



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bellevue Boys and Girls Club

LOCATION OF PROPOSAL: 209 100th Avenue NE

DESCRIPTION OF PROPOSAL: To demolish three existing structures and replace with an approximately 28,000 square foot two-story facility with basement. Parking and landscaping will be reconfigured with this application. A portion of the site lies within the Single Family Transition Area Design District.

FILE NUMBERS: 12-128274 LD **PLANNER:** Antoinette Pratt, Senior Planner

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 **10/3/2013**
- 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This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals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.

Carle V. Helling 9/19/2013
 Environmental Coordinator Date

OTHERS TO RECEIVE THIS DOCUMENT:

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- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
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City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name: Bellevue Boys and Girls Club

Proposal Address: 209 100th Avenue NE

Proposal Description: To demolish three existing structures and replace with an approximately 28,000 square foot two-story facility with a basement. Parking and landscaping will be reconfigured with this application. A portion of the site lies within the Single Family Transition Area Design District.

File Number: 12-128274 LD

Applicant: Bellevue Boys and Girls Club

Decisions Included: Design Review and SEPA, Process II

Planner: Antoinette Pratt, Senior Planner

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

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

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

Carol V. Helland
Carol V. Helland, Land Use Director

Application Date: November 9, 2012
Public Notice (500 feet): December 6, 2012
Minimum Comment Period: December 20, 2012
Bulletin Publication Date: September 19, 2013
Appeal Deadline: October 3, 2013

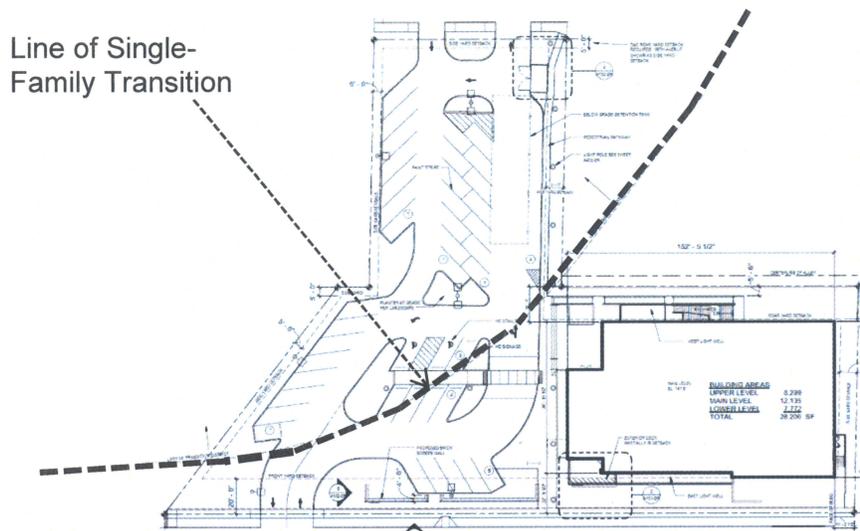
For information on how to appeal a proposal, visit the Development Services Permit Center at City Hall or call (425) 452-6864. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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I. Proposal Description

The Bellevue Boys and Girls Club (BBGC) has applied for Design Review approval to demolish three existing structures and replace with an approximately 28,000 square foot two-story facility with a basement. Parking and landscaping will be reconfigured with this application.



The site lies within the single-family Transition Area Design District which bisects the site at its southwest property boundaries as noted on the adjacent site plan. Because of the presence of the transition boundary, Design Review for the entire development is required. The southwest portion of site is subject to the transition area development standards (LUC 20.25B.030). Design Review is a Process II, administrative land use decision requiring public notice and approval by the Director.



South View of the Boys and Girls Club

Zoning on Adjacent Property

- East: Downtown Park in a Downtown-MU land use district.
- South: Existing multi-family structure in an R-30 land use district.
- West: Existing condominium complex in an R-30 land use district.
- North: Existing single-family residence in an R-30 land use district.

B. Building and Site Design



Three existing structures will be demolished and replaced with a new two-story facility. This new building will be constructed directly north of the existing structures. Demolition of the three existing buildings will allow the BBGC to consolidate operations into one structure.

Removal of the existing clubhouse will provide for a new, consolidated parking area that will provide improved automobile circulation as well as access to and from the site from the two adjacent streets. Removal of the existing clubhouse also makes a through-site pedestrian circulation route possible, connecting the two adjacent streets. The new structure will be oriented north/south to allow a logical entry point for pedestrians, and complete visual control of the on-site circulation of both cars and visitors. A parallel parking lane adjacent to the proposed pedestrian path provides for a logical pickup and drop-off zone.

III. Consistency with Land Use Code Requirements:

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.10.400 (Use Charts) and LUC 20.25B - Transition Area Design District. The BBGC is a daycare use and is permitted outright within the R-30 land use district. However, due to the presence of the single-family transition district noted on the map, this proposal is required to obtain Design Review approval. The applicant has fulfilled this requirement by the submittal of this Design Review approval.

2. Dimensional Requirements

As conditioned, all applicable dimensional requirements of the Land Use Code would be met. Refer to the following table for further information.

**Table 1 – Dimensional Requirements
 LUC 20.10.010 (R-30 Land Use District)**

	Permitted/Required	Proposed
Zoning	R-30	No change to zoning
Lot Size (Area)	8,500 square feet	6 parcels=consolidated lot 1.39 acres
Lot Coverage	35%	21%
Impervious Surface	80%	72%
Parking LUC 20.20.590	Unspecified Use	41 stalls required, providing 45 stalls
Building Height LUC 20.25B.040.A LUC20.25B.040A.3	40 feet	39 feet (1)
Setbacks (2) Front (West—99th) Front (East—100th) Side (north) Side (South) Rear (West--Alley)	20 feet 20 feet 10 feet (3) 5 feet 25 feet	N/A, (Bldg not in vicinity of this setback) 20 feet(4) 10 feet 168 feet 25 feet(5)
Landscaping (Perimeter) North South East West	10 feet 10 feet 10 feet 10 feet	10 feet 5 feet (6) 20 feet 19 feet
Parking lot	787 square feet	1,785 square feet
Tree Preservation Interior	15% minimum of the existing diameter tree inches (572.2)= 85.8 diameter inches	195.8" diameter inches or 34% of 572.2 diameter inches
Tree Preservation Perimeter	100% of diameter inches	100%

1 DCI Engineers reviewed the transition boundary for this site and it was determined that the proposed building lies beyond the transition boundary so building height is measured from average finished grade. However, the parking lot is subject to the transition standards.

2 LUC 20.20.190 requires community clubs to have side and rear yard setbacks of 50 feet. However, the BBGC is operated as a daycare facility per the traffic study dated November 7, 2012, from DCI Engineers. The BBGC is categorized as such and may utilize the standard R-30 building setbacks per LUC 20.20.010.

3 LUC 20.20.010, subnote (1) requires a 20 foot side yard setback when a structure increases height beyond 30 feet. The applicant revised the proposed height to avoid triggering this increased setback.

4 The applicant is intruding into the front yard setback by 3'- 8 1/2". LUC 20.20.025.C.3, Minor building elements allows a 25 percent building encroachment along the east building façade.

5 LUC 20.20.030 allows the rear yard setback to be measured from the centerline of an alley. The applicant is utilizing this provision to meet the 25 foot setback (19 feet on BBGC property and 6 feet to centerline of the alley per Sheet A101-DR)

6 Alternative Landscape Option (ALO) requested to reduce the 10 foot landscape buffer to 5 feet. See Section III.3 above for discussion.

Mechanical Equipment LUC 20.20.525.C.5 & 6.	Mechanical equipment located on the roof or at grade shall be visually screened from public view.	Mechanical equipment is located on the roof. Total roof height with mechanical equipment is 39'- 3 1/2". Any additional mechanical equipment located at grade or on the roof shall meet requirements of LUC 20.20.525. <u>See Section X for related condition.</u>
Refuse Containers/ Recycling	All refuse and recycling containers shall be contained within an enclosed structure.	The BBGC will locate the garbage enclosure adjacent to 99 th Avenue NE. The enclosure is located within the 20 foot front yard setback but is less than 200 square feet in area; so it is permitted within the building setback. Republic Services, the hauler for this area, has reviewed and approved this application on November 5, 2012.
Signage	Signage shall be architecturally integrated.	The applicant has shown preliminary sign information on sheets A405 DR and A406 DR. No approval is given with this Design Review application. A separate sign permit will be required for all project signage. <u>See Section X for related condition.</u>

3. Landscape development requirements LUC 20.20.520:

The landscape design will provide and strengthen pedestrian connections to the main entry of the new building from both 99th and 100th Avenues NE. Spaces for bicycle parking and opportunities for informal seating will be provided near the main building entrance. Mature existing trees are proposed to be saved and incorporated into the project design to the fullest extent possible. The existing trees will provide buffering of the building, shading of paved surfaces, wildlife habitat, and help ground the new construction with a feeling of permanence. The majority of new plantings will consist of species native to the Pacific Northwest in order to reduce water consumption and pesticide reliance while providing wildlife habitat and year-round seasonal interest. Those plants which are not native will be drought tolerant and provide similar benefits. Where appropriate, plants will be used to screen or soften views from and onto adjacent properties.

Alternative Landscape Option (ALO)

The applicant has requested two ALO for this site: one for the south property boundary where a 10 foot landscape buffer is required and the other for the north property line which requires the same buffer width. The reason for this south property line ALO request is that a 10 foot landscape buffer impacted the parking lot design for the facility. The five foot reduction allowed the design team to maximize the number of parking stalls for the site. Within the 5 foot landscape buffer, the landscape architect has utilized vegetation to create a thick overstory and understory. This will prevent headlight swipes to the south into an existing multifamily development.

The landscape at the north property line will be reduced from 10 to 5 feet due to a proposed stair case that is located in this vicinity. The applicant has increased the density of plantings in this area to compensate for this intrusion. Based upon the

above, and the modification criteria listed within LUC 20.20.520.J, the requested ALO is approved as noted within Sheets L1.01 through L1.04.

4. Parking, circulation and walkway requirements LUC 20.20.590:

The Land Use Code 20.20.590 does not define the number of parking stalls required for a daycare facility. As such, this proposal is classified as an unspecified use per LUC 20.20.590.F.2. To comply with the standards for unspecified uses, the applicant has submitted a Parking and Circulation Study by DCI Engineering based upon the existing parking conditions. Site reconnaissance was conducted on the following days: November 1st, 5th and 6th, 2012.

