing & grading review process, the geotechnical engineer of record will be required to send a letter verifying that plans meet their recommendations.

4) The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Finding: A rockery or retaining wall is not required with the redesign of the proposal. No artificial grading is expected outside of backfilling the temporary construction area.

5) Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

Finding: No new impervious surface will be added with the project since they are reusing an existing paved surface parking lot. With the replacement of the fire lane with a rain garden, the revision results in approximately 5600 square feet of new pervious surface from the existing condition.

6) Where change in grade outside the building footprint is necessary, the site retention system should be stepped and re-grading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Finding: A rockery or retaining wall is not required with the redesign of the proposal. No artificial grading is expected outside of backfilling the temporary construction disturbance.

7) Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

Finding: The parking structure will be located at the edge of the NGPA. If the building were to be placed into the NGPA slope, there would be more disturbance to the critical slope which is less preferable.

8) On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not tech-nically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

Finding: Not applicable. No structures are proposed within the critical slope.

9) On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

Finding: Not applicable. No structures are proposed to be located within the critical slope.

10) Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the require-ments of LUC 20.25H.210. (Ord. 5680, 6-26-06, § 3)

Finding: The applicant will be provide plant restoration as per LUC 20.25H.220. See Landscape Plan sheets L1.1 & L1.2 in Attachment C.

b. Critical Areas Report – Additional Provisions - LUC 20.25H.145:
Modifications to geologic hazard critical areas and critical area buffers shall only be approved if the Director determines that the modification:

1) Will not increase the threat of the geological hazard to adjacent properties over conditions that would exist if the provisions of this part were not modified;

Finding: The applicant has obtained the services of a geotechnical engineering consultant, Earth Solutions NW, LLC, who has evaluated if any impacts to the slope are anticipated. The geotechnical report states that the slopes are stable and no impacts to slope stability are expected.

2) Will not adversely impact other critical areas;

Finding: The steep slope critical area extends off the property onto the adjacent Chaplin's property (as a non-disturbed NGPA). The proposal will not impact to the Chaplin property steep slopes as the work on the Toyota of Bellevue property is over 80 feet from the Chaplin's non-disturbed steep slopes. There is a paved surface parking lot on Chaplin's lot which is adjacent to the property line.

3) Is designed so that the hazard to the project is eliminated or mitigated to a level equal to or less than would exist if the provisions of this part were not modified;

Finding: The applicant has obtained the services of a licensed geotechnical engineer to assist in project design and to ensure that the project will not impact the adjacent slopes.

4) Is certified as safe as designed and under anticipated conditions by a qualified engineer or geologist, licensed in the state of Washington;

Finding: See geotechnical report of record (available in the project file).

5) The applicant provides a geotechnical report prepared by a qualified professional demonstrating that modification of the critical area or critical area buffer will have no adverse impacts on stability of any adjacent slopes, and will not impact stability of any existing structures. Geotechnical reporting standards shall comply with requirements developed by the Director in City of Bellevue Submittal

Requirements Sheet 25, Geotechnical Report and Stability Analysis Requirements, now or as hereafter amended;

Finding: See geotechnical report of record (available in the project file).

6) Any modification complies with recommendations of the geotechnical support with respect to best management practices, construction techniques or other recommendations; and

Finding: See geotechnical report of record (available in the project file). The applicant must submit as part of the required clearing & grading permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices." See condition X.B.4.

7) The proposed modification to the critical area or critical area buffer with any associated mitigation does not significantly impact habitat associated with species of local importance, or such habitat that could reasonably be expected to exist during the anticipated life of the development proposal if the area were regulated under this part.

Finding: Review of the Washington Department of Fish & Wildlife habitat map and a site visit indicate limited potential for this project area to provide habitat for species of local importance as the site has been previously disturbed by a logging road and other clearing/ disturbance. The subject slope is the southern perimeter of a larger forested area that extends to Robinswood Park. There could be potential sites to the north for habitat for species of local importance. No tree removal is proposed and vegetation impacts are limited to the areas of plant installation for the subject project.

IV. PUBLIC NOTICE AND COMMENT DATES

Application Dates:	
11-117276-LB, 11-117277-LO:	June 30, 2011
11-117278-LD:	July 1, 2011
Notice of Application:	July 21, 2011
Public Notice Sign:	July 21, 2011
Public Meeting:	July 28, 2011
Minimum Comment Period:	August 4, 2011

The minimum required public comment period ended August 4, 2011. However, comments were accepted up to the date of this decision. The City did not receive any written comments on this application. No members of the public attended the public meeting. There are no parties of record.

V. TECHNICAL REVIEW

A. Clearing & Grading

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

B. Utilities

The City has adequate capacity for providing water and sanitary sewer for this proposal.

The review has been on a conceptual level only, there are no implied approvals of the engineering specifications. All water, sewer and storm drainage design review, plan approval, disconnections and field inspection shall be performed through the Utility Developer Extension Agreement application, water application and/or side sewer connection permit processes. See conditions X.A.4,5.

C. Transportation

The Transportation Department reviewed the proposal and recommends approval subject to certain conditions. A turning diagram provided by the applicant shows that large automobile transport trucks can adequately access the site and maneuver within the site. No vehicles will be allowed to park, load, or unload on adjacent streets. See condition X.A.1. Landscaping revisions adjacent to SE Eastgate Way near the Dairy Queen will be restricted to low shrubs or groundcover in order to comply with sight line requirements. See condition X.C.1. In addition, the applicant shall secure a right-of-way use permit. See condition X.B.2.

Based on the trip generation analysis in the SEPA section below (Section VI), the Transportation Department will not require payment of any transportation impact fees or construction of any physical transportation-related improvements.

D. Building

Building does not have any concerns at this point in the review process. Building code issues will be covered during the Building Permit application review.

E. Fire

The Fire Department has reviewed this proposal and recommends approval subject to conditions including automatic sprinklers, Fire Department Connection and fire alarm system. See condition X.C.4.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts from the proposed project. A Determination of Non-Significance (DNS) is the appropriate Threshold Determination under State Environmental Policy Act (SEPA) requirements, with incorporation by reference of the "2009-2020 Transportation Facilities Plan Final Environmental Impact Statement" (TFP EIS), dated March, 2009. This document is available in the Development Services Department, Records Room, Lobby Floor, Bellevue City Hall, 450 110th Avenue NE.

Adverse impacts which are less than significant are typically 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, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

Amendments to Environmental Checklist

The Environmental Checklist (Attachment B) submitted with the application was revised to reflect changes to the design concept and it adequately discloses expected environmental impacts associated with the proposed 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 adequately mitigate expected environmental impacts except as noted below. The following amendments to the Environmental Checklist are needed. These impacts will be mitigated through the exercise of code authority and the conditions of approval in Section X.

Transportation

Short-Term Impacts and Mitigation
The proposed parking structure is intended to store part of the Toyota dealer's automobile inventory which is presently stored off-site. Under the present method of operation, automobile transport trucks deliver all new cars to the dealership location, but many of those cars are then moved to off-site storage. When a car is taken to the off-site storage location, another car goes to get the driver and returns to the dealership. When a car stored at the off-site location is ready to be brought back to the dealership, a car carrying two people drives to the off-site location and then both cars are driven back to the dealership. Thus, three separate vehicle trips are required each time a car is transferred to or from the off-site location. The dealer has estimated that 120 to 150 vehicle trips per day will be eliminated by storing all of those vehicles on-site in the new garage.

Mid-Term Impacts and Mitigation (Concurrency Testing)
The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more PM peak hour trips must undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. Traffic modeling with a six-year horizon is used for this purpose. As described above, this development proposal is not expected to generate any new traffic; therefore, the Traffic Standards Code does not apply.

Long-Term Impacts and Mitigation
Generally, the City evaluates long-term traffic impacts by comparing the new square footage of a commercial development to the new square footage for that land use type assumed for the relevant Mobility Management Area in the latest update of the Transportation Facilities Plan EIS. Mitigation of long-term traffic impacts is handled through payment of a traffic impact fee. However, since this development proposal is not expected to generate any new traffic, there will be no long-term traffic impacts, and no traffic impact fee payment is required.

Earth and Water

Soils for the area are classified as Everett series soils formed in outwash (see geotechnical report by Earth Solutions NW, LLC dated June 24, 2011). According to the geotechnical engineer of record, the slope is stable and capable of the proposed development.

The proposal includes preserving and protecting the on-site critical slope through restorative planting of 6 red cedar native trees (6-7' installed height) within the disturbed slope area (see arborist report by Gilles Consulting dated May 25, 2011). The area will also be supplemented by indigenous native understory plants for the critical slope's existing disturbed area. See Landscape Plan sheets L1.1 & L1.2 in Attachment C.

the footprint for the proposed development is already paved and used for automobile storage. Even so, the proposed development is expected to increase adverse impacts to the quality of surface water leaving the site because pollutants such as sediment, oil,

grease, herbicides, pesticides, and fertilizers could be expected to enter the storm water from the driving/parking surfaces and from the landscape areas. However, the City's Utility Codes and Engineering Standards provide adequate direction to mitigate for both runoff control and water quality treatment for conventional pollutants. Standard erosion control practices imposed by the clearing & grading permit (Bellevue City Code 23.76) will be adequate to mitigate potential impacts to earth resources.

The site is located in the Phantom Lake/Richards Creek Drainage Basins. All site work during the rainy season (November 1st through April 31st) is required to be approved by the Clearing & Grading Section based on a specific request to the Clearing & Grading reviewer. Any approval to perform clearing & grading activities during the rainy season will be subject to conditions requiring site erosion and sedimentation to be minimized. An augmented temporary erosion and sedimentation control plan may also be required at the time of clearing & grading permit review.

Plants and Animals

The proposed construction will likely result in a reduction in the number of animals due to increased human activity near a vegetated slope. This impact is adverse, but not environmentally significant compared to the existing development footprint, and will be partially mitigated by the planting of 6 indigenous trees (red cedar, 6-7' installed height) and understory plants within the existing disturbed area of the critical slope. See Landscape Plan sheets L1.1 & L1.2 in Attachment C.

Noise

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. See conditions X.A.2, 3.

Light and Glare

There is the potential for light and glare with the lights at night from the parking garage and rooftop. In order to mitigate potential impacts to adjacent retail establishments and glare towards SE Eastgate Way, the light source shall be incorporated into the parking garage design so as not to provide light and glare and spillover offsite. Lighting fixtures shall incorporate cutoff shields to minimize off-site impacts. See condition X.C.2.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

A. Building Design

1. Knee Walls
The knee wall design for the second, third and roof deck levels was refined to soften its appearance, more effectively screen the parked vehicles, and visually reduce the building mass.

2. First Level
Guardrails (knee walls) were added to the building's first level to screen vehicles on that level and to help complete the overall building design statement.

3. Stair Towers
The stair towers at the southwest and southeast corners of the building were redesigned to include additional steel lattice screening to better integrate these elements into the overall design of the building.

4. Arbor Elements
Vine-supporting arbors are required to be added to the structure over the two main entrances. These elements will help focus one's attention to the building corners, add visual interest, help break up the scale of the structure and anchor it to the site.

B. Site Design

1. Fire Access/Rain Garden
A fire access lane on the northern side of the building was eliminated and replaced with a rain garden to help mitigate the encroachment into the toe of slope setback.

2. Landscape Areas
The landscape bed next to the building's south elevation was increased in width.

3. Italian Cypress
Italian Cypress trees were added to the planting islands on the south side of the building.

VIII. DECISION CRITERIA

A. CONDITIONAL USE PERMIT
The Director may approve, or approve with modifications, an application for a Conditional Use Permit if (LUC 20.30B.140):

1. The conditional use is consistent with the Comprehensive Plan.
The following Comprehensive Plan policies support the proposed development.

Policy LU-9
Maintain compatible use and design with the surrounding built environment when considering new development or redevelopment within an already developed area.

Finding: The proposed building and site improvements will achieve compatibility with the other buildings in the complex. The proposed building location is behind the existing

buildings and away from the main vehicular routes through the area. The proximity of the garage to the Toyota dealership will make it easy for employees to access vehicles stored in its inventory. The proposed building colors and materials match the existing Toyota of Bellevue building. Architectural elements and landscaping have been successfully integrated into the proposed project to visually reduce the scale of the building.

Landscaping is proposed around the entire parking structure to soften views of it and help it blend into the existing development. Landscaping at the Dairy Queen site, which is located next to one of the main site access points, will be upgraded. The existing Dairy Queen dumpsters will be moved to a less visible location and entirely screened.

Policy S-EG-5
Consolidate retail/commercial development within existing Community Business and General Commercial boundaries.

Finding: The Toyota of Bellevue site is located within the existing Sunset Village shopping center. The center is zoned "Community Business" which is consistent with the Comprehensive Plan map designation of "Community Business." The construction of the parking garage is intended to enhance the service/retail function of Toyota of Bellevue.

Policy S-EG-25
Use landscaping to complement building and site design.

Finding: The proposal includes landscaping around the building footprint, within the surface parking area in front of the structure, and around the Dairy Queen site. In addition, landscaping with indigenous plants is proposed on the slope behind the building. The proposed landscaping will visually soften the building and help anchor it to the site.

Policy S-EG-28
Encourage cohesive site and building design in the redevelopment of the Eastgate retail, office, and service property.

Finding: The proposal will have little impact on the existing Sunset Village shopping center's site and building design. The proposed parking garage is located mostly out of public view at the back of the property and behind the existing dealership and tenant spaces. The proposed structure is surrounded by landscaping and located at the toe of a vegetated slope. The structure design includes open stairways, a metal canopy and other architectural elements to help visually reduce its size and to screen the inventory of cars. Additional landscaping will be provided around the Dairy Queen building near the SE Eastgate Way site entrance. The proposal includes relocating the parking garage dumpster out of public view.

