



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

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 14-142045-LM
Project Name/Address: South Commons Shops/300 Bellevue Square
Planner: Carol Hamlin
Phone Number: (425)-452-2731
Minimum Comment Period: October 30, 2014, 5PM

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

Received

SEP 09 2014

27

City of Bellevue Submittal Requirements

ENVIRONMENTAL CHECKLIST Permit Processing

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

ENVIRONMENTAL CHECKLIST

4/11/2013

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BACKGROUND INFORMATION

Property Owner: Kemper Development Company

Proponent: Sclater Architects

Contact Person: Bradley Smith @ Sclater

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

Address: 414 Olive Way #300 Seattle WA 98101

Phone: 206-424-8682

Proposal Title: South Commons Shops

Proposal Location: NE 4th Between Bellevue Way & NE 100m (300 Bellevue Square)
(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. attached

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

1. General description: Existing building w/ Retail Use is being re-configured from large retailer to several smaller retail stores. Parking for approx 605 cars added
2. Acreage of site: app 2 acres
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: None - only interior SF demolished
6. Square footage of buildings to be constructed: None - no new SF
7. Quantity of earth movement (in cubic yards): 326 cu yds. fill / 326 cu yds cut
8. Proposed land use: Retail & Parks
9. Design features, including building height, number of stories and proposed exterior materials: Existing brick building @ approx 55' tall will remain & existing three stories will remain. New openings, awnings & entry @ NE 4th & new sidewalk
10. Other

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

Work to be complete June 2015

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.

GeoTech Report & stormwater management

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.

Two permits have been applied for on this property. One is predominantly interior work & this application attached to permit for exterior work.

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

Land Use Reclassification (rezone) Map of existing and proposed zoning

Preliminary Plat or Planned Unit Development
Preliminary plat map

Clearing & Grading Permit
Plan of existing and proposed grading
Development plans

Building Permit (or Design Review)
Site plan
Clearing & grading plan

Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

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

3% - all existing grades - no change to slopes

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

GeoTech report indicates combination of fill & glacial till

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

No.

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

Interior slabs & sidewalk are being removed & replaced.
Source of fill will be re-used materials & earthwork supplies

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

No

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

98%

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

On-site Best practices as required by permits
provided by contractor

2. AIR

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

Typical exhaust from interior spaces. proposal includes
a grocer where food/cooking exhaust.

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 the air, if any:

Filtering of food/cooking as required by code would
be required (if needed) in future tenant permits

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

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

No

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

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.

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 system(s) are expected to serve.

No material discharged to ground

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.

Landscaping will be increased @ sidewalks. Surface water will discharge to openings @ landscape & to City Storm systems

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

No

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

None

4. Plants

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

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

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

(2) trees removed @ surface vegetation/shrubs

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

None

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

Add'l landscaping @ "green walls" are proposed.

5. ANIMALS

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

Birds: hawk, heron, eagle, songbirds, other: *birds*

Mammals: deer, bear, elk, beaver, other:

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

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

None

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

No

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

None

6. Energy and Natural Resources

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

Electric & Natural gas exist @ site & will be used for heating & cooling

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

No

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

New & updated equipment which is more energy efficient & roof insulation increased over existing

7. Environmental Health

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

None

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

N/A

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

N/A

b. Noise

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

Construction operations on temporary basis

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

Construction

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

Work during approved hours by City.

8. Land and Shoreline Use

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

Retail @ current site

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

Prior to approx 40 year ago was agriculture

- c. Describe any structures on the site.

Site is existing Bellevue Square Mall consisting of two-story retail buildings & parking garages

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

None

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

CBD-MU

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

CBD-MU / Downtown plan

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

None

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

No

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

Workers = 300 approx

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

Workers = 300 approx

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

Replacing current retail shops w/ new retail shops - similar work skills

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

Enhancement of NE 4th. Provision of grocer services to adjacent residential is compatible w/ code goals of MU district.

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 measures to reduce or control housing impacts, if any:
N/A

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? *appx 55' e parapet x 65' e skylight*
- b. What views in the immediate vicinity would be altered or obstructed?
None - no increase in hts & skylight located "north" in project
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Existing blank facades are being animated & add'l features added as required by City guidelines

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None
- 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 or glare impacts, if any:
None

12. Recreation

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

Downtown Park

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:

Retail @ ground floor will provide services to Downtown park users. Food & drinks.

13. Historic and Cultural Preservation

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

No

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

None

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

None

14. Transportation

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

Site near Bellevue Way & 100th NE. Lies directly on NE 4th St.