Currently, the BBGC's parking is distributed throughout its six parcels. There are a total of 62 stalls. As mentioned earlier in this report, the BBGC operates as a daycare facility. There is a preschool that operates during the a.m. hours for less than four hours, that does not require licensing from the Department of Early Learning (DEL). The preschool contains 90 students. The former teen center was located on the north portion of the site. However, with the movement of teen activities to the former Lake Hills Library, this reduced the parking demand on the site in its current configuration. DCI observed the AM and PM parking demands for the site and concluded that the peak parking requirement in the AM was 37 while the PM demand was 32. The BBGC has five dedicated vans for movement of students. Total parking required is 41 parking stalls but 45 will be provided with this application.

To enable drop off/pick up activities, a designated loop will be provided along the frontage of the facility to allow parents to quickly load and unload their students. The design of the loop will allow parents to enter from both 99th and 100th Avenues and head north to conduct these activities and then exit via 99th Avenue NE. DCI observed that most of the drop off/pick up activities took approximately 6.2 minutes which allowed a quick turnaround of the current parking stalls on-site.

The City and the BBGC have an understanding about shared use of parking between this facility and the Downtown Park. The Parks Department has agreed to allow interim parking at the Downtown Park while construction at the BBGC is taking place. After construction is completed, occasional parking for large parent events will be permitted when user demand is low for the park. Conversely, the BBGC will make its site available to the Parks Department for such activities like the 4th of July events scheduled for the Downtown Park. See file for the consolidated letter dated May 13, 2013, that contains the Parks Department analysis of this agreement.

The Transportation Department currently has a Restricted Parking Zone (RPZ) Zone 9 that exists adjacent to the BBGC. This RPZ will remain in place. To ensure that spillover parking is limited from this site, the applicant will be prohibited from sponsoring large sporting activities that would create this condition. See Section X for related condition.

IV. Public Notice and Comment

To date, staff has received emails from three individuals on this project as noted below:

1. Emails were exchanged with an individual who had questions about noise emanating from the BBGC and its use.

Response: Staff reviewed the email sent from this individual and determined that the noise complaints that were discussed occurred when the BBGC operated the Teen Center at this location. However, the BBGC has relocated this component of its operations to 15228 Lake Hills Boulevard which is the former Lake Hills Library. Since the Teen Center relocated, this eliminated the noise complaints about this facility.

The individual also wanted to know how the building will be used. The predominate use for this facility is daycare based upon the traffic study submitted by DCI Engineering. Daycare facilities are approved uses within the R-30 District.

2. One email came from an individual who was concerned about construction parking and any affect that would have on the adjacent Zone 9 parking area.

Response: The Transportation Department's Neighborhood Enhancement Program has established a Restricted Parking Zone (RPZ) which is noted as Zone 9. On-street parking is restricted to valid permit holders and their guests between the hours of 8:00 a.m. to 9:00 p.m. daily. Users of the BBGC are prohibited from parking in this area. This will be continued during the course of construction for the BBGC. The applicant will also have to designate an area for construction parking when the required Right-of-Way (ROW) Use Permit is approved. The chosen contractor will establish this area formally for the ROW permit. To aid the BBGC in the construction of this facility, the Parks Department will allow interim parking in the Downtown Park until completion of the facility per email dated January 26, 2013.

3. The remaining emails dealt were from an adjacent neighbor who had concerns about his view being blocked by the building.

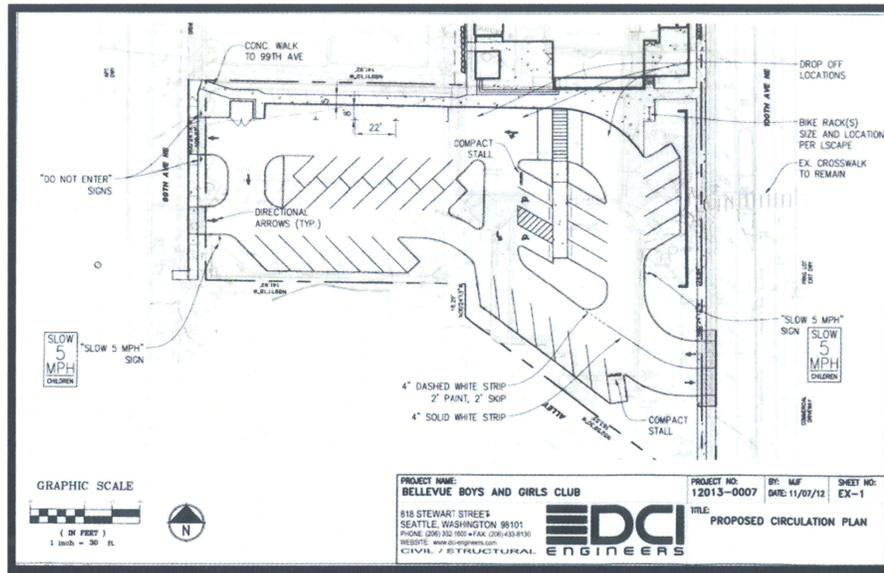
Response: The project architect from Mulvanny G2 Architecture plotted the building footprint and determined that the building will not be located near the adjacent neighbor's condo unit but further north on the property.

V. Summary of Technical Reviews

A. Transportation Department

Site Access

Access to the proposed project will be provided via full access driveways on 100th Avenue NE and 99th Avenue NE (see site plan below).



The entrance and exit lanes for the access on 99th Avenue NE have been separated to align with the site's interior parking aisles to enhance onsite efficiency with regard to parking circulation and drop off / pick up, thereby reducing the site's impact to the adjacent city streets. In addition, all loading, unloading and delivery activities will be restricted from city right of way.

Street Frontage Improvements

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

1. A combined street tree and street light plan is required for review and approval prior to completion of engineering and landscape plans for their installation. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing DEV-6).
2. The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot

elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

ADA also requires provision of a consistent travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. ADA-compliant curb ramps shall be installed where needed, consistent with standard drawings TE-12 or TE-13.

3. The curb, gutter, and sidewalk on 100th Avenue NE shall be relocated to accommodate for future street widening per city project B-209-W (wider travel lanes to be shared by bicyclists and motorists). A 5 foot planter strip along the entire frontage of the development site will be installed to reserve the needed pavement width until such a time when the City will complete the pavement widening. All portions of the sidewalk relocated onto private property will be placed in a public access easement. The applicant will be responsible for the relocation of all at grade and below grade utility structures impacted by the sidewalk relocation at the discretion of the Transportation Reviewer.
4. The design and appearance of the sidewalk and landscaping on 100th Avenue NE shall comply with the standards and drawings in the Transportation Department Design Manual, including standard drawings TE-11 and DEV-3. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot score pattern, with four-foot by six-foot tree wells, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.

Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements. Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle and shall not create a tripping or slipping hazard in the sidewalk. See section on Alternative Paving Materials for further details.

5. Tree wells and other landscaping located adjacent to or within city right of way shall be irrigated with a private metered water source. Electrical connections for lighting in tree wells or planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk.
6. The driveway on 100th Avenue NE shall have an approach width of 30 feet as defined in standard drawing DEV-7A. The driveway apron design shall be consistent with standard drawing DEV-7A.

7. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.
8. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-6. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.
9. No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground.

Easements

The applicant shall provide sidewalk and utility easements to the City as needed to encompass the full required width of the sidewalk located outside the city right of way fronting this site along 100th Avenue NE. Any negative impact that this development has on existing easements must be mitigated or easements relinquished.

The applicant shall provide easements to the City for location of signal and street light facilities consisting of above-grade boxes and/or below-grade vaults between the building and sidewalk along the site's frontage on 100th Avenue NE and 99th Avenue NE. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

Use of the Right of Way During Construction

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

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 100th Avenue NE has been classified as "No Street Cuts Permitted" street. The applicant must request a waiver from the City's Right of Way Manager to obtain permission to cut into this street. 99th Avenue NE has been classified as "Overlay Required" street. Minimum pavement restoration for both streets is a full grind and overlay extending 50 feet from the center of the street cut for the full width of the street. Exact pavement restoration requirements will be listed in the right of permit for this project.

B. Clearing and Grading:

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

C. Utilities:

The Utilities Department reviewed the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. See Section X for conditions. At the time of writing this staff report, the applicant had submitted the required Developer Extension Agreements for water and storm.

D. Fire:

The Fire Department has reviewed and approved this permit. Technical review will occur under associated building permits for this proposal.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent erosion of soils to the stormwater system. See Section X for a related condition of approval.

B. Noise

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. Exceptions to the construction related noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18 when necessary to accommodate construction which cannot be undertaken during exempt hours. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment to residential uses in the immediate vicinity, the applicant and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate

noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the construction, **the applicant must apply for a separate noise permit for review and approval by staff.** See Section X for related condition.

C. Transportation

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Boys and Girls Club project is located within MMA #1 (North Bellevue) which has a 2024 total growth projection of 12,370 square feet for developments such as the Boys and Girls Club expansion. This development proposes an additional 9820 square feet for club use (via a new building to replace the existing three structures used by the Boys and Girls Club). Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

This project is exempt for Transportation Fee requirements per BCC 22.160.070.5 which allows for exemptions for privately operated not-for-profit social services recognized by the Internal Revenue Service under IRS code section 501(c) 3.

Mid-Range Impacts and Mitigation

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

This development is exempt from concurrency requirements per BCC 14.10.020.1 which allows for exemptions for privately operated not-for-profit social services recognized by the Internal Revenue Service under IRS code section 501(c) 3.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed included potential impacts to the adjacent city streets (100th Avenue NE and 99th Ave NE) from on-site parking circulation and access locations. The results of the short-term traffic analysis are published in the Bellevue Boys and Girls Club Traffic Study, November 7, 2012, by DCI Engineers. The study is included in the Transportation Department file for this development.

The applicant has expanded the site's existing parking area so that all queuing for drop off and pick up activities will occur on site. All access locations have been designed to maximize on site queuing areas and comply with sight distance standards.

VII. Changes to proposal as a result of City review

- More information was requested regarding the type of activities that will be scheduled for the facility to determine parking needs. The BBGC and the City of Bellevue have a soft agreement to use each other's facilities, i.e., the City utilizes the BBGC's parking lot for the 4th of July Downtown activities, etc. The BBGC will host a few parent type activities throughout the year, i.e., family night, back to school, etc. which may share a few stalls within the City's parking lot at the Downtown Park during the fall and winter. See letters from Parks and the BBGC dated May 13, 2013 and July 16, 2013. However, BBGC will be prohibited to hold formalized athletic activities from organizations like the Amateur Athletic Union (AAU) to reduce the potential for spillover parking into the adjacent neighborhood. See Section X for related condition. The BBGC did provide a letter that stated that its Hidden Valley facility that was recently approved (12-129125 LB), will be used to host such large scale events like AAU as it has the capacity to handle these uses.