Policy UD-4
Ensure that development relates, connects, and continues design quality and site functions from site to site.

Finding: The proposal excludes dedicated pedestrian connections between the existing structure and proposed parking structure because only Toyota of Bellevue employees will be allowed to access the proposed parking structure. The proposed structure's materials and colors are the same as or compatible with the existing shopping center.

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

Finding: The proposed plantings will provide a variety of colors and textures throughout the year, including at the Dairy Queen site, which is located near main access to the site from SE Eastgate Way.

Policy UD-16
Exemplify the Pacific Northwest character through the retention of existing vegetation and through use of native plants in new landscaping. Encourage water conservation in landscape designs. ***Discussion:*** *The addition of new landscaping is important to soften the urban environment and to replace older vegetation as it dies.*

Finding: The planting plan includes both native and ornamental materials. The native plant material is concentrated around the parking structure, and more particularly on its north side in a rain garden and within the critical slope. The ornamental materials are concentrated on the Dairy Queen site, at the main access to the site from SE Eastgate Way.

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

Finding: As conditioned, the proposal is compatible with and responds to the existing/ intended character, appearance, quality of development and physical characteristics of the subject property and vicinity. The proposed building will provide additional vehicle storage for the Toyota retail/service establishment. The proposed garage location is out of public view and beyond the pedestrian routes for the existing, on-site retail uses. The proposed building colors and materials match the existing Toyota of Bellevue building. The proposed building design includes both integrated and ancillary elements to help break up its scale and anchor it to the landscape. New landscaping around the building and at the site's main access will visually soften the parking structure and the existing development. The proposed relocation of the dumpster area will provide similar benefits.

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

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

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

Finding: This conditional use decision is conditioned to address construction noise mitigation, landscape maintenance, fire protection and hauling routes. As conditioned, the proposed conditional use will not be materially detrimental to uses or property in the immediate vicinity of the site. This report includes environmental review and a Determination of Non-Significance.

5. The conditional use complies with the applicable requirements of the Land Use Code.

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

- Dimensional requirements.
- Recycling/Solid Waste requirements.
- Landscape requirements.
- Critical Areas Land Use Report.
- Community Retail Design District.

See Section III, Consistency with Land Use Code/Zoning Requirements.

B. DESIGN REVIEW

The Director may approve, or approve with modifications, an application for Design Review if (LUC 20.30F.145):

1. The proposal is consistent with the Comprehensive Plan.

Finding: See the response to Section VIII.A.1 above.

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

Finding: See the response to Section VIII.A.5 above.

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

Finding: As conditioned the proposal addresses all applicable design guidelines or criteria of this code in a manner which fulfills their purposed and intent. For more detail see above Section III, Consistency with Land Use Code/Zoning Requirements, which includes discussion on the following applicable requirements:

- Dimensional requirements.
- Recycling/Solid Waste requirements.
- Landscape requirements.
- Critical Areas Land Use Report.
- Community Retail Design District.

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

Finding: As conditioned, the project meets this criterion. See the above response to Section VII.A.2.

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

Finding: As conditioned the proposal will be served by adequate public facilities, including streets, fire protection and utilities. See the above response to Section VII.A.3.

C. CRITICAL AREAS REPORT DECISION CRITERIA – PROPOSALS TO REDUCE REGULATED CRITICAL AREA BUFFER

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates (LUC 20.25H.255):

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions.

Finding: This proposal, as designed, will not lead to a further degradation of critical areas. The proposal will have a 16 square foot permanent intrusion into the NGPA for a rain water interception swale. This is in an area of past disturbance. The activity is expected to be mitigated through the proposed restoration activity. See condition X.B.3.

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist.

Finding: The applicant is required to submit a final restoration plan which includes replanting of the disturbed portions of the slope and setback. See condition X.B.3.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer.

Finding: A net gain in stormwater function is expected to be achieved through enhanced site drainage (rain garden) and a plant restoration with indigenous plant materials.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts.

Finding: Prior to the issuance of any certificate of occupancy, the applicant will be required to submit an assignment of savings financial security device for landscape installation (if necessary) and maintenance. See conditions X.D.1, 2.

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site.

Finding: This proposal will not lead to the degradation of functions and values on critical areas or setbacks on adjacent property. The proposed work is designed to be limited to already impacted areas.

6. The resulting development is compatible with other uses and development in the same land use district.

Finding: The requested modifications are consistent with those commonly associated with commercial zoned property adjacent to an NGPA with critical slope with work in previously disturbed areas.

D. CRITICAL AREAS LAND USE PERMIT

The Director may approve, or approve with modifications, an application for Critical Areas Land Use Permit if (LUC 20.30P.140):

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

Finding: In addition to a Critical Areas Land Use Permit, this decision includes Design Review approval and a Conditional Use Permit approval. Other required permits include a right-of-way use permit (for project-related hauling) and the usual construction permits such as a clearing and grading permit, utilities extension permit, building permit and the ancillary permits required during the construction (e.g. electrical, plumbing etc.).

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 applicant does not propose the removal of any trees for the proposed project. However, approximately 680 square feet of critical slope native landscape will be disturbed during temporary construction and restored with native plantings, as shown on the Landscape Plan sheets L1.1 & L1.2 in Attachment C. Prior to clearing and grading permit issuance, the applicant must submit a list of all proposed pesticides, insecticides and fertilizers to be used during the landscape installation. All of these products must be in accordance with the City of Bellevue's "Environmental Best Management Practices." The restored buffer area must be in accordance with the City's Critical Areas Handbook. See condition X.B.4.

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

Finding: The applicant has revised the plans, eliminating the fire access road on the north side of the structures, which significantly reduced the amount of critical slope area to be disturbed, and avoids the need to remove significant trees on the critical slope.

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

Finding: As conditioned by this decision, the proposal will be served by adequate public facilities, including streets, fire protection and utilities. See the above response to Section VII.A.3.

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

Finding: This decision includes a restoration plan for the critical slope disturbance. The plan is consistent with the requirements of LUC Section 20.25H.010. See the Landscape Plan sheets L1.1 & L1.2 in Attachment C.

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

Finding: As discussed in Section III of this report, the proposal complies with all other applicable requirements of the Land Use Code. The proposal will be subject to standard noise controls, per BCC 9.18. See conditions X.A.2 and 3.

IX. DECISION

After reviewing the proposal for consistency with the applicable requirements, standards and, policies, the Director hereby RECOMMENDS APPROVAL WITH CONDITIONS for the Conditional Use Permit, and APPROVES WITH CONDITIONS for the Design Review, Critical Areas Land Use Permit and SEPA.

X. CONDITIONS OF APPROVAL

The following conditions are imposed under authority referenced:

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

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES:
The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Clearing and Grading Code - BCC 23.76	Savina Uzunow,	425-452-7860
Bellevue Development Standards	Savina Uzunow,	425-452-7860
Transportation Code - BCC 14.60	Carl Wilson,	425-452-4228
Trans. Development Review - BCC.22.16	Carl Wilson,	425-452-4228
Right-of-Way Use Permit - BCC 14.30	Tim Stever,	425-425-4294
Bellevue Utilities Code - BCC Title 24	Don Rust,	425-452-4856
Construction Codes - BCC Title 23	Doug Beck,	425-452-4563
Structural Codes – BCC Title 23	Doug Beck,	425-452-4563
Land Use Code - BCC Title 20	C. Hamlin, K. Thiem,	425-452-6800
Sign Code - BCC Title 22B	C. Hamlin, K. Thiem,	425-452-6800
Noise Control - BCC 9.18	C. Hamlin, K. Thiem,	425-452-6800
Uniform Fire Code - BCC 23.11	Adrian Jones,	425-452-6032

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

1. NO PARKING, LOADING, UNLOADING IN STREET RIGHTS OF WAY

During the construction phase of the development, no parking, loading, unloading, or staging of construction-related vehicles will be allowed in any adjacent street right of way, unless specifically allowed by a Right of Way Use Permit as described elsewhere in these Conditions of Approval. After completion of the development, no parking, loading, or unloading will be allowed in any adjacent street right of way. No future right of way use permits will be issued to allow automobile transport trucks to park, load, or unload in any adjacent street right of way.

Reviewer: Tim Stever
Authority: Bellevue City Code 14.30

2. CONSTRUCTION NOISE HOURS

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

Reviewer: C. Hamlin, K. Thiem
Authority: Bellevue City Code 9.18.020, .040

3. USE OF BEST AVAILABLE NOISE ABATEMENT TECHNOLOGY

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

Reviewer: C. Hamlin, K. Thiem
Authority: Bellevue City Code 9.18.020F

4. UTILITY REVIEW OF CONCEPTUAL DESIGN

Utility Department approval of the conditional use and design review applications are based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved.

Reviewer: Don Rust
Authority: Bellevue City Code Title 24.02, 24.04, 24.06

5. WATER, SEWER AND STORM DRAINAGE SYSTEMS

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

Reviewer: Don Rust
Authority: Bellevue City Code Title 24.02, 24.04, 24.06

6. Commercial Parking

Use of the parking garage for commercial parking is prohibited without a new Conditional Use Permit specifically for that use.

Reviewer: C. Hamlin, K. Thiem
Authority: LUC 20.10.440

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

1. OFFSITE STORAGE FOR DISPLACED PARKING STALLS

Prior to issuance of the clearing & grading permit, the inventory of stored vehicles must be reduced, stored on a smaller footprint, or a temporary parking storage area with an equal or number of stalls must be secured during the proposed construction. The applicant shall submit a written proposal for storing the inventory for City review and approval.

Reviewer: C. Hamlin, K. Thiem
Authority: Land Use Code 20.20.590

2. RIGHT-OF-WAY USE PERMIT REQUIRED

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

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

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.

Reviewer: Tim Stever
Authority: Bellevue City Code 14.30

3. RESTORATION PLAN

To assist in the re-establishment of vegetation on the slope, the property owner or applicant shall prepare a plan for and install vegetation (restoration) within the disturbed areas impacted by the proposed development. The restoration plan shall be submitted for review and approval by the City of Bellevue prior to the issuance of the clearing & grading permit or building permit. The plan must be consistent with the City's Critical Areas Hand-book for steep slope critical areas. The plan must include prescribed maintenance activities to ensure plant survival and monitoring requirements (including reporting) to document success/failure.

Reviewer: C. Hamlin, K. Thiem
Authority: Land Use Code 20.25H.210

4. PESTICIDES, INSECTICIDES AND FERTILIZERS

The applicant must submit as part of the required clearing & grading permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices."

Reviewer: C. Hamlin, K. Thiem
Authority: Bellevue City Code 23.76.100

5. TRELLIS ELEMENT

The required building permit application shall include design details for the trellis elements
Reviewer: C. Hamlin, K. Thiem
Authority: Land Use Code 20.30F.145

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

1. LANDSCAPING AND SIGHT LINES

The landscape plan submitted with the building permit application shall include only low shrubs or ground cover at the corner of the driveway adjacent to the Dairy Queen on SE Eastgate Way, so as to not block vehicle or pedestrian sight lines required by city code.
Reviewer: Carl Wilson
Authority: Bellevue City Code 14.60.240 and 241

2. EXTERIOR LIGHTING

In order to mitigate potential impacts to retail establishments and glare towards SE Eastgate Way, the light source shall be incorporated into the parking garage design so as not to provide light and glare and spillover. Lighting fixtures shall incorporate cutoff shields to minimize off-site impacts. Rooftop parking area lights shall have cutoff shields.
Reviewer: C. Hamlin, K. Thiem
Authority: Land Use Code 20.20.522

3. REFUSE AND RECYCLING COLLECTION FACILITIES REQUIRED

Collection and storage facilities for refuse and recyclable materials shall be shown on building and site plan drawings. This area shall not be visible from the street. The applicant shall provide a letter from Allied Waste that states their approval of the collection areas, as designated on the plans.
Reviewer: C. Hamlin, K. Thiem
Authority: Land Use Code 20.20.750

4. FIRE DEPARTMENT CONDITIONS

a. Provide automatic fire sprinklers throughout the parking garage. (International Fire Code 903 & Bellevue Amendment)
b. Provide a Fire Department Connection at an approved location and within 50 feet of a fire hydrant. (International Fire Code 912 & Bellevue Fire Department Development Standards 7.8)
c. Provide a fire alarm notification system throughout the parking garage. (International Fire Code 907)
d. Provide a standpipe system in the southwest and southeast stairways with 2 1/2 inch gated hose stations at each intermediate landing. (International Fire Code 905)
e. The access road on the north and east sides of the garage can be eliminated if doors are provided on the northwest and northeast side of the garage. (International Fire Code 503)
f. Provide substantial bollards at the stairs on the 2nd, 3rd and 4th floors to maintain the required access width to the stairs. A parked car could reduce the required width. (International Fire Code Chapter 10)
g. Demolition and construction shall conform to the requirements of International Fire Code Chapter 14. (International Fire Code Chapter 14)
h. Maintain fire hydrants and water supply for existing sprinkler systems in the

Toyota/shopping building. (International Fire Code 903)
i. Authority: Land Use Code 20.40.490
Reviewer: Adrian Jones
Authority: International Fire Code