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

Bus stops @ Bellevue Way & NE 4th

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

appx 65 added - 0 - displaced / eliminated

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

e. Will the project use (or occur in the immediate vicinity of) water, 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.

Traffic model has been provided to city as part of permit indicating trip runs

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

Parking is "hidden" inside building - compatible w/ desired City guidelines & plans for Downtown

15. Public Services

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

No more than existing

- 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: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

(no septic)

- 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.

Same utilities as above

Signature

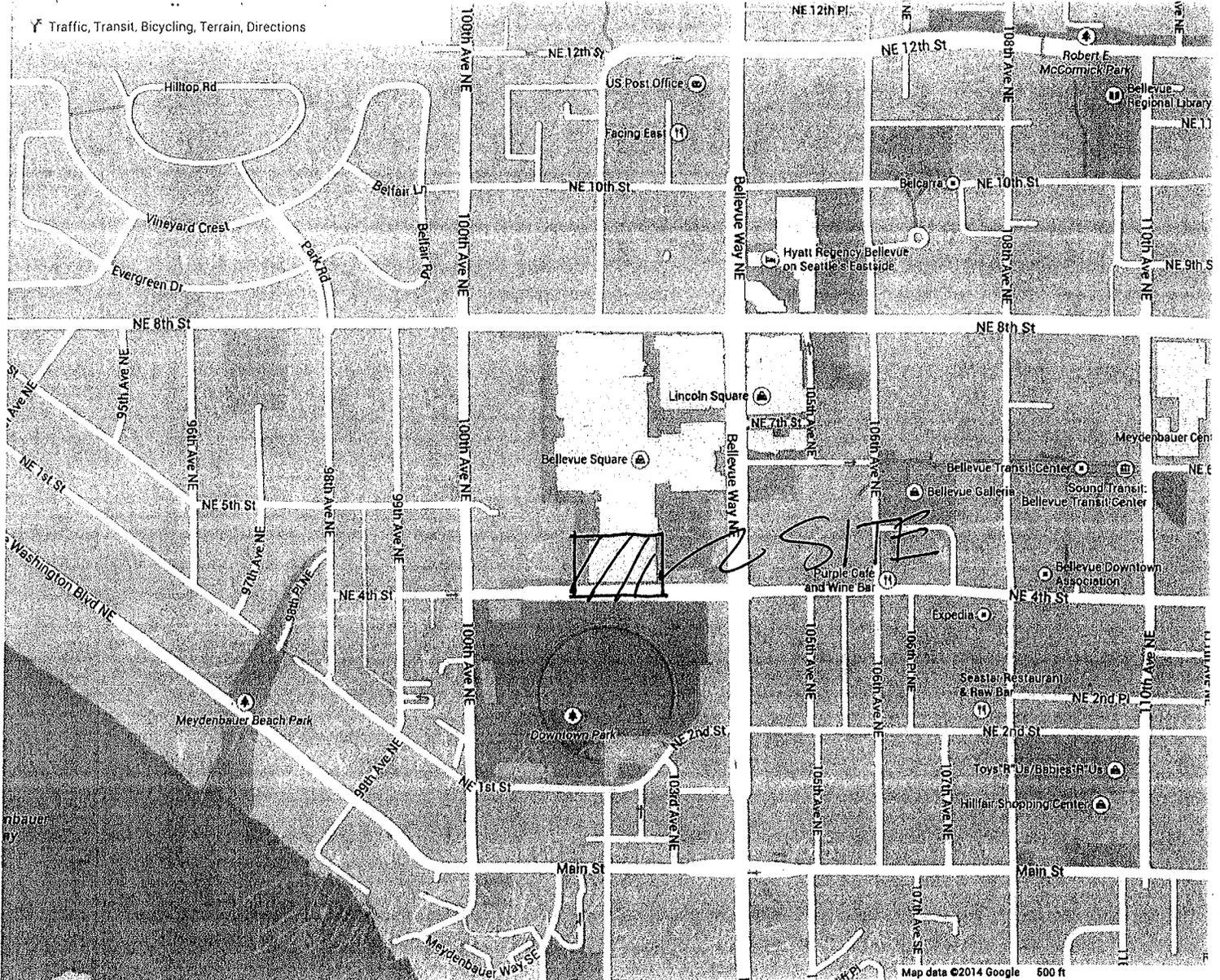
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....

Billie Smith (Bad Smith Substar Arabis)

Date Submitted.....