VIII. Design Review Decision Criteria

A. Design Review Decision Criteria LUC 20.30F

The City may approve or approve with modifications and application for Design Review approval if:

1. The proposal is consistent with the Comprehensive Plan; and

The Comprehensive Plan designation Multifamily High which is consistent with the R-30 land use classification for this property. The proposed development supports the following Comprehensive Plan Policies:

Policy S-NB-15. Protect established residential neighborhoods by retaining residential zoning that reflects the density of the developed residential use

Policy S-NB-17. Support the continued use of existing facilities for community-oriented programs and services.

Finding: The BBGC has proposed to demolish and rebuild its existing facility with no change to the existing zoning of R-30. The use will continue in its present form with daycare uses being the predominate use in the morning and evening.

Policy S-NB-26. Evaluate significant development proposals for the effect of their traffic on established residential areas.

Policy S-NB-27. Provide for internal circulation of vehicular traffic so as to minimize traffic impact of new development on surrounding residential areas.

Finding: The BBGC has fulfilled this requirement. See Sections III.4 and V.A for the parking and transportation review.

Parks and Open Space Goal: To provide for a variety of recreational needs of North Bellevue residents through maintenance, acquisition, and development of adequate parks and recreation facilities.

Policy PA-17. Provide geographically dispersed community centers, using city owned facilities as well as partnerships with the school districts and other non-profit agencies, to meet residents' needs for indoor recreation, athletic instruction, arts, meeting space, and special activities.

Finding: The proposed facility is consistent with Comprehensive Plan based upon the following policies.

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

The facility is designed to complement the adjacent buildings that surround the BBGC property while also serving the needs of the community. To maximize the existing site, the BBGC will locate the new structure on the two northern parcels that were used by the Teen Center. The four parcels to the south and west will provide parking and connection to both 99th Avenue NE and 100th Avenue NE for better parking and circulation. This connection also allows for a queuing area adjacent to the building entry. The two westerly parcels are currently used as parking and the updated site plan continues this use.



The BBGC is oriented north-south with an approximate linear measurement of 150 feet to 85 feet wide. The main entry for the facility is oriented to the south to allow direct access for pedestrians coming from the parking lot. The prominent face of the building is located east towards 100th Avenue NE (the Downtown Park). This elevation contains various materials

comprised of brick, concrete and metal panels. These materials wrap around a three story curtain wall.

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

As conditioned, the proposal complies with the Development Standards (LUC 20.25B.040) and Design Guidelines for development in a Transition Area Design District (LUC 20.25B.050) for that portion that is located within the transition area. The transition buffer does not include the proposed building. Refer to Section III.2 of this report for how the proposal has met the Dimensional Requirements and Development Standards. The applicable Design Guidelines are summarized below:

1. Site Design Guidelines – Transition Area Design District LUC 20.25B.050

a. Vehicular Access

Transportation has reviewed and approved the proposed access from 99th and 100th Avenues NE. See Section V.A for further discussion. The west portion of

the site is already used for parking and an access point so this will not change with this application. The driveway on 100th Avenue NE will be relocated to the south per the approved plans so there will be no impact to an existing cross walk.

b. Loading and Refuse Collection

A garbage enclosure has been provided at the northwest corner of the site. See Sheet A102-DR for enclosure details. Republic Services, the hauler for this area, has reviewed and approved this application on November 5, 2012.

c. Tree Retention

The project will retain 195.8 diameter inches of the significant trees within the site perimeter.

d. Contextual Compatibility

This project will fit into the existing residential neighborhood context. The adjacent properties are multi-family buildings (condominiums) that are similar in height, size, scale, materials and building type. There will be 45 parking stalls for users of this facility. The proposed landscaping and planned amenities will make this proposal a pleasant addition to the area.

2. Building Design Guidelines

a. Exterior Surfaces

All materials are chosen to reduce reflectivity and fit well within the residential context. The BBGC has chosen cool metallic colors of a light and medium colored grey color along with a pale tan metal material. The proposed brick materials will be used predominately on the eastern façade only along with concrete materials at the base.

b. Building Façade

The BBGC has proposed a two story facility that is approximately 30 feet tall. The building has been modulated with building offsets and recesses. Decks are proposed to further reduce the scale of the building to a pedestrian level on the east and south elevations and to create points of interests along these facades. The building form is accentuated by the chosen materials for this project. The use of various materials such as metal, concrete and brick help further define the building form. See Section II.B above for further discussion regarding building design.

c. Roof Form

The proposal will have a flat roof form. Mechanical equipment is mounted on the building with screening that matches the building body of the facility.

d. Communication Dishes

As of the date of this report, no communication dishes are proposed for this facility.

e. Exterior Materials and Colors

The applicant has submitted materials and colors as shown on Sheet A407. The colors and materials will be compatible and complement the existing multifamily units that surround this site.

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; and

Finding: The proposal has been located and designed in a way that it will not be materially detrimental to the uses or property in the immediate vicinity of the subject property. Most of the adjacent properties to the facility are multifamily residential with exception of one lot to the north. The BBGC has not added any new uses to the current functions of its facility. In fact, the BBGC has decreased the range of uses allowed at this site by relocating the teen center and recreational activities to other locations.

Additionally, the adjacent multifamily uses will not be affected by the proposal because the BBGC will continue to maintain their vehicular access from 99th and 100th Avenues NE. The City will continue to maintain its existing RPZ (Zone 9) for this area to protect on-street parking. See Section IV for discussion.

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

Finding: As discussed in Section V of this report, the design review complies with the applicable requirements of this code. Verification of compliance will be conducted during the review of the required building permit for the site and facility.

6. The proposal is consistent with any required Master Development Plan approved pursuant to Part 20.30V LUC or other applicable code section.

Finding: This criterion is not applicable to this proposal.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby

APPROVE WITH CONDITIONS:

Vested Status of Design Review Approval: The vested status of the Design Review 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.

X. Conditions of Approval

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

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Antoinette Pratt, 425-452-5374
Noise Control- BCC 9.18	Antoinette Pratt, 425-452-5374
Utilities Code- BCC Title 24	Mark Dewey, 425-452-6179
Fire Code- BCC 23.11	Adrian Jones, 425-452-6032
Transportation Code- BCC Title 14	Ray Godinez, 425-452-7915

A. GENERAL CONDITIONS

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

Authority: BCC 14.30.060
Reviewer: Ray Godinez (425) 452-7915

- 2. Provisions for Loading:** The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.

Authority: LUC 20.20.590.K.4
Reviewer: Ray Godinez (425) 452-7915

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

- 1. Right of Way Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:
 - a) Designated truck hauling routes.
 - b) Truck loading/unloading activities.
 - c) Location of construction fences.
 - d) 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) Pavement restoration requirements.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction

activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

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

Authority: BCC 11.70 & 14.30
Reviewer: Ray Godinez (425) 452-7915

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

- a) Traffic signs and markings.
- b) Curb, gutter, sidewalk, and installation of planter strip and driveway approach design. (The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans as needed.)
- c) Handicapped ramps, crosswalk revisions, and crosswalk equipment such as pushbuttons.
- d) Installation or relocation of streetlights and related equipment.
- e) Sight distance. (Show the required sight triangles and include any sight obstructions, including those off-site.)
- f) Location of fixed objects in the sidewalk or near the driveway approach.
- g) Trench restoration within any right of way or access easement.

Specific requirements are detailed below.

1. Sidewalk relocation / replacement to facilitate a 5 foot planter strip along the site's frontage on 100th Avenue NE.
2. New sidewalk, curb and gutter along the site's frontage on 99th Avenue NE.
3. Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.
4. Matching frontage improvements at all abandoned driveway locations.

Miscellaneous:

1. City standards for driveway widths range from 30 to 36 feet on arterial streets, and 26 to 30 feet for local streets. Driveway aprons must be constructed in accordance with Design Manual Standard Drawing DEV-7A.

2. Landings on sloping approaches are not to exceed a 7% slope for a distance of 30 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
3. Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241. Sight distance triangles must be shown at all driveway locations and must consider all fixed objects and mature landscape vegetation. Vertical as well as horizontal line of sight must be considered when checking for sight distance.

Authority: BCC 14.60; Transportation Department Design Manual
Reviewer: Ray Godinez (425) 452-7915

3. **Noise Control:** 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. Exceptions to the construction related noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18 when necessary to accommodate construction which cannot be undertaken during exempt hours. However, prolonged exposure to noise created by extended hour construction activity is likely to have a significant impact on inhabitants of surrounding residential properties during the proposed timeline for construction. In order to minimize detriment to residential uses in the immediate vicinity, the applicant and the Contractor should not rely on City issuance of a blanket exemption from the Noise Control Code during the pendency of the construction period. Allowances for short term work outside of normal construction related noise hours will be limited and will be reviewed on a case by case basis to verify necessity and ensure appropriate noise mitigation is utilized to protect surrounding uses and properties. If expanded hours are necessary to accommodate a specific component of the school construction, the applicant must apply for a separate noise permit for review and approval by staff.

Authority: Bellevue City Code 9.18
Reviewer: Antoinette Pratt, (425) 452-5374

4. **Final Utilities Approval:** The Utilities Department approval of the Conditional Use application is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, (425) 452-6179

5. **Developer Extension Agreement:** The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department design review, plan approval, and field inspection is performed under the Developer Extension Agreement and Utilities Permit Processes.

Authority: BCC Title 24.02, 24.04, 24.06
Reviewer: Mark Dewey, (425) 452-6179

C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

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

Authority: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241
Reviewer: Ray Godinez (425) 452-7915

- 2. Easements for Signal Control and Street Light Boxes and Vaults:** The applicant shall provide easements to the City for location of signal and street light facilities such as above-grade boxes and below-grade vaults between the building and sidewalk within the landscape area.

Authority: BCC 14.60.100
Reviewer: Ray Godinez (425) 452-7915

- 3. Pedestrian Easements:** The applicant shall provide sidewalk and utility easements to the City such that sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area.

Authority: BCC 14.60.100
Reviewer: Ray Godinez (425) 452-7915

- 4. Boundary Line Adjustment:** Prior to the issuance of any construction permits, the applicant shall submit and receive City approval of a Boundary Line Adjustment (LW Permit) to create one project site.

Authority: LUC 20.45B.260
Reviewer: Antoinette Pratt, (425) 452-5374

- 5. Phasing Plan:** The BBGC will contain two phases and will be a phased occupancy proposal. The BBGC must work with the selected contractor to determine how construction patterns and staging will take place on the site. The BBGC and contractor must also address how clients will be protected as demolition and construction activities take place on site. Construction work areas and staging areas must be isolated from occupied areas of the building and from egress routes leading from those occupied areas to the public way. To address these issues, the BBGC is required to submit a phasing plan for review and approval by the City. This information should be part of the BBGC bid package to inform the selected contractor of the phasing responsibilities and protection issues.