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

1. LANDSCAPE INSTALLATION ASSURANCE DEVICE

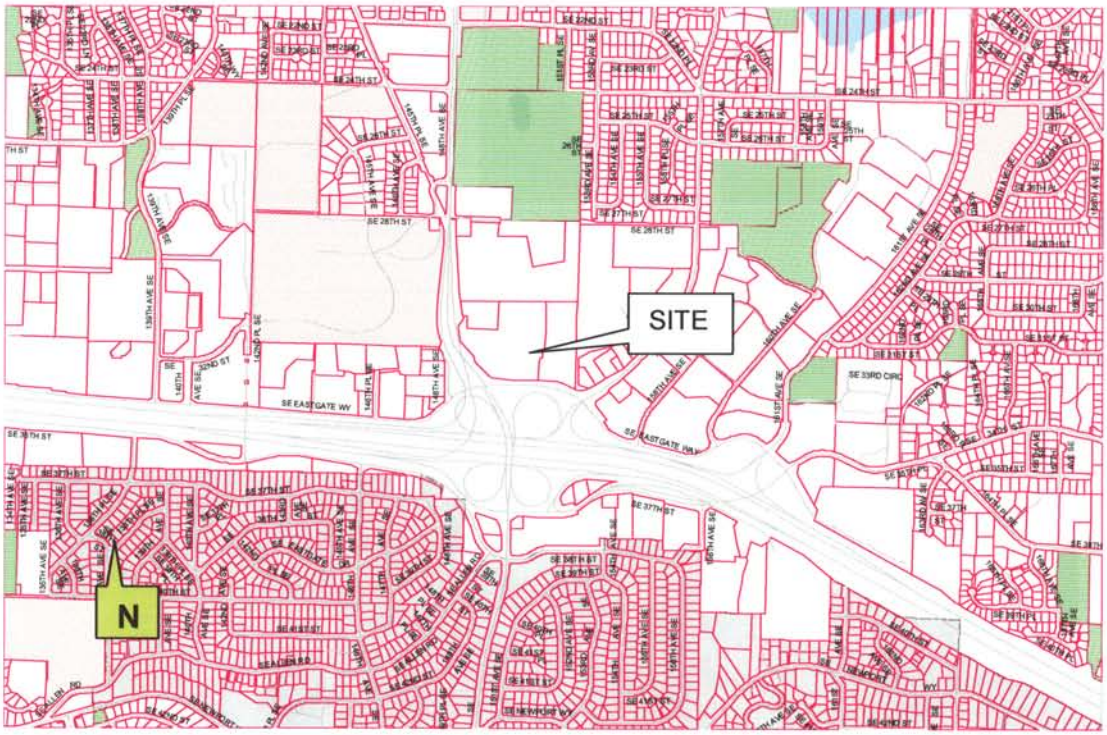
If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with the Development Services Department a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.
Reviewer: C. Hamlin, K. Thiem
Authority: Land Use Code 20.40.490

2. LANDSCAPE MAINTENANCE ASSURANCE DEVICE

The applicant shall file with the Development Services Department a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.
Reviewer: C. Hamlin, K. Thiem
Authority: Land Use Code 20.40.490

ATTACHMENT A

SITE VICINITY MAP



SITE ZONING MAP

ATTACHMENT B

SEPA CHECKLIST

C Hamlin 9-22-11 DSD

City of Bellevue Submitta quirements 27a

ENVIRONMENTAL CHECKLIST

6/27/11

BACKGROUND INFORMATION

Property Owner: SKYMATT AUTOMOTIVE GROUP INC.
dba Michael's Toyota of Bellevue

Proponent: LANCE MUELLER & ASSOCIATES/ARCHITECTS

Contact Person: LANCE MUELLER
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 130 Lakeside, Suite 250, Seattle, WA 98122

Phone: (206) 325-2553

Proposal Title: TOYOTA OF BELLEVUE, AUTO STORAGE GARAGE

Proposal Location: 3080 – 148th Avenue S.E., Bellevue, WA
(Street address and nearest cross street or intersection). Provide a legal description if available.

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

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

1. **General description**: New auto storage garage for new car inventory. 4-tier parking garage 716 cars
2. **Acreage of site**: 11.9 AC, area of work = 2 AC± for Toyota Storage Garage
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**: 820 s.f. Utility Building
6. **Square footage of buildings to be constructed**: 222,000 s.f.
7. **Quantity of earth movement (in cubic yards)**: 3,500 to 4,500 c.y. for garage proposal.
8. **Proposed land use**: Commercial Auto Storage Garage 46 & 5511
9. **Design features, including building height, number of stories and proposed exterior materials**: 3-stories, 4-tiers of parking for approximately ~~713~~ 716 cars. ~~36 to 40 ft~~ 32.4' building height. Exterior materials of concrete, steel and concrete stairs. All painted in colors to match existing Toyota Sales & Service building.
10. **Other**

Received JUN 30 2011 Permit Processing

Estimated date of compl[illegible] of the proposal or timing of phas

Construction of garage – winter 2012 – winter 2012/2013

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

No

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

Arborist Report by Gilles Consulting dated 5/25/11 on impact and mitigation regarding the Native Growth Protection Area (NGPA).
Critical Areas Report by Earth Solutions NW, LLC for slope setback relief. 2 geotechnical reports by Earth Solutions NW, LLC dated 6/8/11 + 6/24/11.

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

No

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Conditional Use, Design Review, Critical Areas Land Use Permit, GD Permit, BB Building Permit, UE Agreement, Fire System & Alarm Permits, ROW Permit, Fire Connection Permit.

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 & proposed zoning.

[ ] Preliminary Plat or Planned Unit Development
Preliminary plat map

[X] Clearing & Grading Permit
Plan of existing & proposed grading.
Development plans

[X] Building Permit (or Design Review)
Site plan.
Clearing & grading plan

[ ] Shoreline Management Permit
Site plan

B. **ENVIRONMENTAL ELEMENTS**

1. **Earth**

a. **General description of the site: [x]Flat, [ ]Rolling, [ ]Hilly, [x]Steep slopes, [ ]Mountainous, [ ]Other**

Mostly flat with low steep slopes to north of proposed building. NGPA critical slopes along north - see 2005 short plat of record.

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

Greater than 40%, but located in a Native Growth Protection Area to the north of area of work. ✓

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 soils, specify them and note any prime farmland.**

Sand and gravel native soils. See 2 geotechnical reports of record by Earth Solutions, LLC dated 6/8/11 + 6/24/11.

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

No. See Earth Solutions Report.

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

The site is currently a paved auto storage lot. Asphalt will be removed and the site leveled and footing excavations made. There will be some cuts of up to 3 or 4 ft. at the toe of the slope ~~to the north of the building pad to allow for a fire lane~~. Rockeries similar to those existing along the slope will be installed if and where required. Estimate cut and fill is from 3,500 to 4,500 c.y. No imported fill is required. Asphalt waste will be hauled to a recycle facility. ✓

f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** YES - work in critical areas - however, the CG permit will impose appropriate measures to control erosion

~~No~~, due to limited clearing and grading and construction phase precautions and practices.

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

~~85%~~ 84% BCC 23.76 clear/Grade code

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

Employ erosion control methods required and/or approved by the City of Bellevue.

Erosion control per issued CG permit & CG inspector. BCC 23.76 clear/Grade Code ✓

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.**

During construction, some dust from clearing and grading. There will be equipment exhaust emissions.
During occupancy, only auto exhaust from moving in and out of garage.

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

No

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

During dry weather, keep soils damp to avoid dust during construction site work.

Construction dust suppressant measures per BCC 23.76. Clear / Grade code

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 if flows into.**

No

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

No

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

N.A.

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

No

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

No

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

No

b. **Ground**

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

No

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

None

c. **Water Runoff (including storm water)**

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

Storm water is currently collected on the site in a City approved storm system. The existing system will be modified as required to accommodate the parking structure. The revised system will be reviewed and approved the City.

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

Only if major spill of fuel or construction liquids, which is highly unlikely.

d. **Proposed measures to reduce or control surface, ground, and runoff water impacts.**

During construction, keep storm system free of mud or silt and avoid accidental spills.
The site will have an interior sanitary drain system and exterior storm system that complies with City Codes and Regulations.

4. **Plants**

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

- X Deciduous tree: Alder, Maple, Aspen, other
- X Evergreen tree: Fir, Cedar, Pine, other
- X Shrubs
- X 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 – Nursery stock

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

No significant trees to be removed w/i project area.
~~There may be a few existing trees removed at toe of slope at northeast corner of building.~~
Existing storage lot landscape islands will be removed.

c. **List threatened or ..angered species known to be on (..ear the site.**

None known.

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

Any impacts to N.G.P.A. will be mitigated as recommended by (report dated 5/25/11 Gilles Consulting, Arborist, and as approved by the City.
Landscaping in or at perimeters ~~of some existing parking areas~~ will be modified as required by non-conforming site (LUC 20.20.560). Improvements under this provision will be located at the street frontage, around the Dairy Queen building and at main entry drive next to Dairy Queen.

Critical slope landscape restoration with indigenous plant materials. LUC 20.25H. 210.

5. **Animals**

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

[x} Birds:	Hawk, Heron, Eagle, Songbirds, others; Starlings, Pigeons
[x] Mammals:	Deer, Bear, Elk, Beaver, other; Small Rodents, Squirrels, Mountain Beaver
[ ] Fish:	Bass, Salmon, Trout, Herring, Shellfish, other

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

None known.

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

Pacific Flyway covers the Puget Sound region.

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

Maintain existing vegetation and add new as required for animal habitat. → indigenous plant material LUC 20.25H. 210.

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.**

Electric for lighting and power. Building will be unheated.

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

No

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

Employ Green Construction practices including recycling of pavement and construction debris and use of local materials and high efficiency lighting.

7. **Environmental He**

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

No

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

None other than normal police and fire services.

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

Comply with L & I Life Safety practices during construction.

b. **Noise**

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

None

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

Short term – construction equipment noise. Long term – normal traffic on site. Construction hours 7 am to 5 pm weekdays.

Hours of construction per Noise Control BCC 9.18.

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

No significant noise is generated by this proposal, so there are no special measures to reduce noise.

During construction, truck traffic noise and construction noise per Noise Control BCC 9.18. After construction, noise levels per Noise Control BCC 9.18.

8. **Land and Shoreline Use**

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

Site is occupied by an auto sales and service, retail shops and restaurants. To north is a church, to east an auto sales and service facility, to south I-90, to west is the Sun Villa Lanes bowling alley and college parking west of 148th Avenue S.E.

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

No

c. **Describe any structures on the site.**

One and two story commercial structures of concrete, concrete block, stucco and metal siding.

d. Will any existing s ctures be demolished?

An 800 s.f.± telephone utility structure will be demolished or modified to be incorporated into the parking structure.

e. What is the current zoning classification of the site

CB (Community Business)

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

Commercial Community Business

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

N.A.

h. Has any part of the site been classified as an "environmentally sensitive" area?

The Native Growth Protection Area on the north edge of the garage site has steep slopes so it is ~~may~~ be considered as "Environmentally Sensitive" and a critical area per LUC 20.25H.

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

No new employees would be required as current employees would move cars in and out of the storage garage.

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

None

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

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Staff reviews: LUC 20.30F LUC 20.30B Design Review & Conditional Use Permit

Project was reviewed by City Staff in a Pre-App meeting, Project 11-105554-DB. A Pre-App notes letter was issued on May 3, 2011 by Carol Haralin, Senior Planner.

9. Housing

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

None

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

None

c. **Proposed measu[illegible] reduce or control housing impac[illegible] any:**

None

10. **Aesthetics**

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

The top parking level is ~~36 ft.~~ 32.4' above grade. Railings and other walls could extend ~~to 45 ft.~~ above this height. Principal exterior material will be painted concrete.

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

None

c. **Proposed measures to reduce or control aesthetic impacts, if any:** LUC 20.30F LUC 20.30B Staff review under Design Review and Conditional Use Permit.

Express open architectural stair design with roof elements at southwest and southeast building corners. Concrete shear walls exposed on south, west and east elevations will extend above top floor railing for vertical modulation and incorporate a pattern of reveals that recalls the patterns on the existing Toyota Sales building. The building will be painted with the same colors used on the Toyota Sales/Service building.

11. **Light and Glare**

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

There will be some glare from autos if they are moved at night. Internal garage lighting will be visible at night, but it will not glare.
May be some new parking and drive site lighting.

Shielded lights LUC 20.20.522

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

No

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

None

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

The lighting level in the garage will be relatively low compared to adjacent uses, probably in the range of 15 – 20 fc. Light standards on the top parking level will be setback from building perimeter at least 60 ft. and will be designed so lighting fixtures have glare cut-off shielding. Any new site lighting will have glare cut-off shielding as well.

Shielded lights. LUC 20.20.522

12. **Recreation**

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

Coffee shop and restaurants are on-site. Bowling alley is on adjacent lot to west.

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

No.

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

None

13. Historic and Cultural Preservation

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

No

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

N.A.

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

N.A.

14. Transportation

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

The site has access from 148th Avenue S.E. and S.E. Eastgate Way. Access to local surface streets to I-90 is nearby.

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

Yes, Metro at 148th Avenue S.E. & S.E. Eastgate Way.

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

Existing On Grade Parking = 337 stalls. New garage = 716 stalls.

~~Existing parking on site is approximately 880 spaces. With the proposed garage, there will be about 1,321.~~ The net increase of ~~440~~ 450 will all be stored inventory in the garage.

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).