Authority: IBC 109.1, IBC Chapter 33
Reviewer: Adrian Jones (425) 452-6032

6. Mechanical Equipment

Mechanical equipment is located on the roof. No further mechanical equipment is shown. If any mechanical equipment is proposed, the applicant shall identify such items and screen them from public view.

Authority: LUC 20.20.525 and 20.25B.040.A.1
Reviewer: Antoinette Pratt, (425) 452-5374

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

- 1. Street Frontage Improvements:** All street frontage improvements and other required transportation elements, including street light and traffic signal revisions, must be constructed by the applicant and accepted by the City Inspector. All existing street light and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction.

Authority: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual.
Reviewer: Ray Godinez (425) 452-7915

- 2. Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows:

- a. 100th Avenue NE: This Street was recently overlaid and a five year no-street cut moratorium is currently in effect. The applicant must submit a request for a waiver to the city's Right of Way Manger should street cuts prove unavoidable. If the street surface is damaged in the construction process, a full-street grind and overlay will be required. Exact pavement restoration requirements will be specified during right of permitting for this project.
- b. 99th Avenue NE: Based on this street's excellent condition, it is classified with the City's overlay program as "Overlay Required." Street cutting is permitted only with extraordinary pavement restoration. Exact pavement restoration requirements will be specified during right of permitting for this project.

Authority: BCC 14.60. 250; Design Manual Design Standard #21
Reviewer: Ray Godinez (425) 452-7915

- 3. Project Signage:** If additional signs are added to the site or modifications are made to the existing signs, a Sign Master Plan package in compliance with the Sign Code shall be submitted to the Development Services Department for review and approval.

Authority: BCC 22B.10.010 and BCC 22B.10.025 and LUC 20.25A.115
Reviewer: Antoinette Pratt, (425) 452-5374

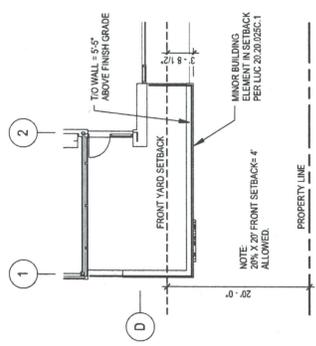
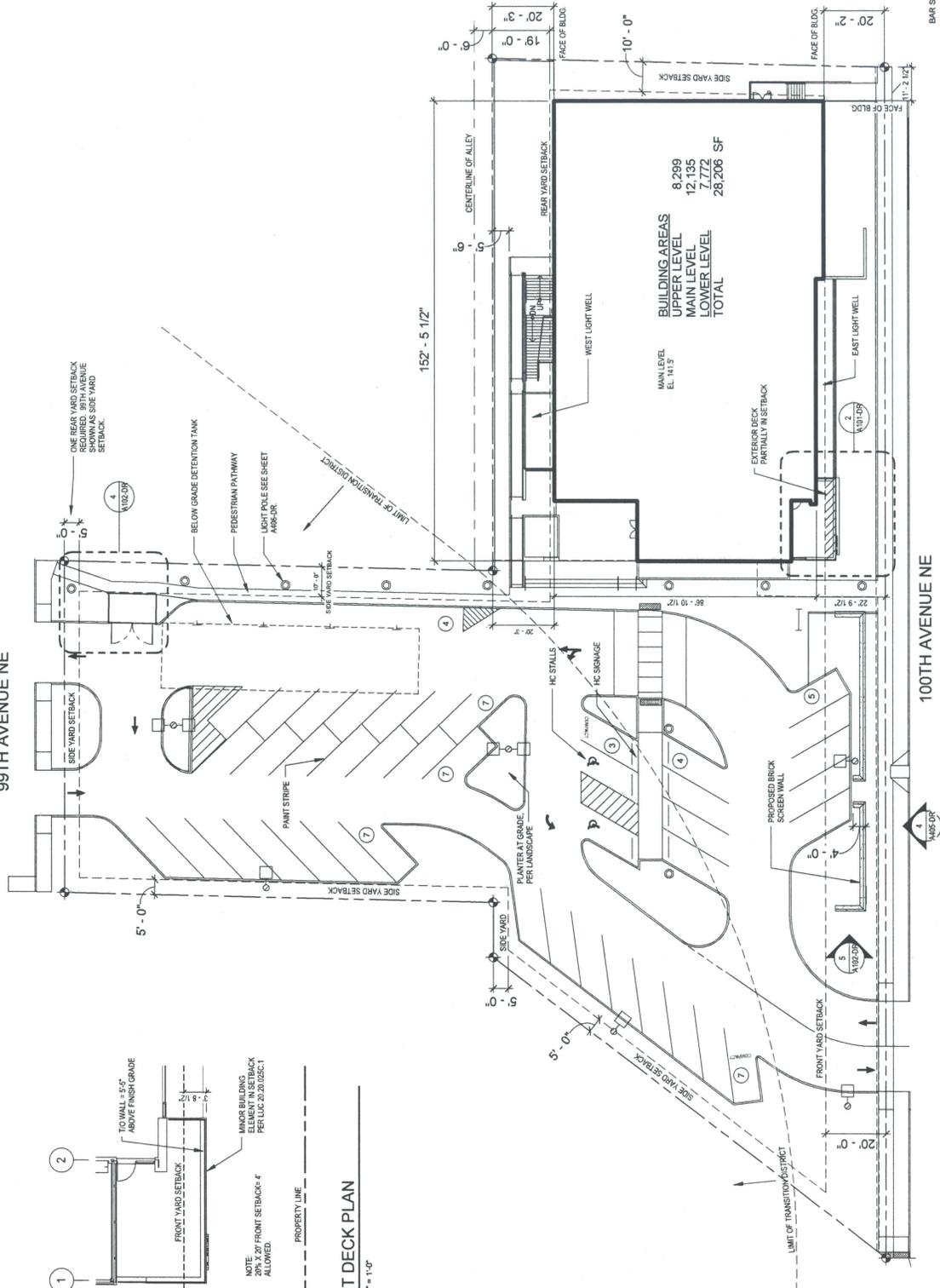
4. **Prohibition of Large Athletic Events:** The BGC shall not hold formalized athletic activities at this location to reduce the potential for spillover parking into the adjacent neighborhood. The recently approved Hidden Valley facility (12-129125 LB) shall be used to host such large scale events as it has capacity for such uses.

Authority: LUC 20.20.590.F.2
Reviewer: Antoinette Pratt, Land Use

Attachments

Project Plans

99TH AVENUE NE



2 FRONT DECK PLAN
SCALE: 1/8" = 1'-0"

BUILDING AREAS
 UPPER LEVEL 8,299
 MAIN LEVEL 12,135
 LOWER LEVEL 7,772
 TOTAL 28,206 SF

MAIN LEVEL
EL. 141.5'



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BELLEVUE BOYS & GIRLS CLUB

Bellevue Main Campus 209 100th Avenue NE Bellevue WA 98004

SITE PLAN

DESIGN REVIEW DOCUMENTS

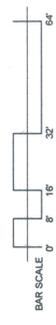
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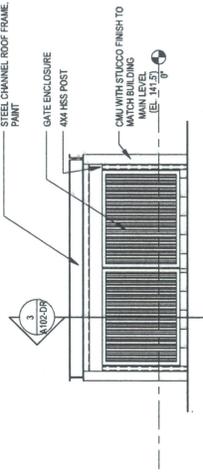
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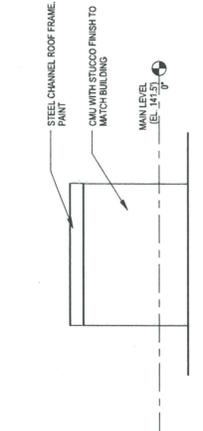
1110 112TH AVE NE SUITE 500
BELLEVUE, WA 1 98004
425.462.2000 | 425.462.2005

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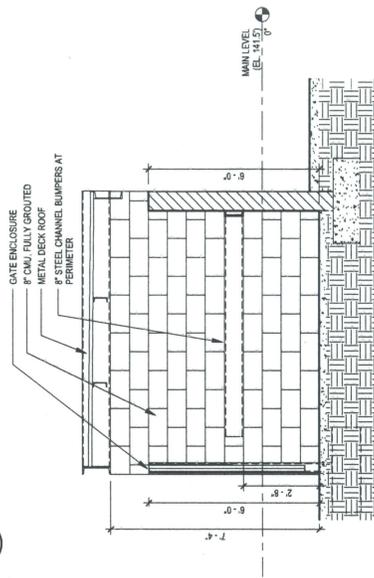




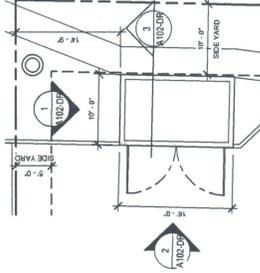
2 GARBAGE ENC. - NORTH ELEV.
SCALE: 1/4" = 1'-0"



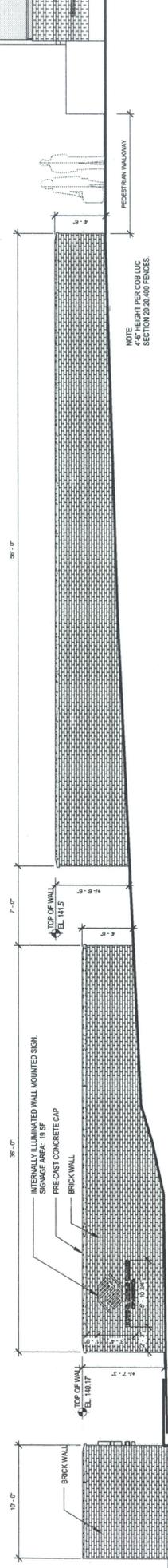
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SCALE: 1/4" = 1'-0"