No

See discussion in st. rept. Table 2 Section III. A. 5.

e. **Will the project u. ,or occur in immediate vicinity of) .er, rail, or air transportation? If so, generally describe.**

No

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

Since the new garage will eliminate the need to drive new cars to and from an off-site leased storage lot, the trips would decrease by at least ~~125~~ 120 to 150 trips per day due to this project. Some of those trips would occur at "pm" peak hour, but most would be eliminated earlier in the day.

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

N.A.

Proposal is not expected to generate any new traffic. See SEPA section VI of staff report.

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.**

No

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

None

16. **Utilities**

a. **Circle utilities currently available at the site: <u>electricity</u>, <u>natural gas</u>, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, 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.**

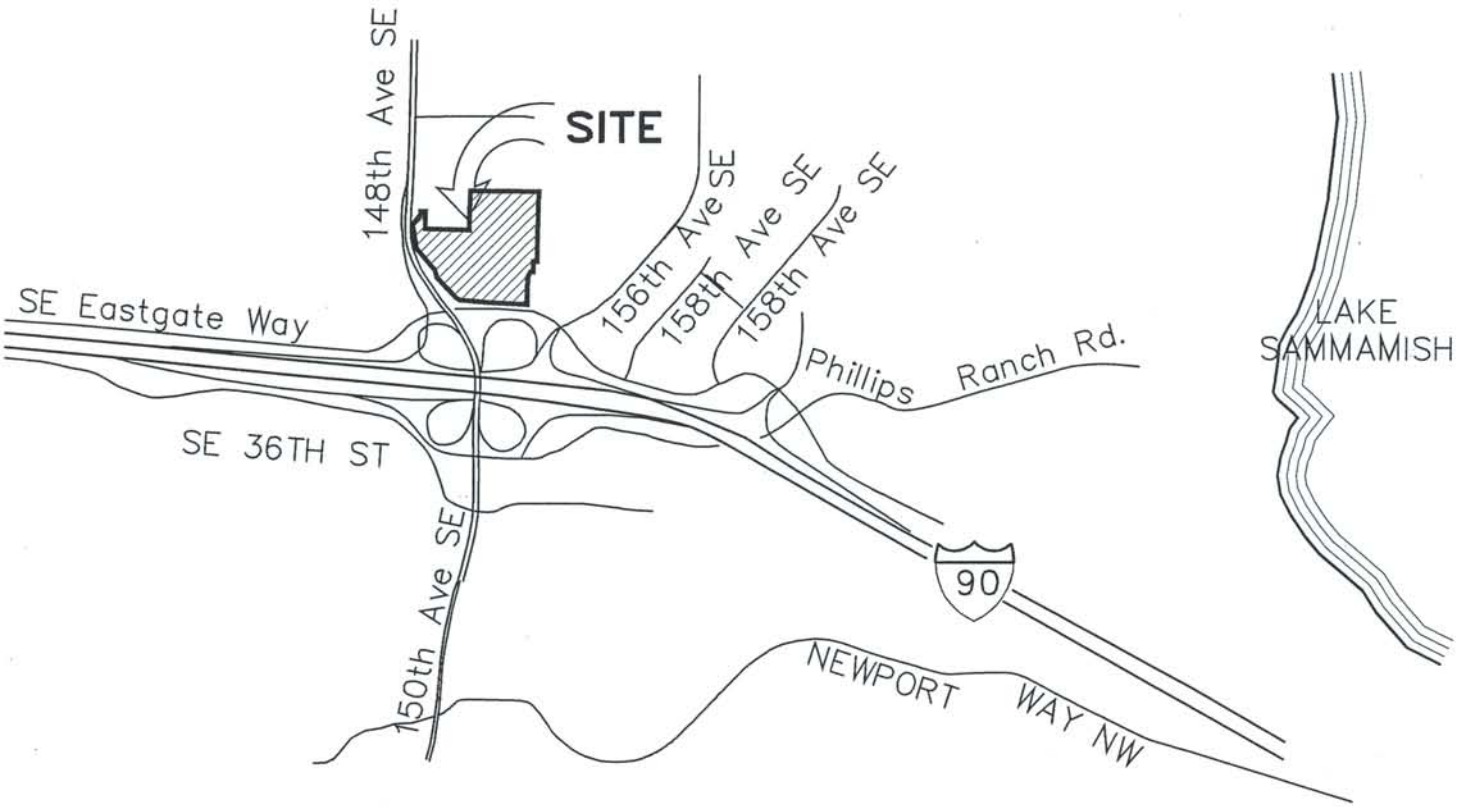
Water is required for hydrants and fire sprinkler system and is available on site – City of Bellevue.
Power is on site - PSE

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: _____

Date Submitted: 6/30/2011



VICINITY MAP

NO SCALE

TOYOTA

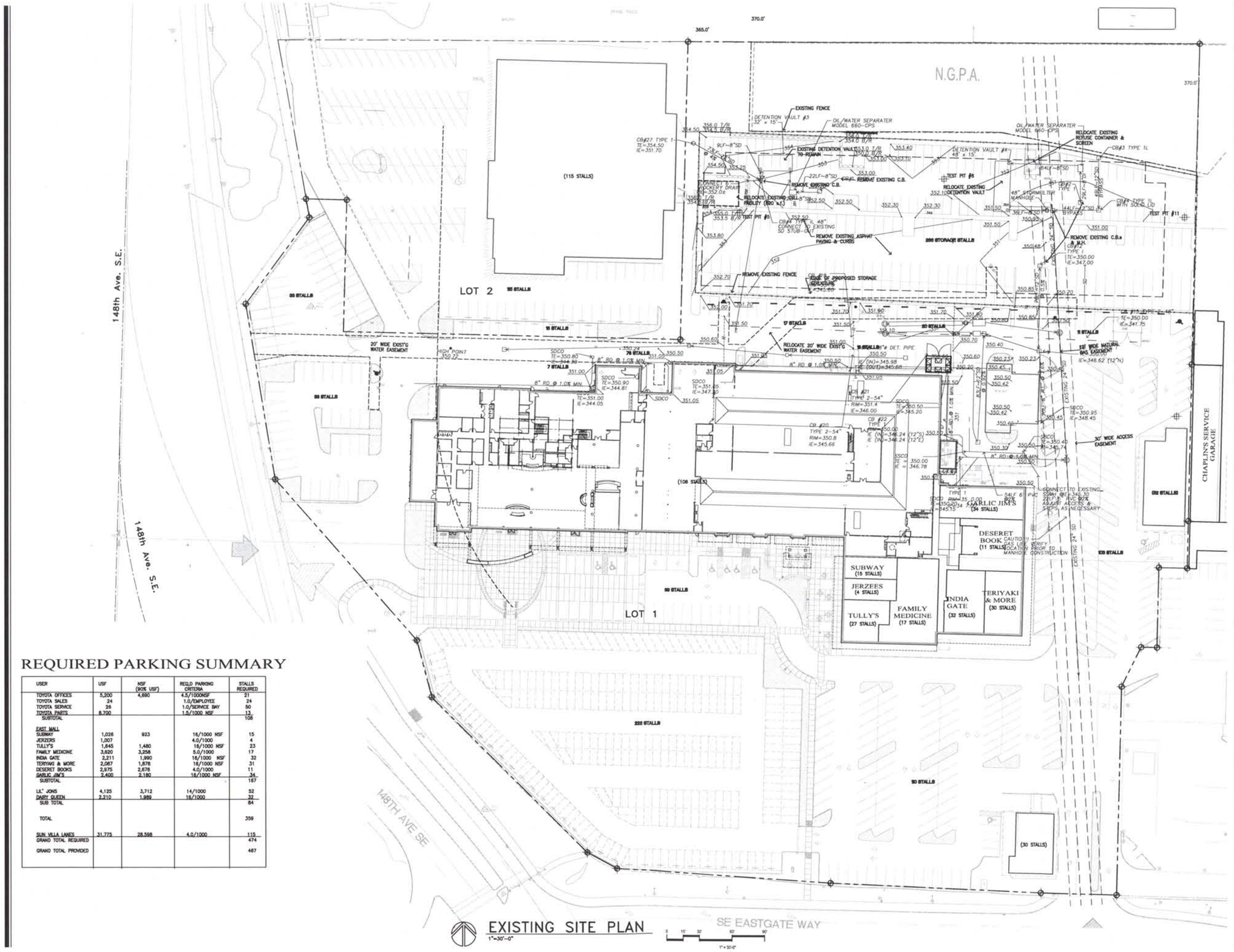
TOYOTA OF BELLEVUE
Storage Garage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

11-035	job no.
R.CARLSON	drawn
L.M.	checked
02/24/11	date

no.	revision	date

ATTACHMENT C

PROJECT PLANS



REQUIRED PARKING SUMMARY

USER	USF	NSF (80% USF)	REQ'D PARKING CRITERIA	STALLS REQUIRED
TOYOTA OFFICES	5,200	4,680	4.5/1000NSF	21
TOYOTA SALES	24		1.0/EMPLOYEE	24
TOYOTA SERVICE	26		1.0/SERVICE BAY	50
TOYOTA PARTS	8,700		1.5/1000 NSF	13
SUBTOTAL				108
EAST MALL				
SUBWAY	1,026	923	16/1000 NSF	15
JERZEES	1,007		4.0/1000	4
TULLY'S	1,645	1,480	16/1000 NSF	23
FAMILY MEDICINE	3,620	3,258	5.0/1000	17
INDIA GATE	2,211	1,990	16/1000 NSF	32
TERIYAKI & MORE	2,087	1,878	16/1000 NSF	31
DESERET BOOKS	2,975	2,678	4.0/1000	11
GARLIC JIM'S	2,400	2,160	16/1000 NSF	34
SUBTOTAL				167
LIL' JONS	4,125	3,712	14/1000	52
DAIRY QUEEN	2,210	1,989	16/1000	32
SUB TOTAL				84
TOTAL				359
SUN VILLA LANES	31,775	28,598	4.0/1000	115
GRAND TOTAL REQUIRED				474
GRAND TOTAL PROVIDED				467

EXISTING SITE PLAN
1"=30'-0"

0 15' 30' 60' 90'
1" = 30'-0"

11-035		
project no.		
EXPLOSION		
drawing title		
LM		
checked		
02/24/11	1	BUILDING PERMIT SUBMITTAL 05/23/11
date	no.	revision date

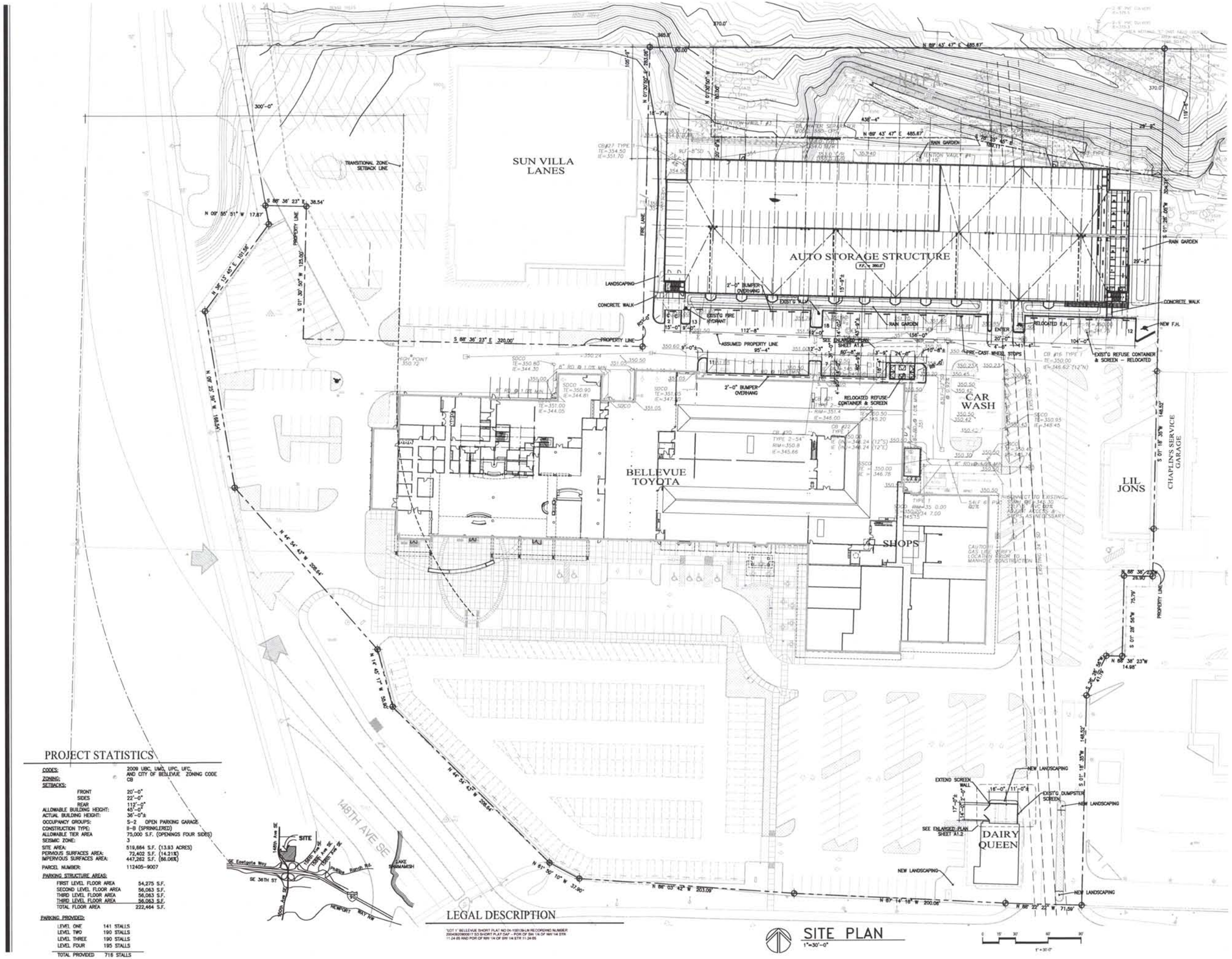
TOYOTA OF BELLEVUE
Storage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

TOYOTA

EXISTING SITE & DEMOLITION PLAN

LANCE MUELLER & ASSOCIATES
ARCHITECTS, AIA
130 LAKESIDE SEATTLE, WA 98122 206.325.4553

sheet
A1.0



PROJECT STATISTICS

CODES:	2009 UBC, UMC, UPC, UFC, AND CITY OF BELLEVUE ZONING CODE
ZONING:	CB
SETBACKS:	
FRONT	20'-0"
SIDES	22'-0"
REAR	112'-0"
ALLOWABLE BUILDING HEIGHT:	45'-0"
ACTUAL BUILDING HEIGHT:	36'-0"±
OCCUPANCY GROUPS:	S-2 OPEN PARKING GARAGE
CONSTRUCTION TYPE:	II-B (SPRINKLERED)
ALLOWABLE TIER AREA	75,000 S.F. (OPENINGS FOUR SIDES)
SEISMIC ZONE:	3
SITE AREA:	519,664 S.F. (13.93 ACRES)
PERVIOUS SURFACES AREA:	72,402 S.F. (14.21%)
IMPERVIOUS SURFACES AREA:	447,262 S.F. (86.06%)
PARCEL NUMBER:	112405-9007
PARKING STRUCTURE AREAS:	
FIRST LEVEL FLOOR AREA	54,275 S.F.
SECOND LEVEL FLOOR AREA	56,063 S.F.
THIRD LEVEL FLOOR AREA	56,063 S.F.
THIRD LEVEL FLOOR AREA	56,063 S.F.
TOTAL FLOOR AREA	222,464 S.F.

PARKING PROVIDED:

LEVEL ONE	141 STALLS
LEVEL TWO	190 STALLS
LEVEL THREE	190 STALLS
LEVEL FOUR	195 STALLS
TOTAL PROVIDED	716 STALLS

LEGAL DESCRIPTION

"LOT 1" BELLEVUE SHORT PLAT NO 04-100139-LN RECORDING NUMBER 20040830900017 SD SHORT PLAT DAF – POR OF SW 1/4 OF NW 1/4 ETR 11-24-05 AND POR OF NW 1/4 OF SW 1/4 ETR 11-24-05

SITE PLAN

1"=30'-0"

0 15' 30' 60' 90'
1" = 30'-0"

11-035	job no.
R.CARLSON	drawn
LML	checked
02/24/11	date

no.	revision	date
1	BUILDING PERMIT SUBMITTAL	06/23/11

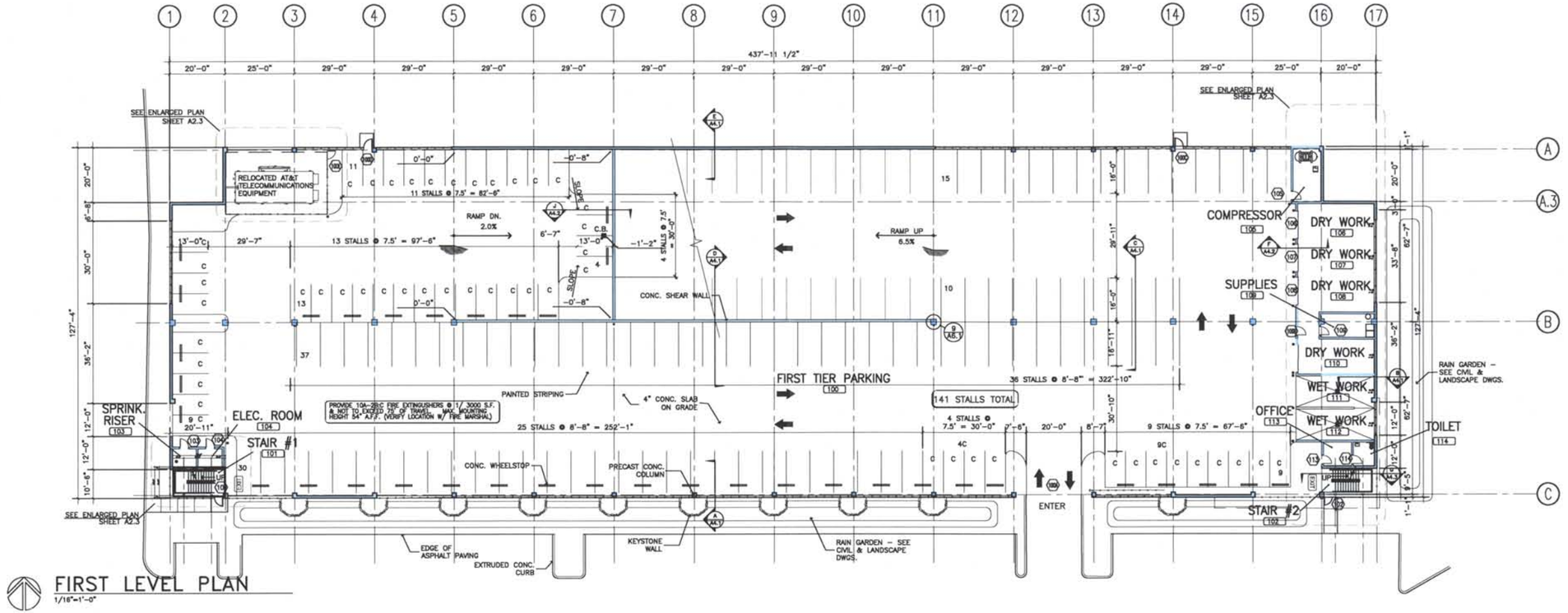
TOYOTA OF BELLEVUE
Storage Garage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

TOYOTA

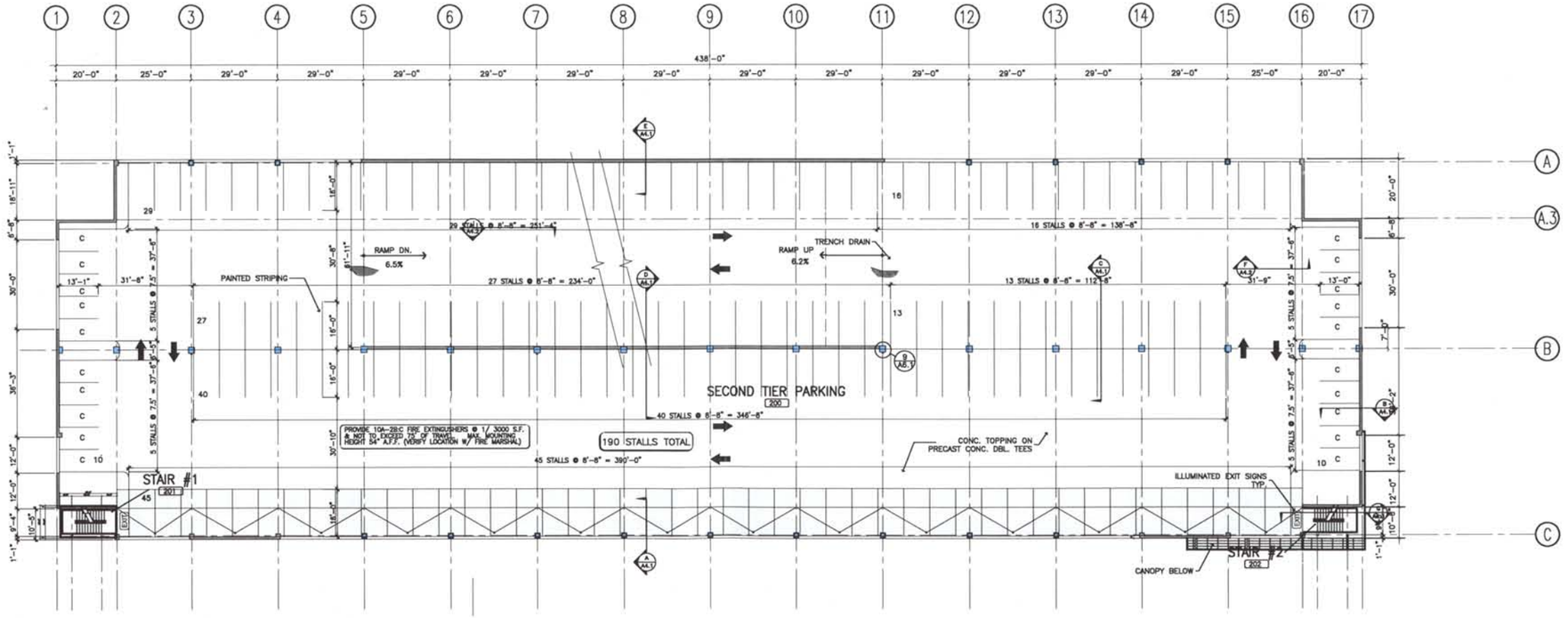
LANCE MUELLER & ASSOCIATES
ARCHITECTS, AIA
130 LAKESIDE SEATTLE, WA 98122 206.325.4553

SITE PLAN

sheet
A1.1



FIRST LEVEL PLAN
1/16"=1'-0"



SECOND LEVEL PLAN
1/16"=1'-0"

0 8' 16' 32' 48'
1" = 16'-0"

no.	revision	date
1	-	-

11-035 job no.
RJOHNSON drawn
LM checked
04/3/11 date

TOYOTA OF BELLEVUE
Storage Garage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

TOYOTA

FIRST & SECOND LEVEL PLAN

LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE SEATTLE, WA 98122 206.325.4553

sheet
A2.1

THIRD LEVEL PLAN
1/16"=1'-0"

FOURTH LEVEL PLAN
1/16"=1'-0"

1" = 16'-0"

11-035
job no.
A.DAWLSON
drawn
LM
checked
03/03/11
date

no.	revision	date

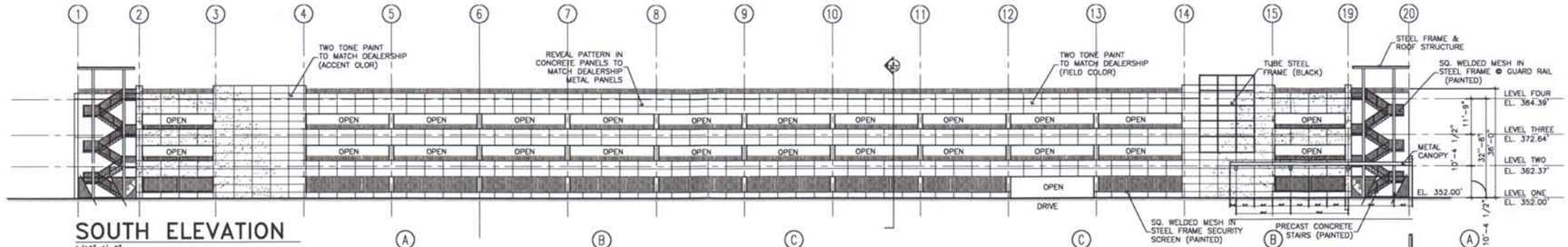
TOYOTA OF BELLEVUE
Storage Garage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

TOYOTA

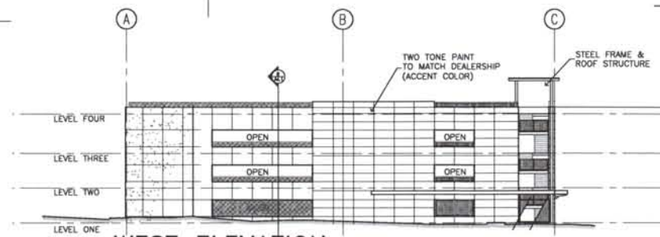
THIRD & FOURTH LEVEL PLAN

LANCE MUELLER & ASSOCIATES
ARCHITECTS, AIA
130 LAKESIDE SEATTLE, WA 98122 206.325.6553

sheet
A2.2



SOUTH ELEVATION
1/16"=1'-0"



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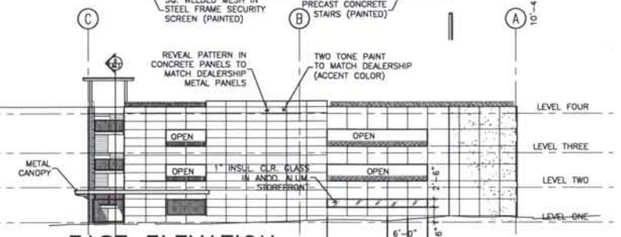

EAST ELEVATION
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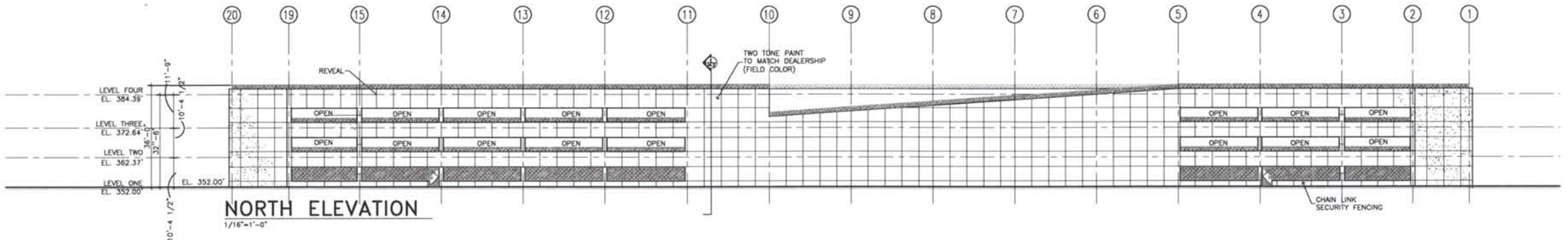

NORTH ELEVATION
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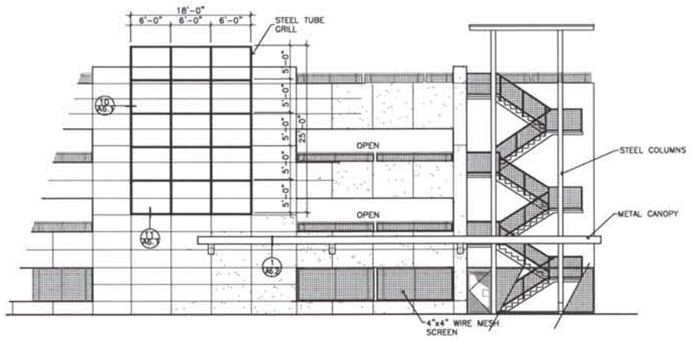
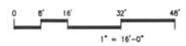




OPENING REQUIREMENTS

REQUIRED AGGREGATE LENGTH OF OPENINGS:
TIER PERIMETER = 1,130 L.F.
REQUIRED LENGTH 1,130 x .40 = 452 L.F.
LENGTH PROVIDED 679 L.F.