3 SECTION @ GARBAGE ENC.
SCALE: 1/2" = 1'-0"



4 GARBAGE ENCLOSURE PLAN
SCALE: 1/8" = 1'-0"



5 SIDE ELEV.
SCALE: 1/4" = 1'-0"

6 SITE WALL 100TH AVE NE ELEVATION
SCALE: 1/4" = 1'-0"



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SITE DETAILS

DESIGN REVIEW
DOCUMENTS

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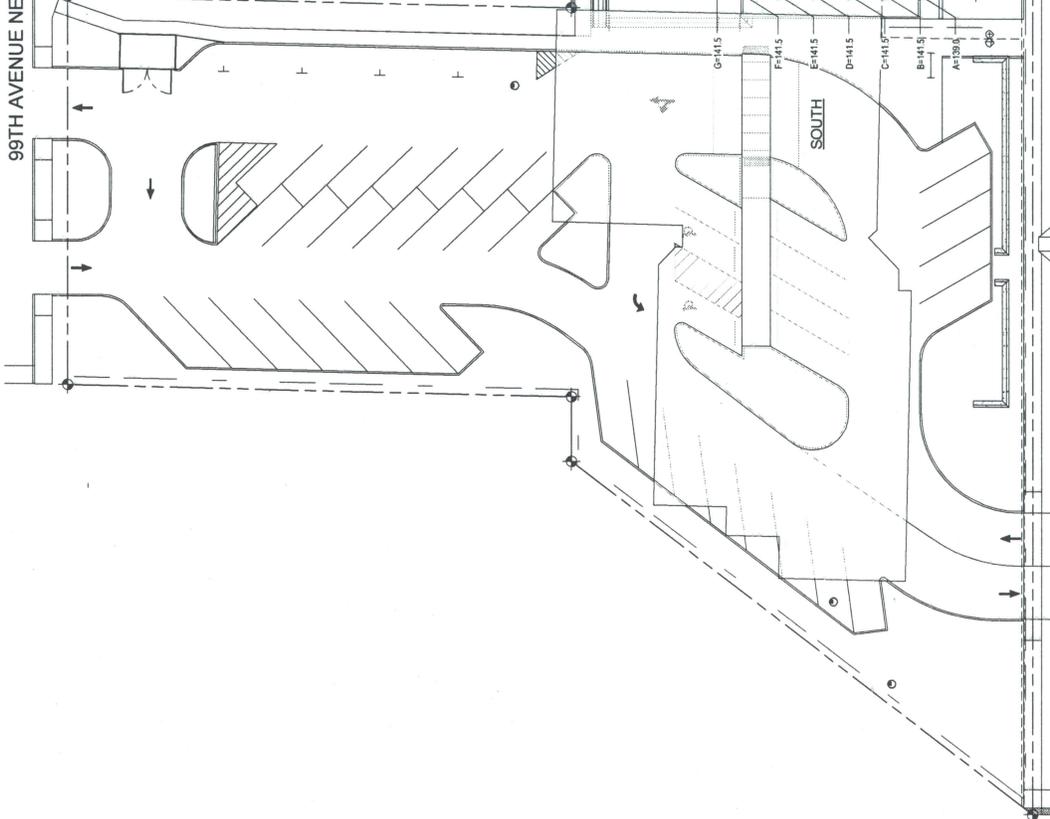
A102-DR

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1110 110TH AVE NE SUITE 500
BELLEVUE, WA 98004
425.463.2008 / 425.463.2002

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99TH AVENUE NE



100TH AVENUE NE

FINISH GRADE TABULATION

EAST	SOUTH	WEST	NORTH
1 A 1462	18 A 1380	28 A 1415	41 A 1482
2 B 1451	19 B 1370	29 B 1405	42 B 1472
3 C 1451	20 C 1415	30 C 1422	43 C 1482
4 D 1451	21 D 1415	31 D 1429	44 D 1481
5 E 1460	22 E 1415	32 E 1439	45 E 1480
6 F 1450	23 F 1415	33 F 1445	46 F 1475
7 G 1450	24 G 1415	34 G 1451	47 G 1475
8 H 1445	25 H 1415	35 H 1458	48 H 1465
9 J 1440	26 J 1415	36 J 1465	49 J 1459
10 K 1435	27 K 1415	37 K 1469	
11 L 1425	28 L 1415	38 L 1475	
12 M 1425	29 M 1415	39 M 1475	
13 N 1420	30 N 1415	40 N 1475	
14 P 1415			
15 Q 1415			
16 R 1415			
17 S 1415			

49 7064.5 | 1482 AVERAGE FINISH GRADE

WEST

NORTH

PROPOSED BUILDING

TOP OF ROOF SURFACE: 173.5'
 AVE FIN GRADE: 144.2'
 DIFFERENCE: 29.3'

BUILDING HEIGHT: 29.3' < 30' MAXIMUM

EAST



BAR SCALE 0' 8' 16' 32' 64'

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DESIGN REVIEW DOCUMENTS

3/13/13

A103-DR

1110 102TH AVE NE | SUITE 500
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 425.462.2000 | 425.462.2002

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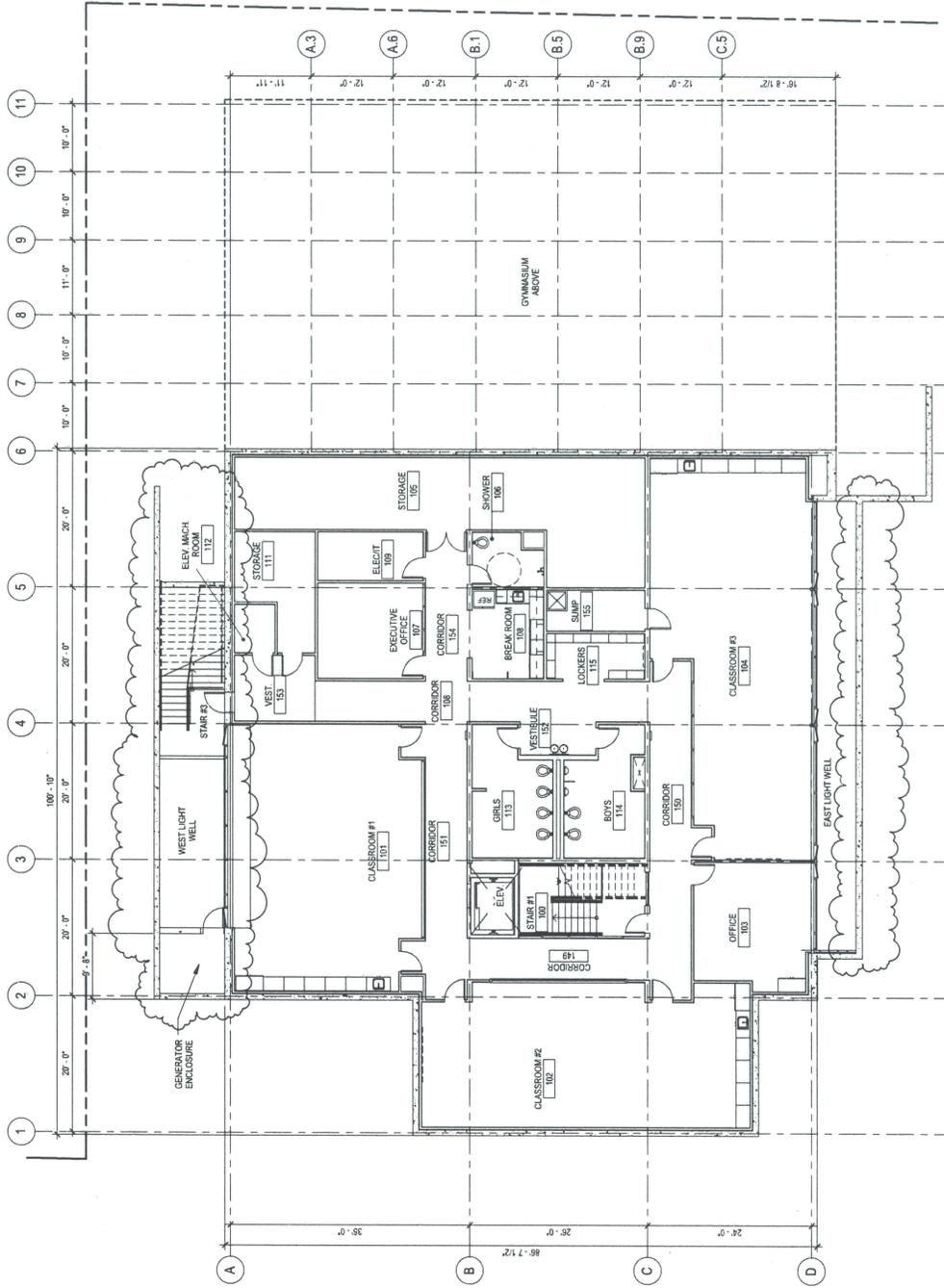
Bellevue Main Campus 209 100th Avenue NE Bellevue WA 98004

AVERAGE FINISH GRADE

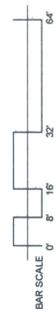


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1 FLOOR PLAN - LOWER LEVEL
SCALE: 1/8" = 1'-0"