REQUIRED AGGREGATE OPENING AREA:
TIER AREA = 1,130 L.F. x 9.79' = 11,063 S.F.
REQUIRED AREA 11,063 x .20 = 2,212.5 S.F.
AREA PROVIDED 3,388.0 S.F.

no.	revision	date
-	-	-

11-035 job no.
R.CARLSON drawn
I.m. checked
03/22/11 date

TOYOTA OF BELLEVUE
Storage Garage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

TOYOTA

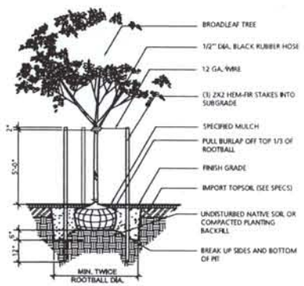
BUILDING ELEVATIONS

LANCE MUELLER & ASSOCIATES
ARCHITECTS, AIA
130 LAKESIDE SEATTLE, WA 98122 206.323.6553

sheet
A3.1

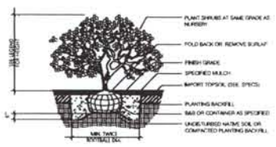
LANDSCAPE SCHEDULE

SYMBOL	(QTY)	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS
		DECIDUOUS TREES	SPACING AS SHOWN ON PLAN
		ACER CIRCINATUM VINE MAPLE	MULTI-STEMMED, MIN. (3) 1-1/2" CAL. TRUNKS, 10-12' HT. MIN., FULL, WELL-BRANCHED, B&B.
		EVERGREEN TREES	SPACING AS SHOWN ON PLAN
		THUJA PLICATA 'FASTIGIATA' HOGAN RED CEDAR	MIN. 8'-10' HT., FULL & BUSHY TO BASE, B&B
		CUPRESSUS SEMPERVIRENS 'STICTA' ITALIAN CYPRESS	MIN. 8'-10' HT., FULL & BUSHY TO BASE, B&B
		THUJA OCCIDENTALIS 'FASTIGIATA' AMERICAN ARBORVITAE	MIN. 6'-8' HT., FULL & BUSHY TO BASE, B&B
		LARGE AND MEDIUM SHRUBS	SPACING AS SHOWN ON PLAN
		CORNUS SANGUINEA 'MID WINTER FIRE' MID WINTER FIRE REDTWIG DOGWOOD	MIN. 18-24" HT. & SPR, FULL & BUSHY, B&B OR CONT., MIN. (2) CANES
		CORNUS SERICEA 'BAILEYI' RED OSIER DOGWOOD	MIN. 24-30" HT., FULL & BUSHY, B&B OR CONT., MIN. (3) CANES
		MAHONIA AQUIFOLIUM OREGON GRAPE	MIN. 24-30" HT., FULL AND BUSHY, B&B OR CONT.
		MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 30-36" HT., FULL & BUSHY, B&B OR CONT.
		RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 24-30" HT., FULL & BUSHY, B&B OR CONT.
		ROSA NUTKANA NOOTKA ROSE	MIN. 18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
		VIBURNUM DAVIDII DAVID VIBURNUM	MIN. 18-24" HT. & SPR., FULL & BUSHY, B&B OR CONT.
		SMALL SHRUBS AND ACCENT PLANTS	SPACING AS SHOWN ON PLAN
		CORNUS STOLONIFERA 'KELSEYI' KELSEY DOGWOOD	MIN. 18" HT. AND SPREAD, FULL & BUSHY, 5 GAL. CONT.
		HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL. CONT., FULL AND BUSHY, MIN. SPACING 30" O.C. OR AS SHOWN ON PLAN
		POLYSTICHUM MUNITUM SWORD FERN	MIN. 5 GALLON CONT., MIN. (10) HEALTHY FRONDS, FULL AND BUSHY
		GAULTHERIA SHALLON SALAL	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
		CLEMATIS ARMANDII AND CLEMATIS MONTANA EVERGREEN AND DECIDUOUS CLEMATIS	5 GAL. POTS SPACING AS SHOWN, PROVIDE A MIXTURE OF BOTH VINES
		GROUNDCOVERS	
		ARCTOSTAPHYLOS UVA URSI KINNIKINNICK	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
		GAULTHERIA SHALLON SALAL	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 10" FROM EDGE OF PLANTING AREA.
		RAIN GARDEN PLANTING MIX	
		HARDSTEM BULRUSH (BANK) TAPERED BULRUSH (BOTTOM) BEAKED SEDGE (BOTTOM) SLOUGH SEDGE (BOTTOM) COMMON SPIKERUSH (BOTTOM)	1 GAL. CONT. @ 18" O.C., TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF SWALE.



A DECIDUOUS TREE PLANTING
3/8"=1'-0"

B CONIFEROUS TREE PLANTING
3/8"=1'-0"



C SHRUB PLANTING
3/4"=1'-0"

PLANTING NOTES

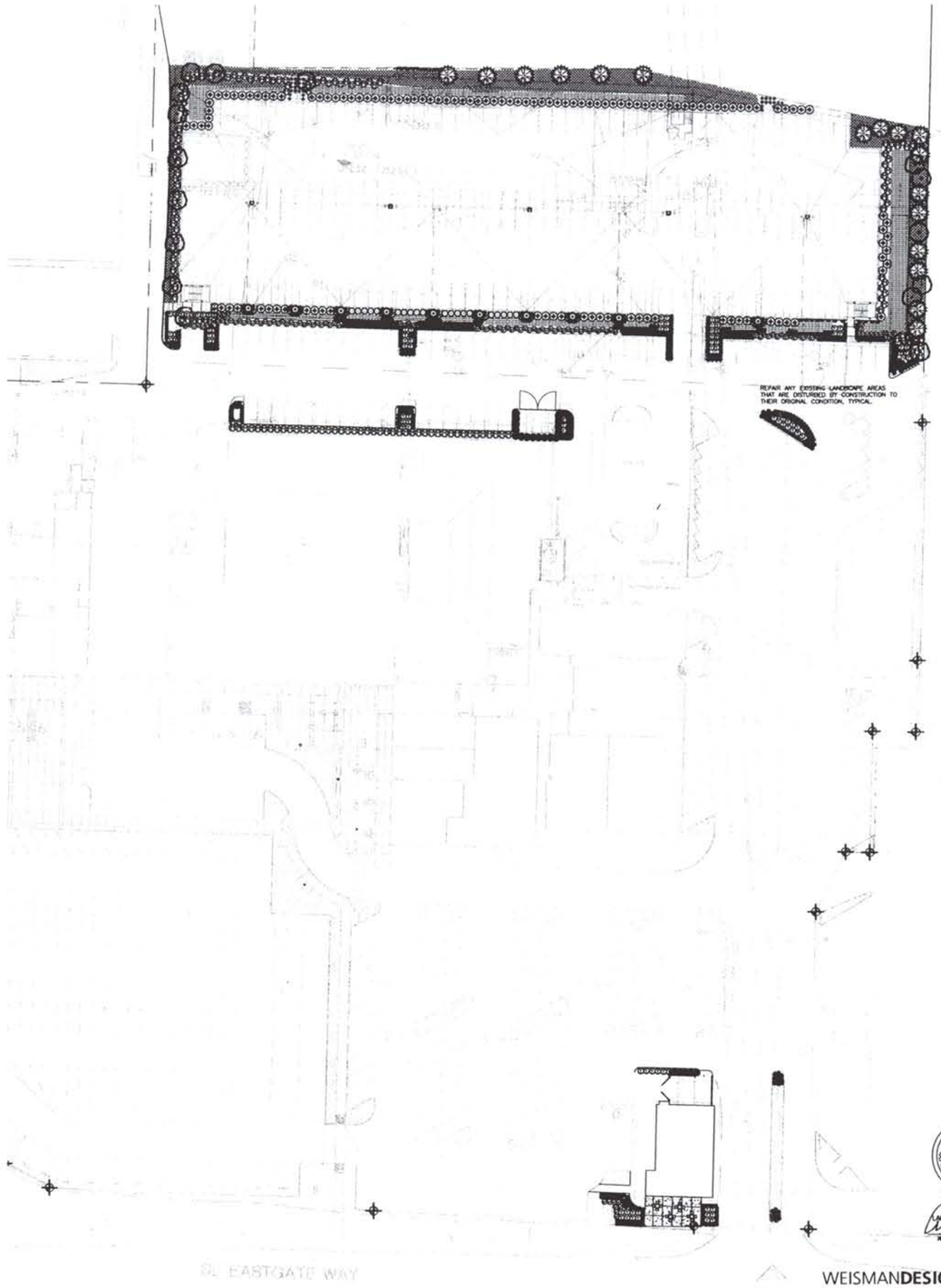
1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM IN ACCORDANCE WITH CITY WATER CONSERVATION REQUIREMENTS.

2. TREES, SHRUBS, AND GROUNDCOVERS SHALL BE GROUPED INTO AREAS OF DISTINCT HYDROZONES (SIMILAR WATER USE NEEDS AND EXPOSURE.)

3. ALL NEW SHRUB AND GROUNDCOVER AREAS ARE TO BE MULCHED AS SPECIFIED.

4. WHERE GROUNDCOVER IS PROVIDED, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.

5. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE | 2329 E MADISON ST SEATTLE WA 98112 | 206.322.1732 WWW.WDGINC.COM

NORTH

0' 15' 30' 60' 90'
SCALE 1"= 30'-0"

OVERALL LANDSCAPE PLAN

LANOE MUELLER & ASSOCIATES
ARCHITECTS · AIA
130 LAKESIDE SEATTLE, WA 98122 206.325.6353

TOYOTA

TOYOTA OF BELLEVUE
Storage Garage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

no.	revision	date
	PERMIT SET	09/02/11
	PERMIT SUBMITTAL	09/22/11

11-035 job no.
JM drawn
KB checked
09/02/11 date

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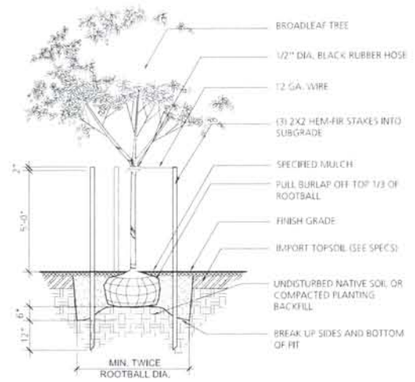
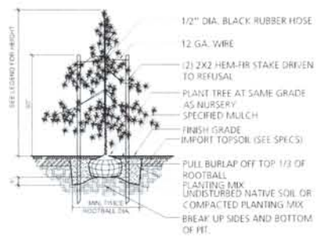


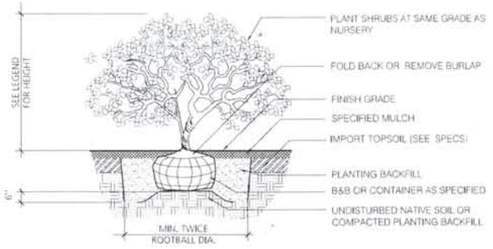
A DECIDUOUS TREE PLANTING

3/8"=1'-0"



B CONIFEROUS TREE PLANTING

3/8"=1'-0"



C SHRUB PLANTING

3/4"=1'-0"

PLANTING NOTES

1. ALL NEW LANDSCAPE AREAS ARE TO BE WATERED WITH AN AUTOMATIC WATER CONSERVING IRRIGATION SYSTEM IN ACCORDANCE WITH CITY WATER CONSERVATION REQUIREMENTS.
2. TREES, SHRUBS, AND GROUNDCOVERS SHALL BE GROUPED INTO AREAS OF DISTINCT HYDROZONES (SIMILAR WATER USE NEEDS AND EXPOSURE.)
3. ALL NEW SHRUB AND GROUNDCOVER AREAS ARE TO BE MULCHED AS SPECIFIED.
4. WHERE GROUNDCOVER IS PROVIDED, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
5. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