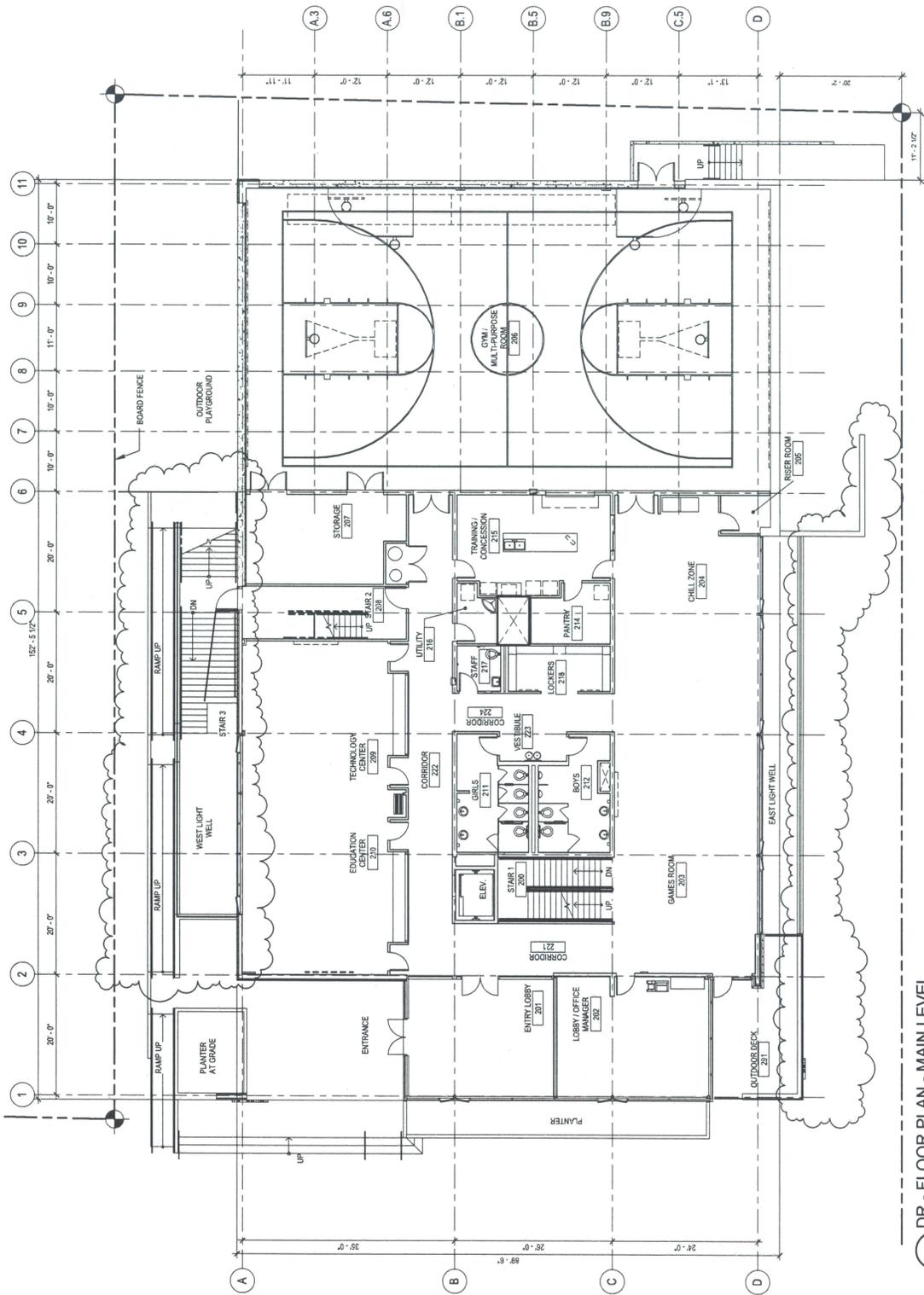


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DESIGN REVIEW DOCUMENTS
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LOWER LEVEL PLAN



1110 1320th AVE NE | SUITE 500
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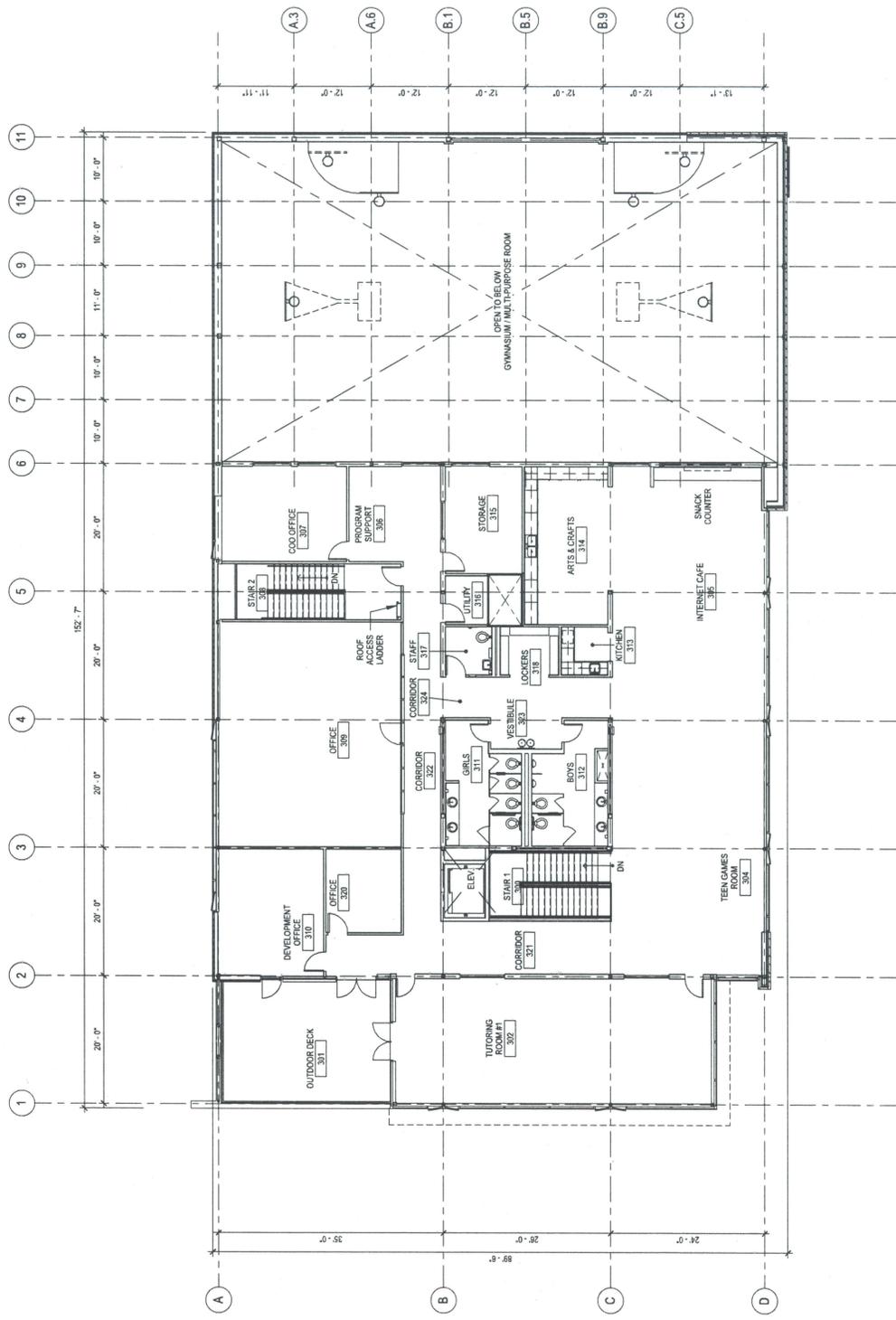
1 DR - FLOOR PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"

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 DESIGN REVIEW DOCUMENTS
 3/13/13
 A202-DR

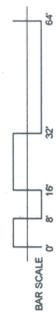
BELLEVUE BOYS & GIRLS CLUB
 Bellevue Main Campus 209 100th Avenue NE Bellevue WA 98004
 MAIN LEVEL PLAN



1115 1520th AVE NE SUITE 500
 BELLEVUE, WA 1 98004
 1425.483.2000 | 1425.483.2002
 M-Mulvanny.com



1 DR - FLOOR PLAN - UPPER LEVEL
SCALE: 1/8" = 1'-0"



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UPPER LEVEL PLAN

DESIGN REVIEW
DOCUMENTS

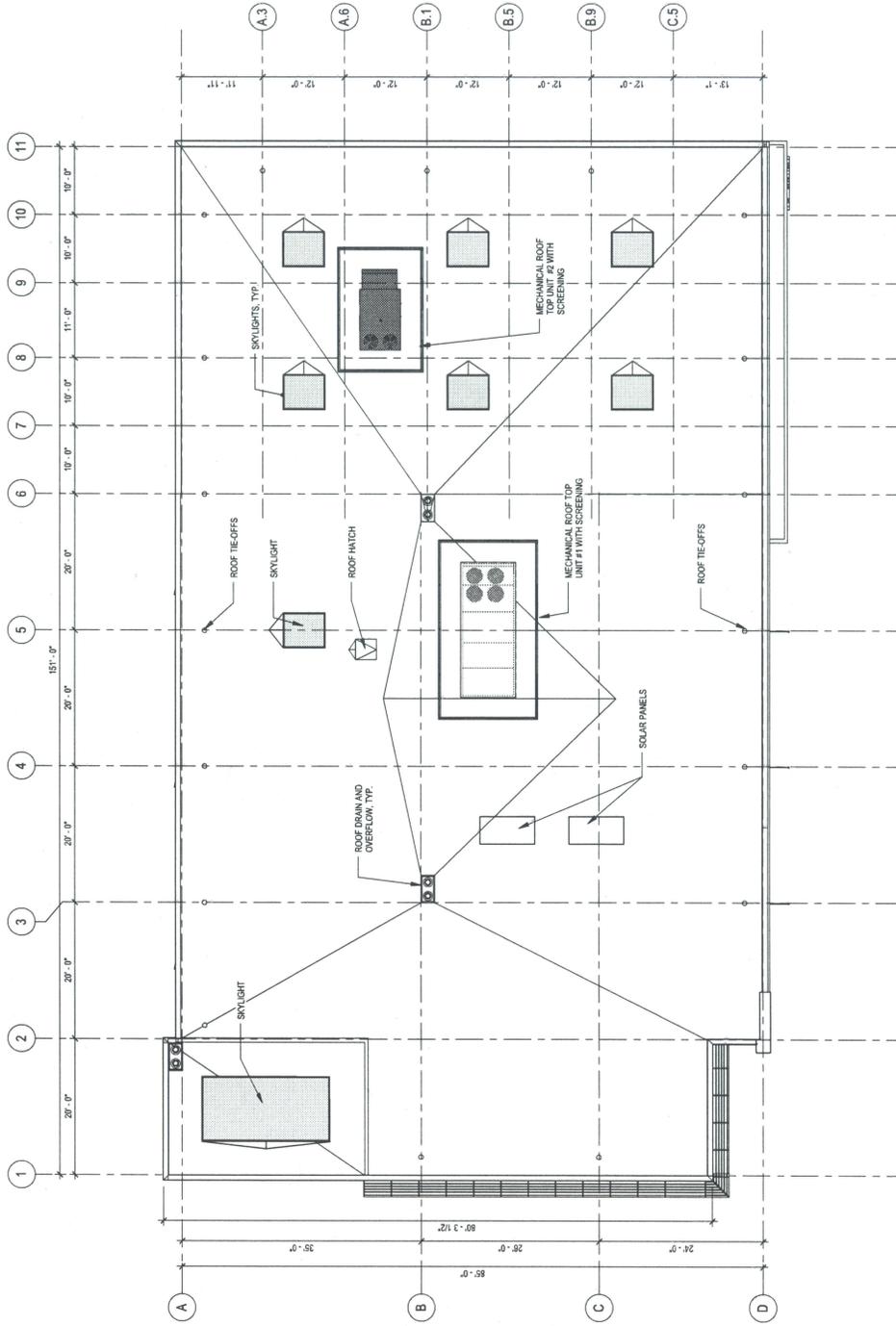
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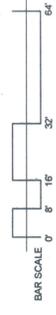
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1110 112TH AVE NE | SUITE 500
BELLEVUE, WA 1 98004
1425.462.2000 | 1425.462.2002

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2 ROOF PLAN
SCALE: 1/8" = 1'-0"



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 DESIGN REVIEW DOCUMENTS
 3/13/13
 A204-DR

BELLEVUE BOYS & GIRLS CLUB

Bellevue Main Campus 209 100th Avenue NE Bellevue WA 98004

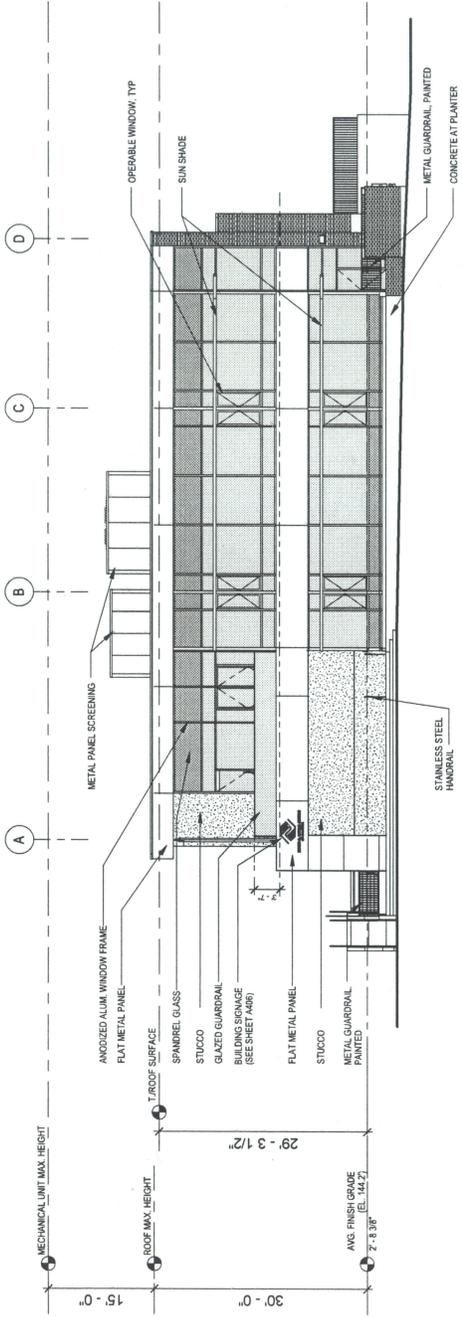
ROOF PLAN



1110 112TH AVE NE SUITE 500
 BELLEVUE, WA 98004
 425.462.2000 | 425.462.2005

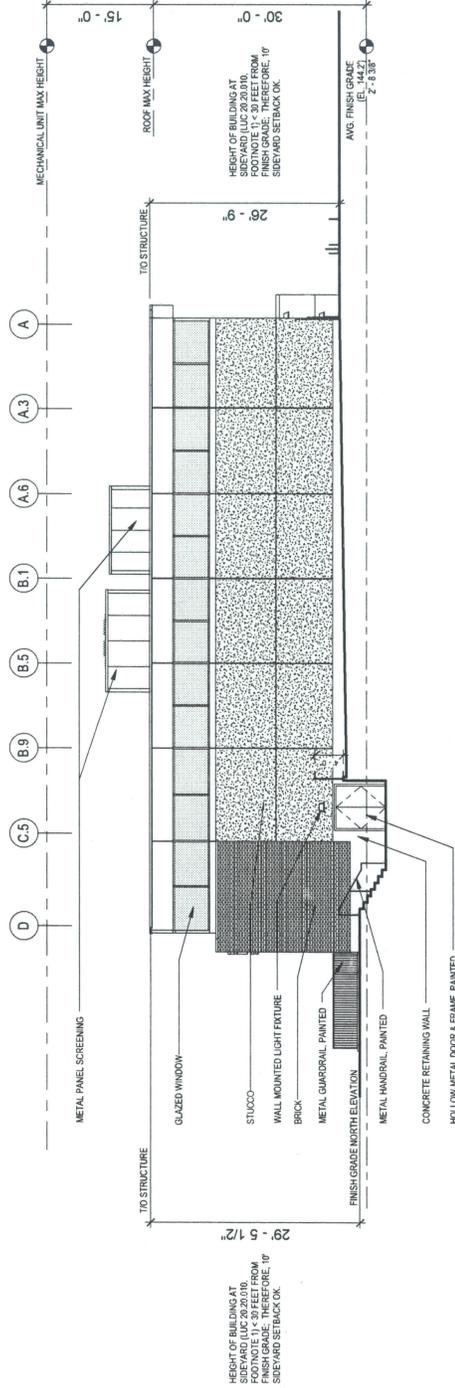
MulvannyG2.com

TOP OF ROOF SURFACE: 173.5
 AVE. FIN. GRADE: 144.2
 DIFFERENCE: 29.3
 BUILDING HEIGHT: 29.3' < 30' MAXIMUM,
 THEREFORE OK.



1 BUILDING ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH

SCALE: 1/8" = 1'-0"



BOYS & GIRLS CLUBS
 of Bellevue

BELLEVUE BOYS & GIRLS CLUB

Bellevue Main Campus 209 100th Avenue NE Bellevue WA 98004

EXTERIOR ELEVATIONS

DESIGN REVIEW
 DOCUMENTS

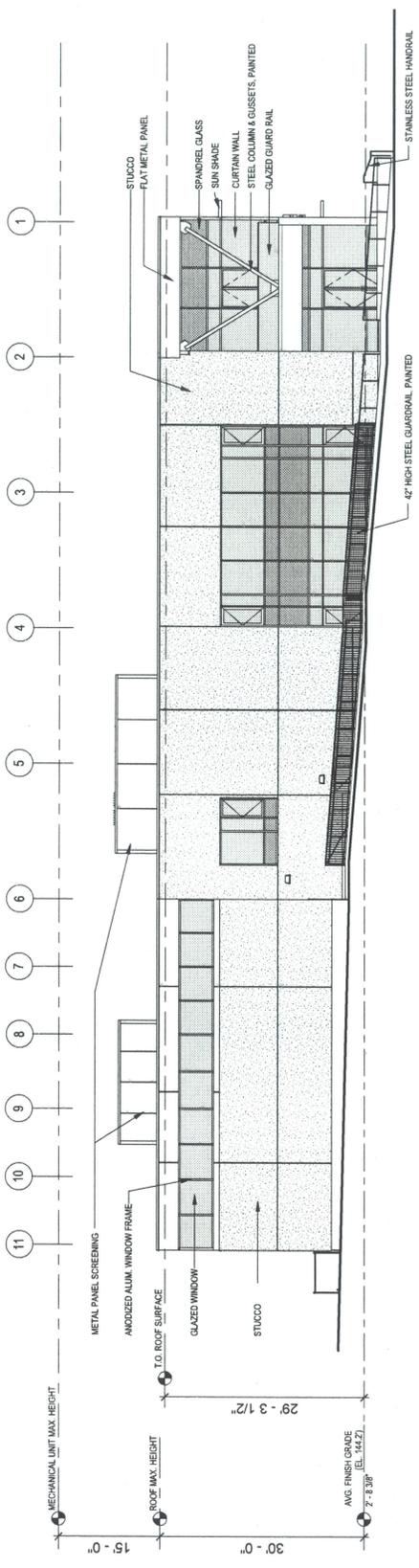
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A401-DR

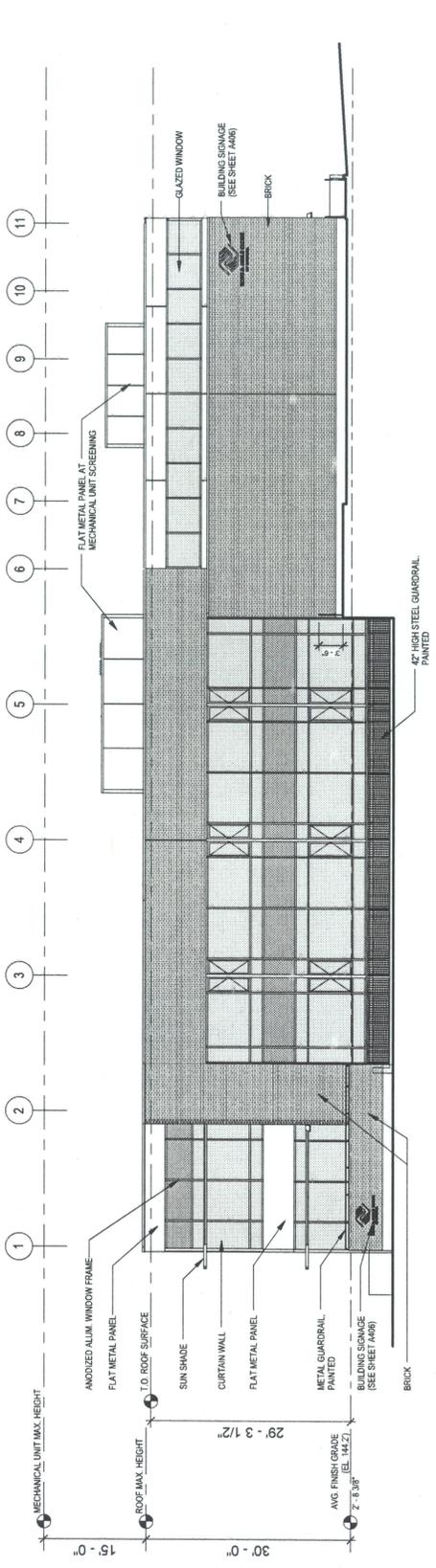
MULVANNY G2

1110 115TH AVE NE | SUITE 500
 BELLEVUE, WA 98004
 425.463.2000 | 425.463.2020

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1 DR - ELEVATION - WEST
SCALE: 1/8" = 1'-0"



2 DR - ELEVATION - EAST
SCALE: 1/8" = 1'-0"

TOP OF ROOF SURFACE: 173.5'
 AVE FIN GRADE: 144.2'
 DIFFERENCE: 29.3'
 BUILDING HEIGHT: 29.3' < 30' MAXIMUM;
 THEREFORE, OK