PRELIMINARY LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE AND CONDITION
	EVERGREEN TREES	
	THUJA PLICATA WESTERN RED CEDAR	MIN. 6'-7" HT., FULL AND BUSHY TO BASE, B&B, SPACING AS SHOWN ON PLAN.
	NATIVE SHRUBS AND GROUNDCOVER	
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	MIN. 18"-24" HT., FULL AND BUSHY, B&B OR CONT., SPACING AS SHOWN ON PLAN.
	CORNUS STOLONIFERA REDTWIG DOGWOOD	MIN. 24-30" HT. & SPR, FULL & BUSHY, B&B OR CONT., MIN. (3) CANES
	FRAGARIA CHILOENSIS BEACH STRAWBERRY	1 GAL. @ 18" O.C. TRIANGULAR SPACING, START 1ST ROW 10" FROM EDGE OF PLANTING AREA.
	GAULTHERIA SHALLON SALAL	1 GAL. @ 18" O.C. TRIANGULAR SPACING, START 1ST ROW 10" FROM EDGE OF PLANTING AREA.
	LEUCOTHOE DAVISIAE SIERRA LAUREL	MIN. 18-24" HT. & SPR, FULL & BUSHY, B&B OR CONT.,
	MAHONIA AQUIFOLIUM OREGON GRAPE	MIN. 18-24" HT. & SPR, FULL & BUSHY, B&B OR CONT.,
	MAHONIA NERVOSA LONGLEAF MAHONIA	1 GAL. @ 18" O.C. TRIANGULAR SPACING, START 1ST ROW 10" FROM EDGE OF PLANTING AREA.
	MAHONIA REPENS CREEPING MAHONIA	1 GAL. @ 18" O.C. TRIANGULAR SPACING, START 1ST ROW 10" FROM EDGE OF PLANTING AREA.
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 30-36" HT., FULL & BUSHY, B&B OR CONT.
	POLYSTICHUM MUNITUM SWORD FERN	MIN. 15"-18" HT. & SPREAD, 2 GAL. CONT., MIN. (10) HEALTHY FRONDS, FULL & BUSHY
	RHODODENDRON OCCIDENTALE WESTERN AZALEA	MIN. 15"-18" HT./SPREAD, FULL & BUSHY, B&B OR CONT.
	RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 30-36" HT., FULL & BUSHY, B&B OR CONT.
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 18-24" HT., FULL AND BUSHY, B&B OR CONT.
	PERENNIAL SHRUBS AND GROUNDCOVER	
	AGAPANTHUS O. 'FLORE PLENO' LILY OF THE NILE	1 GAL. CONT., FULL AND BUSHY, MIN. SPACING 30" O.C. OR AS SHOWN ON PLAN
	CAREX C. 'BRONZE' BRONZE SEDGE	1 GAL. CONT., FULL AND BUSHY, MIN. SPACING 30" O.C. OR AS SHOWN ON PLAN
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL. CONT., FULL AND BUSHY, MIN. SPACING 30" O.C. OR AS SHOWN ON PLAN
	HEMEROCALLIS 'RED MAGIC' RED MAGIC DAYLILY	1 GAL. CONT., FULL AND BUSHY, MIN. SPACING 30" O.C. OR AS SHOWN ON PLAN
	HEUCHERA 'MARMALADE' MARMALADE CORALBELLS	1 GAL. CONT., FULL AND BUSHY, MIN. SPACING 30" O.C. OR AS SHOWN ON PLAN
	LAVANDULA S. 'OTTO QUAST' SPANISH LAVENDER	1 GAL. CONT., FULL AND BUSHY, MIN. SPACING 30" O.C. OR AS SHOWN ON PLAN
	SEDUM T. 'AUTUMN JOY' AUTUMN JOY SEDUM	1 GAL. CONT., FULL AND BUSHY, MIN. SPACING 30" O.C. OR AS SHOWN ON PLAN
	THYMUS S. 'REITER'S' REITER'S CREEPING THYME	1 GAL. CONT., FULL AND BUSHY, MIN. SPACING 30" O.C. OR AS SHOWN ON PLAN

EXISTING ROW VEGETATION TO REMAIN

EXISTING PARKING LOT VEGETATION TO REMAIN

LANDSCAPE CALCULATIONS

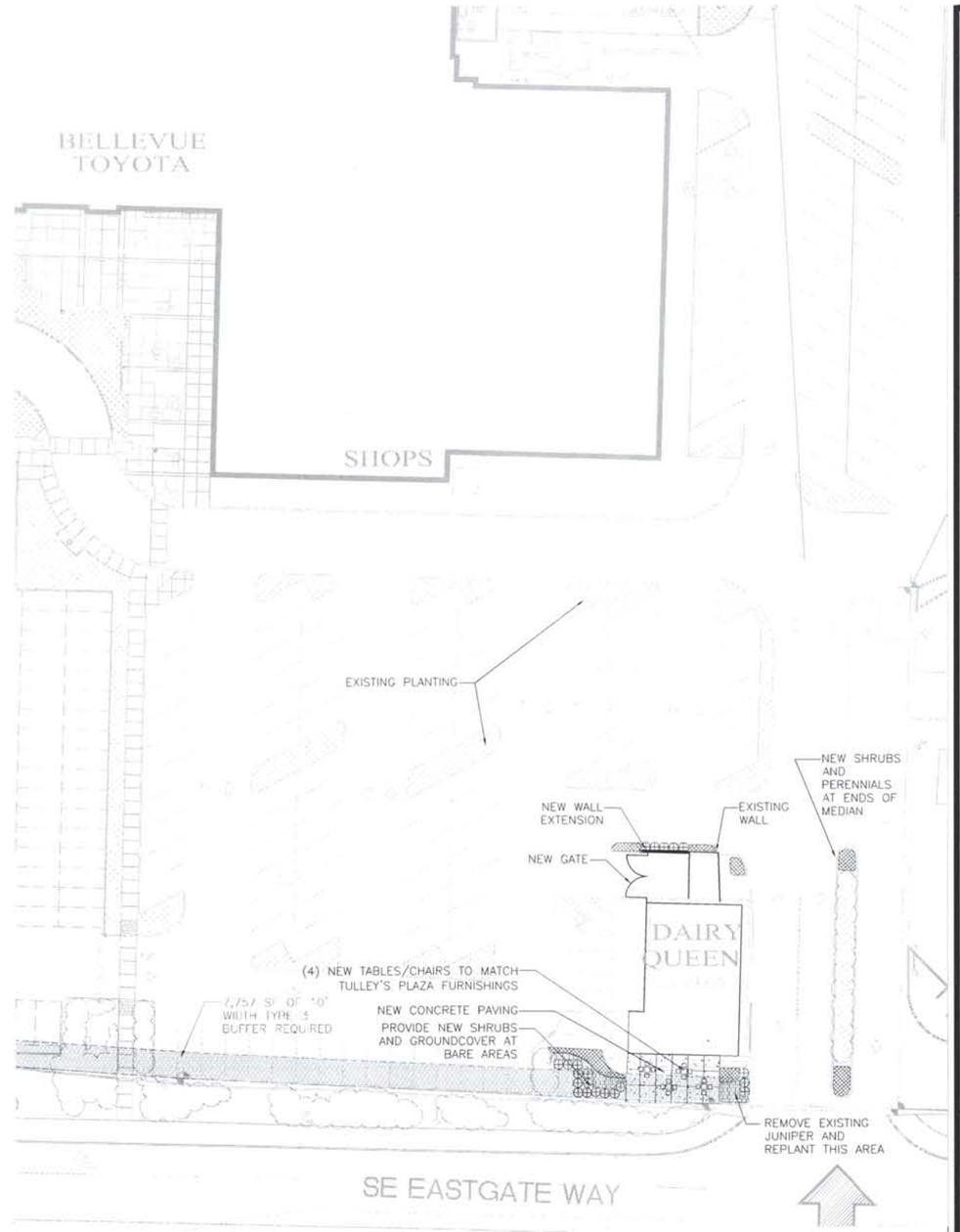
7,757 S.F. OF 10' TYPE III BUFFER REQUIRED

TREES: 775 L.F. OF BUFFER AT 30' O.C. = 26 TREES REQUIRED (26 TREES AT $200/EACH = $5,200)

SHRUBS: 775 L.F. AT 4' O.C. = 194 SHRUBS REQUIRED (194 SHRUBS AT $35/EACH = $6,790)

GROUNDCOVER: 7,757 S.F. AT 3' O.C. = 756 GROUNDCOVERS REQUIRED (756 GROUNDCOVERS AT $8/EACH = $6,048)

TOTAL ESTIMATED COST OF REQUIRED BUFFER =	$18,036
PROPORTIONAL COST = $18,036 x 53% =	$9,560 REQUIRED
PROPOSED PAVING DEMOLITION FOR NEW PLANTINGS =	$1,000
NEW CURB AT NORTH D.Q. WALL (70 L.F. AT $15/L.F.) =	$1,050
NEW WALL EXTENSION (15 L.F. AT $150/L.F.) =	$2,250
NEW D.Q. CHAIN LINK GATE W/ VINYL SLATS =	$3,000
NEW LANDSCAPE AROUND D.Q. WITH IRRIGATION (810 S.F. AT $4/S.F.) =	$3,240
NEW CONCRETE PAVING (650 S.F. AT $5.00/S.F.) =	$3,250
NEW TABLES (4 AT $1,500 EA.) =	$6,000
TOTAL PROPOSED IMPROVEMENTS PROVIDED =	$19,790 PROVIDED



KEY PLAN

DAIRY QUEEN AREA ENLARGEMENT

1"=20'-0"

0 10' 20' 40' 60'

1" = 20'-0"

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT ANDREW M. SABASTEEN CERTIFICATE NO. 730

WEISMANDESIGNGROUP

LANDSCAPE ARCHITECTURE

2329 WALLINGFORD AVE N SEATTLE WA 98112 206.322.1182 WWW.WDGINC.COM

1" = 30'
job no.
dim.
drawn
AJR
checked
6/22/11
date

no.	revision	date
1	CONDITIONAL USE PERMIT	6/28/11

TOYOTA OF BELLEVUE
Storage Garage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

TOYOTA

LANDSCAPE LEGEND AND DETAILS

LANCE MUELLER & ASSOCIATES
ARCHITECTS, AIA
130 LAKESIDE SEATTLE, WA 98122 206.325.2553

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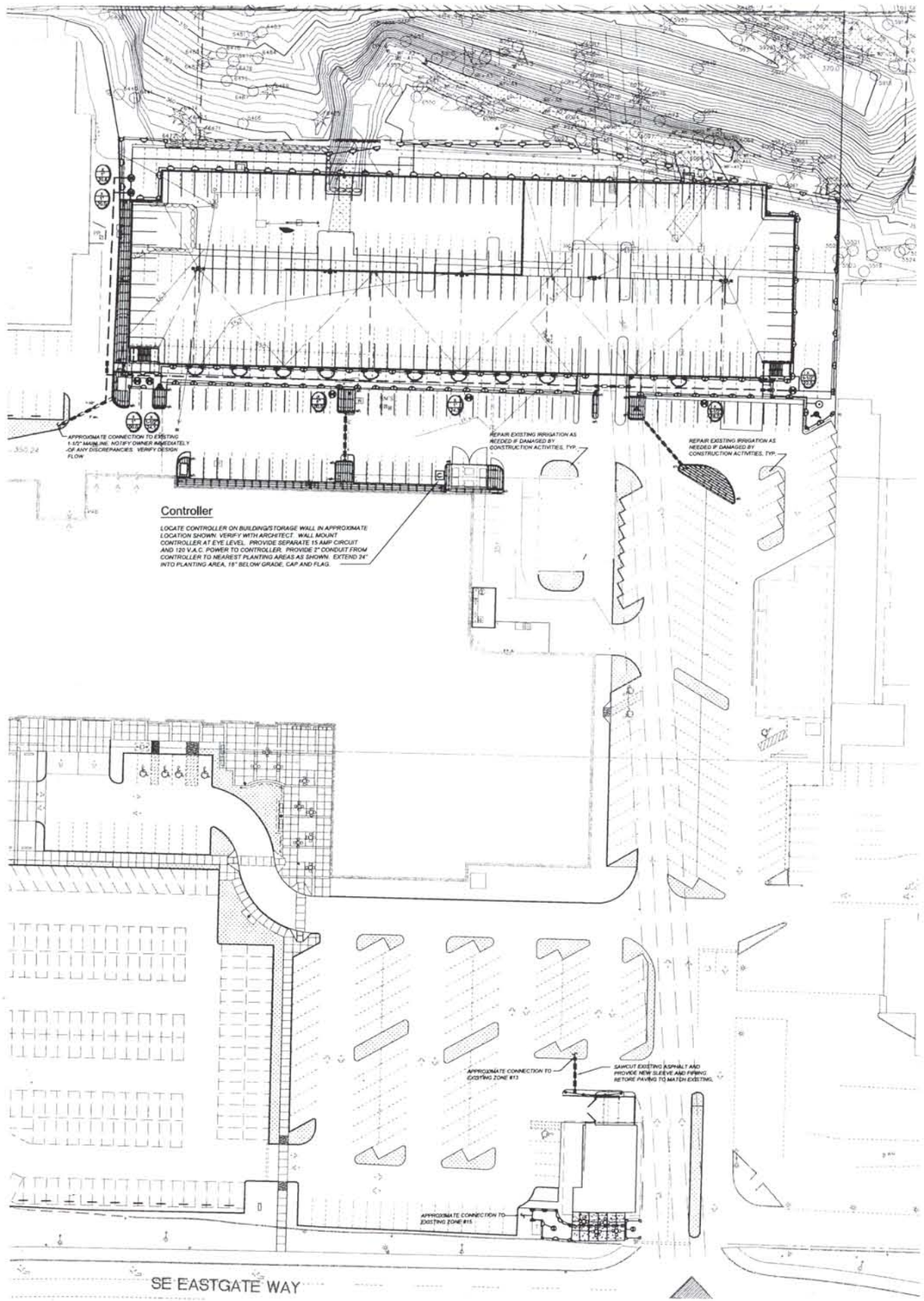


Water Efficient Irrigation System Design Certification

Project Name: Toyota of Bellevue
Project Address: 3080 148th Avenue SE

Project Owner or Manager:
(Company Name) Toyota of Bellevue
(Contact Name)
(Street Address) 3080 148th Avenue SE
(City, State, Zip) Bellevue, WA
(Phone)

Irrigation System Design Contact:
(Company Name) Weisman Design Group INC. P.S.
(Contact Name) Andy Rasmussen
(Street Address) 2329 E. Madison St.
(City, State, Zip) Seattle, WA 98112
(Phone) (206) 322-1732

The landscape irrigation system design / plans for the above stated project have been completed by Washington State registered Landscape Architect, Washington State registered professional engineer or Irrigat on Association Certified Irrigation Designer stated above to be in compliance with Bellevue City Code 24.02.210 Irrigation System Design and Performance Requirements" (Water Code). All data ca culations, and information required is attached, or shown on the face of the irrigation plans.