BOYS & GIRLS CLUBS
 of Bellevue

BELLEVUE BOYS & GIRLS CLUB

Bellevue Main Campus 209 100th Avenue NE Bellevue WA 98004

EXTERIOR ELEVATIONS

DESIGN REVIEW
 DOCUMENTS

3/13/13

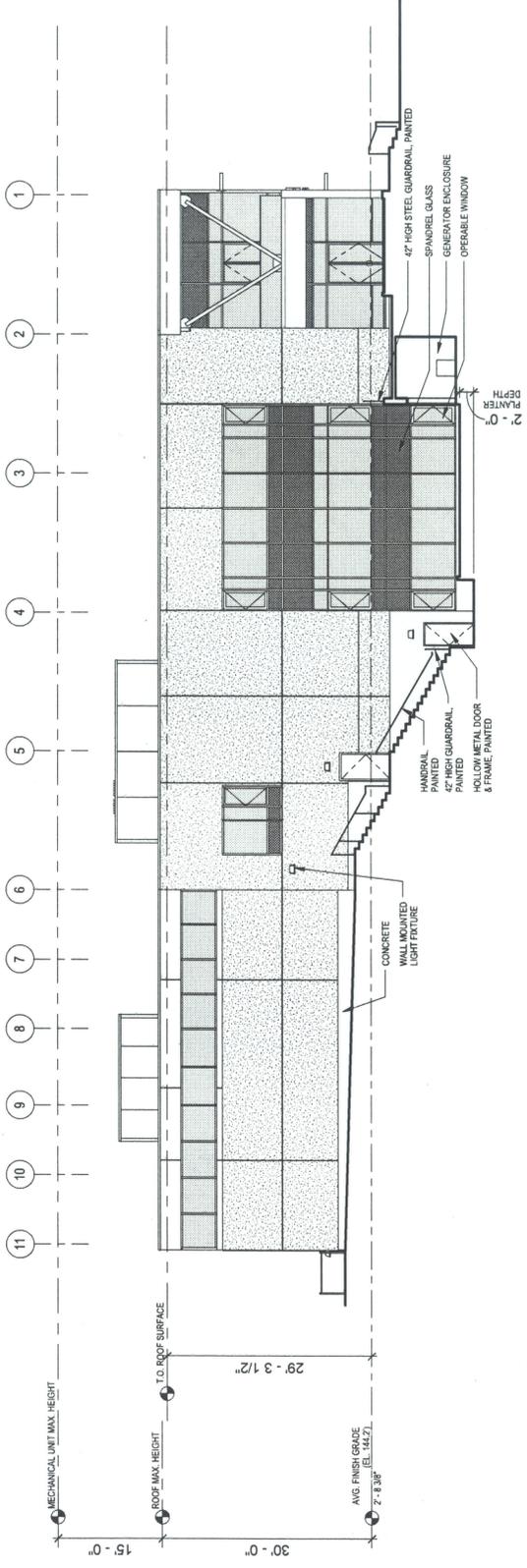
A402-DR

MULVANNY G2

1110 117TH AVE. NE SUITE 500
 BELLEVUE, WA 98008
 425.463.2000 / 425.463.2002

MulvannyG2.com

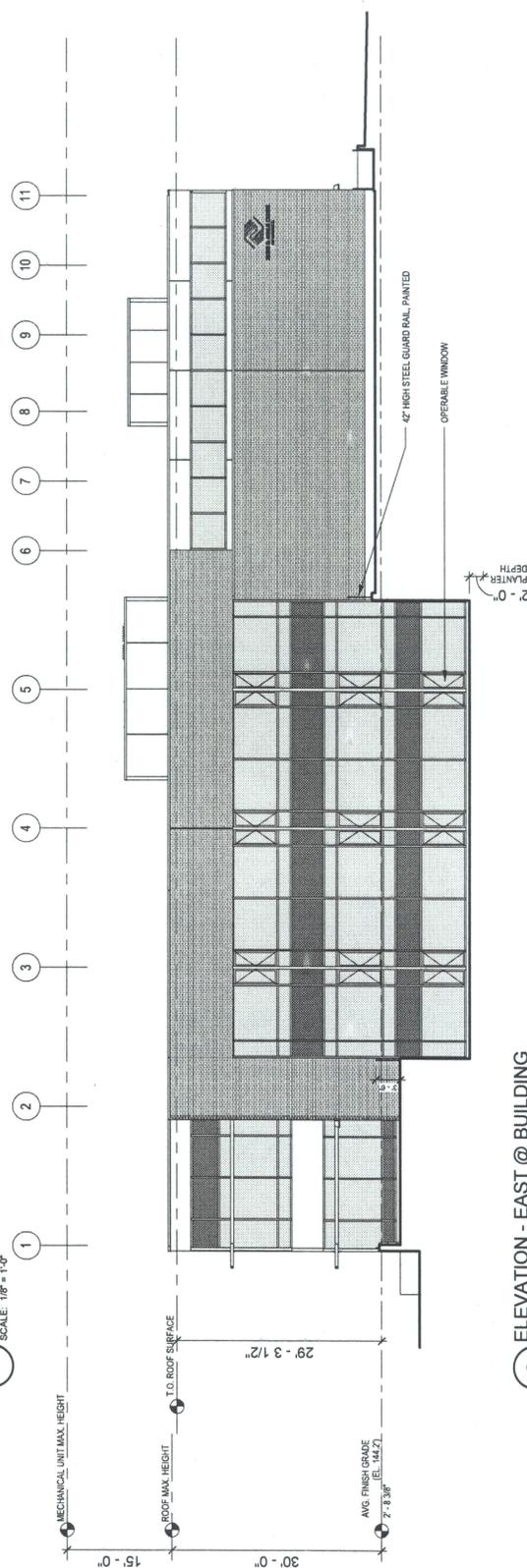
TOP OF ROOF SURFACE: 173.5'
 AVE. FIN. GRADE: 144.2'
 DIFFERENCE: 29.3'
 BUILDING HEIGHT: 29.3' < 30' MAXIMUM;
 THEREFORE, OK



1 ELEVATION - WEST @ BUILDING

SCALE: 1/8" = 1'-0"

SHEET NOTE:
 SEE SHEET A402 - DR FOR
 BALANCE OF EXTERIOR BUILDING
 MATERIAL



2 ELEVATION - EAST @ BUILDING

SCALE: 1/8" = 1'-0"



BOYS & GIRLS CLUBS
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Bellevue Main Campus 209 100th Avenue NE Bellevue WA 98004

EXTERIOR ELEVATIONS

DESIGN REVIEW
 DOCUMENTS

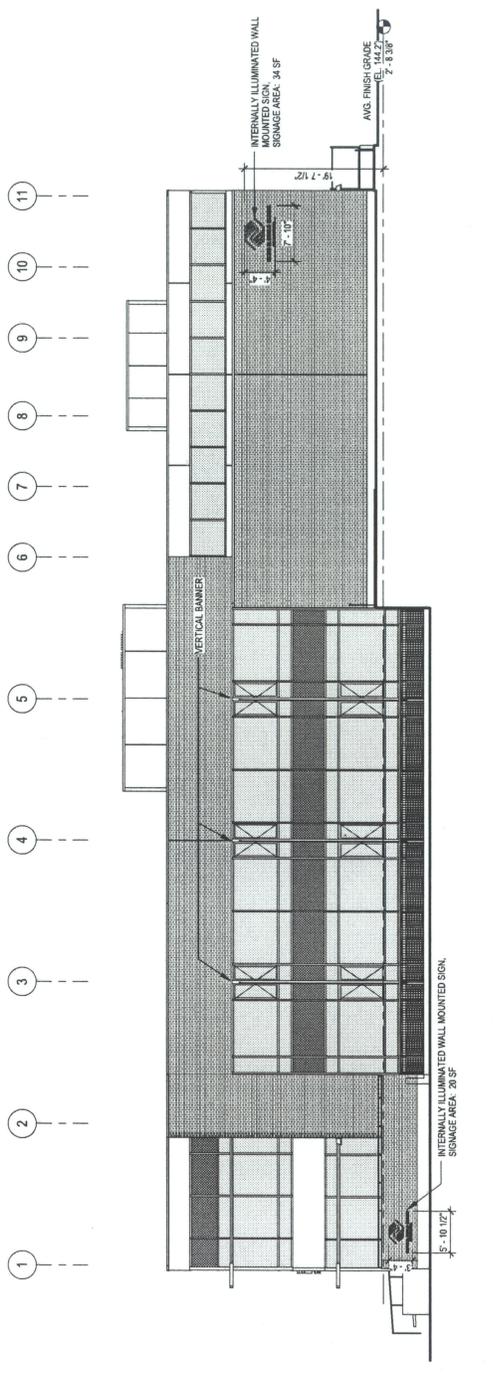
3/13/13

A403-DR

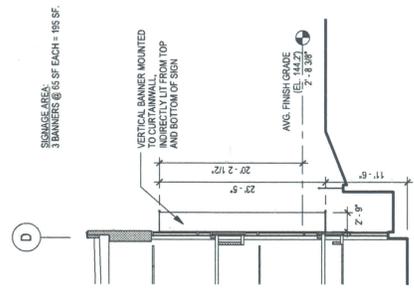
MULVANNY G2

1110 112TH AVE NE SUITE 500
 BELLEVUE, WA 1 98004
 425.462.2900 | 425.462.2205

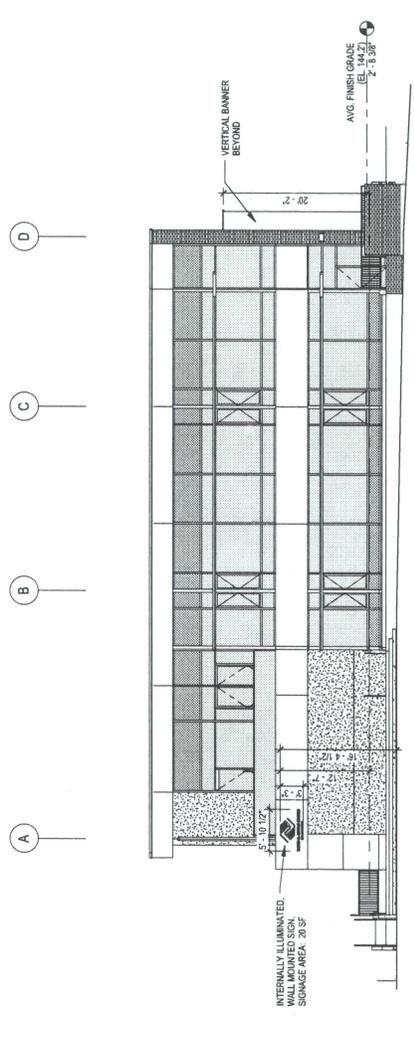
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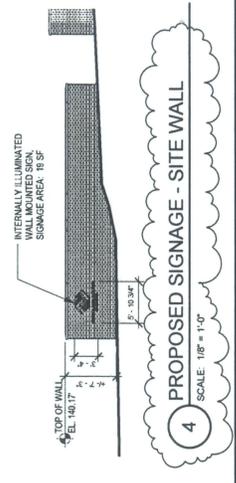
1 PROPOSED SIGNAGE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED SIGNAGE - EAST LIGHT WELL
SCALE: 1/8" = 1'-0"



2 PROPOSED SIGNAGE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SIGNAGE - SITE WALL
SCALE: 1/8" = 1'-0"



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SIGN MASTER PLAN

DESIGN REVIEW
DOCUMENTS

3/13/13

A405-DR



1110 15TH AVE NE, SUITE 500
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1-206-463-2000 | 1-425-463-2002

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