(Landscape Designer's Signature) (Approver Signature)
(Printed Name) (Date) Bellevue Utilities Department (Date)

Irrigation Water Budget Form

Project Name: Toyota of Bellevue
Project Address: 3080 148th Avenue SE
IWB Formula: IWB = ET x AF x LA x CF

IWB: Irrigation Water Budget
ET: Evapotranspiration Rate (14.49")
AF: Adjustment Factor (0.8)
LA: Landscape Area (Square Feet)
CF: Conversion Factor (0.62)

IWB Formula in Simplest Terms: IWB = 7.18704 x LA

Landscape Area: 21,011
IRRIGATION WATER BUDGET: 151,007 GALLONS
TOTAL ESTIMATED WATER USE: 120,805 GALLONS

Enter Total Estimated Water Use from Estimated Water Use Form. Total Estimated Water Use Form must accompany Irrigation Water Budget Form. Total Estimated Water Use may not exceed Irrigation Water Budget.

Total Estimated Water Use Form

Project Name: Toyota of Bellevue
Project Address: 3080 148th Avenue SE
EWU Formula: EWU = 14.374 X PF X HA

EWU: Estimated Water Use (per Hydrozone)
ET: Evapotranspiration Rate (14.49")
PF: Plant Factor (As determined for Hydrozone)
HA: Hydrozone Area (in square Feet)
CF: Conversion Factor (0.62)
IE: Irrigation Efficiency (either 0.625 or 0.925)

EWU Formula in Simplest Terms: When IE = 0.625 EWU = 14.374 x PF x HA
EWU Formula in Simplest Terms: When IE = 0.925 EWU=9.712xPFxHA

HYDROZONE	HA (SQ. FT.)	AVERAGE PF	IRR. EFF.	EWU
Part Shade areas	12056	0.4	0.625	69334
Sun areas	8952	0.4	0.625	51470
TOTAL HA =	21,011	SQ. FT.	TOTAL EWU	120,805

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT Andy Rasmussen REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 999

WEISMANDESIGNGROUP
LANDSCAPE ARCHITECTURE | 2329 E MADISON ST SEATTLE WA 98112 | 206.322.1732 WWW.WDGINC.COM

NORTH

0' 15' 30' 60' 90'
SCALE 1"= 30'-0"

no.	revision	date
		09/02/11
		09/22/11

11-035 job no.
J.M. drawn
A.R. checked
09/02/11 date

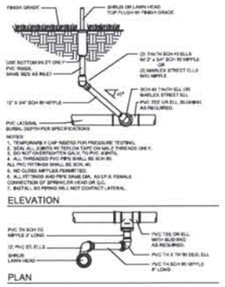
TOYOTA OF BELLEVUE
Storage Garage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

TOYOTA

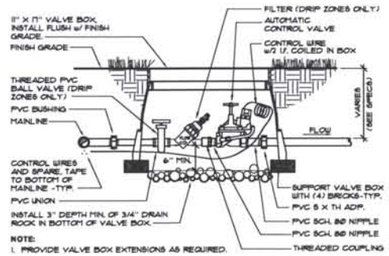
PRELIMINARY IRRIGATION PLAN

LANGE MUELLER & ASSOCIATES
ARCHITECTS · AIA
130 LAKESIDE SEATTLE, WA 98122 206.324.6253

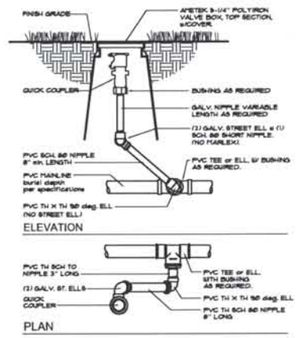
sheet
L2.0



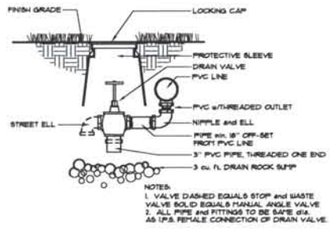
A SHRUB AND LAWN SPRAY HEAD
NTS



B REMOTE CONTROL VALVE
NTS



C QUICK COUPLER VALVE
NTS



D MANUAL DRAIN VALVE
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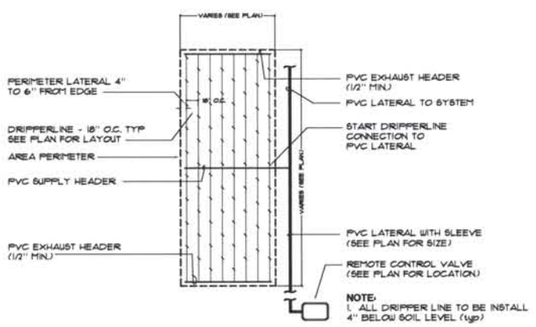
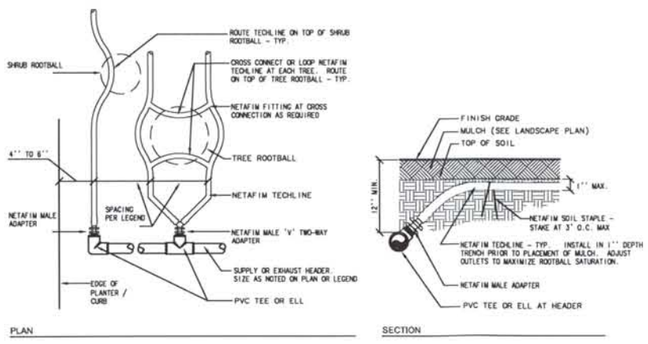


E TYPICAL DRIPPER LINE LAYOUT
NTS



F TYPICAL HEADER LAYOUT
NTS

Irrigation Notes

1. ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY, AND NO FOGGING. SET ALL HEADS BACK FROM CURBS, PAVING, AND WALLS.

2. LOCATION OF IRRIGATION MAINLINE, LATERALS, AND SLEEVING ARE SCHEMATIC ONLY, AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. MAKE MINOR CHANGES TO COORDINATE WITH ACTUAL AS-BUILT DIMENSIONS AND CONDITIONS.

3. THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH SEPARATE HYDROZONES ACCORDING TO THE NEEDS OF THE PLANT MATERIAL. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PROVIDE A MINIMUM AVERAGE DISTRIBUTION UNIFORMITY OF 0.625. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. AVOID IRRIGATION DURING TIMES OF HIGH WINDS, WHEN RAINING, OR DURING THE MIDDLE OF THE DAY.

4. REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

IRRIGATION LEGEND

SYMBOL	ITEM	MANUFACTURER / CAT NO.	DESCRIPTION-REMARKS
	STREAM ROTOR	RAIN BIRD 1806-SAM-R17-24 SERIES 17-24Q NOZZLE (.75 GPM) 17-24H NOZZLE (1.5 GPM) 17-24F NOZZLE (3.0 GPM)	OPERATE AT 30 PSI. ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL.
	STREAM ROTOR	RAIN BIRD 1806-SAM-R13-18 SERIES 13-18Q NOZZLE (.40 GPM) 13-18H NOZZLE (.80 GPM) 13-18F NOZZLE (1.6 GPM)	OPERATE AT 30 PSI. ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL.
	SPRAY HEAD	RAINBIRD 180X SERIES 15U (1804 - LAWN, 1806 - SHRUB)	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL.
	SPRAY HEAD	RAINBIRD 180X SERIES 12U (1804 - LAWN, 1806 - SHRUB)	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL.
	SPRAY HEAD	RAINBIRD 180X SERIES 10U (1804 - LAWN, 1806 - SHRUB)	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL.
	SPRAY HEAD	RAINBIRD 180X SERIES 08U (1804 - LAWN, 1806 - SHRUB)	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL.
	SPRAY HEAD	RAINBIRD 180X SERIES 5Q (1804 - LAWN, 1806 - SHRUB)	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL.
est est	SPRAY HEAD	RAINBIRD 180X SERIES 15EST, 15SST (1804 - LAWN, 1806 - SHRUB)	30 PSI, ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL.
	CONTROL VALVE	RAINBIRD PEB SERIES WITH PRS-D or RAINBIRD XCZ-PRB-100-B-COM (ON DRIP ZONES)	1", 1-1/2", AND 2" PLASTIC CONTROL VALVE WITH PRESSURE REDUCING DIAL. INSTALL PER DETAIL. INSTALL DRIP RCV PER DETAIL.
C	CONTROLLER	RAINBIRD ESP-12MC	12 STATION CONTROLLER. WALL MOUNT CONTROLLER AT EYEL LEVEL IN APPROX. LOCATION SHOWN ON PLAN. VERIFY WITH ARCH.
R	AUTOMATIC RAIN SHUTOFF	RAINBIRD RSD BEX	RAIN SENSOR WITH BRACKET, EXTENSION WIRE MOUNT ON ROOF PARAPET IN LOCATION SHOWN ON PLAN
POINT OF CONNECTION	BACKFLOW PREVENTOR	EXISTING	FIELD VERIFY EXACT LOCATION. EXISTING IRRIGATION DESIGN DRAWINGS ARE AVAILABLE FOR CONTRACTOR USE IF NEEDED.
	GATE VALVE	AQUA (1")	200 PSI THREADED ENDS. INSTALL AT ALL NEW MAINLINE CONNECTIONS PER DETAIL THIS SHEET
	QUICK COUPLER	RAINBIRD #5RC 55K-1 KEY SH-2 SWIVEL HOSE ELL	INSTALL IN LOCATION WHERE SHOWN ON PLAN. INSTALL PER DETAIL 'C', L2.1 PROVIDE (2) KEYS AND (2) ELLS.
	MAINLINE	SCHEDULE 40	1-1/4" UNLESS OTHERWISE INDICATED ON PLAN. SIZE AS NOTED ON PLAN.
	LATERALS	PVC-CLASS 200 / SCHEDULE 40	SIZE AS PER PLAN. 3/4" MIN. UNLABELED PIPE SECTIONS TO MATCH THE LARGEST OF THE ADJACENT PIPES. UNLABELED PIPE AT THE END OF LATERAL RUNS TO BE 3/4". PROVIDE SCH 40 IN RIGHT OF WAY AREAS.
	SLEEVES	PVC-CLASS 200	4" SLEEVES UNLESS OTHERWISE INDICATED ON PLAN. INSTALL WHERE INDICATED ON PLAN. DEPTH AS REQUIRED BY PIPE WITHIN.
3 / 1" / 00.0	VALVE NUMBER / VALVE SIZE / GPM		SEE PLAN
	DRIPPERLINE W/ CHECK VALVE	NETAFIM-TECHLINE CV TLCV-06-12-10	SUBSURFACE PRESSURE COMPENSATING DRIPPERLINE 12" O.C. EMITTER SPACING WITH EMITTER DISCHARGE OF .6 GPH. APPROXIMATELY 15" AND 18" SPACING BETWEEN PARALLEL DRIPPER- LINE. SEE DETAILS 'F', 'G', AND 'H', SHEET L2.1. FOR ADDITIONAL LAYOUT INFORMATION. STAKE AT 3' O.C. WITH SPECIFIED STAKES.
NO SYMBOL	SOIL STAPLE	NETAFIM TLS6	STAKE AT 3' O.C., PLUS TWO (2) ON EACH TEE, ELBOW OR CROSS.
eh	EXHAUST HEADER PIPE	PVC -CLASS 200	SUPPLY HEADER SIZE TO MATCH ADJACENT LATERAL LINE (3/4" MIN.) EXHAUST HEAD SIZE SHALL BE 1/2" MIN. INSTALL IN LOCATIONS AS SHOWN ON PLAN AND PER DETAILS.
sh	SUPPLY HEADER PIPE		
NO SYMBOL	MANUAL FLUSH VALVE		INSTALL AT EACH EXHAUST HEADER PER DETAIL

STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT Lindy Weisman INDIVIDUAL LICENSE CERTIFICATE NO. 199

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J.M. drawn
A.R. checked
09/02/11 date

TOYOTA OF BELLEVUE
Storage Garage
3080 148th Avenue Southeast
BELLEVUE, WASHINGTON

TOYOTA

PRELIMINARY IRRIGATION PLAN

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sheet
L2.1