8 Sept '14



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Bellevue Square – South Commons Shops Description of Proposal and Design Intent

September 30, 2014

Site Description and Context

The Bellevue Square South Commons Shops project is being proposed at Bellevue Square shopping center site. The proposed project is to convert an existing mall anchor building (JcPenneys) to tenant spaces with an interior mall court. The south side of the site has frontage onto NE 4th Street, the east and west sides have frontage on private drive aisles which access existing parking structures. The north side is connected to the existing mall.

The entire Bellevue Square site is within the Downtown MU land use zoning with Perimeter Design District overlays. The proposed project site lies within the District C overlay. The parcels to the north and south are both zoned the same as the Bellevue Square site. The parcel to the east is in the Downtown O-1 land use zoning and design district D – Downtown Core. The parcels to the west are in Residential land use zoning.

Proposed Project

The Bellevue Square South Commons Shops project will contain multiple retail tenants on the three existing levels of the mall anchor building. The proposal consists of 189,253 Gross Square Feet of area: 144,416 SF of retail space, 12,152 SF of common mall area, 32,685 SF of parking area (ground level only)

The proposed grade-level parking contains 64 parking stalls adjacent to the ground level tenant. The parking area is housed within the existing building structure. Access to the parking will be through the existing drive aisle on the west side of the building. The vehicular access to the site is not affected by this project. There are no proposed modifications to the existing access into the site or traffic patterns at the ground level of the site, or from the existing ROW's (NE 8th, NE 4th, and 100th AVE).

Pedestrian access into the project will be at multiple locations. There will be escalator and elevator access from the existing Levels B & C within Bellevue Square. Elevator and escalator access will also extend to Level A where access to NE 4th Street will be provided through the parking area. An elevator lobby in the parking area will provide elevator access to Levels B and C. There will be direct access into the tenant space at the ground level (Level A) along NE 4th Street. The existing west parking structure and sky bridge will provide another point of direct access to the project at Level B, with elevators connecting to Level A in this location as well.

Skylights are proposed as part of the interior renovation and extension of the mall design. The skylights provide a contemporary design in the continuation of providing natural light into Bellevue Square.



The proposed project's design has taken careful consideration to the context of the existing Bellevue Square exterior. The skylights are located at the center of the existing building and will have little/no visibility from the exterior. The renovation of the existing exterior of the building will take into consideration both day and night time lighting, landscape elements, pedestrian access and vehicular movement. The proposed parking area will be within the existing building and therefore will be fully screened/hidden from the street by the building envelope walls as encouraged in this design district.

Dimensional Requirements Clarification

For diagrams noted in this text, please refer to the drawings submitted as part of the Design Review Package.

Sub-district C Overlay Parking and Building / Skylight Height: The project proposes the 65' height allowed, plus the additional 15% for the interesting roof form, and architecturally significant feature of the skylight. Per Paragraph D.2 of LUC 20.25A.090 Perimeter Design District, height is allowed at 65', note 2 adds the 15% per features noted. This sets a maximum building height of 74.75'. The lowest grade on the site is along NE 4th St and varies between 135.35' to 141.50'. The height of the skylight ridge is at 212.14'. Using the lowest elevation along NE 4th St of 135.35' the skylight height is 73.79', which still meets the height limit of 74.75'. The skylight is designed to be an extension of the existing skylight to the north and will blend in with the existing form.

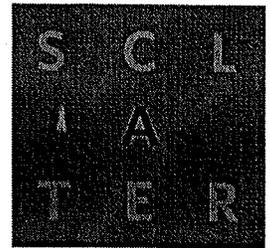
Site Area – Project Limits: the project is located on the site known as Bellevue Square. Site area is 35.1 acres. There is no change to the overall site area. Project limits are as shown on the Design Review submittal drawings.

FAR: Parking and ground floor retail are exempt from FAR calculations. Basic FAR is .5. The Maximum FAR is 3.0. The GSF of the mall was last calculated as part of the William Sonoma Expansion (06-122837-LJ) as 1,624,001 GSF Retail. As this project does not change the gross square footage of the existing building, and both the existing use (ground floor retail) and proposed uses (parking and retail at ground floor) are exempt from the FAR, the FAR does not change.

Building type: The proposed project is both retail and parking type per the LUC.

Amenities: City has calculated amenity points over the entire site in the past, and this project intend to follow that precedent. City records indicate 30,483 bonus points remain on the site after the Williams Sonoma project (06-122837-LD). No points are being used for this project as no additional area or change to square footage is being proposed. The tenant entry from NE 4th Street will be per tenant and under a separate permit. We will provide an exhibit and analysis of amenity points at the time of the tenant improvement permit submittal.

Perimeter setback: The project requires a perimeter setback at 100th Avenue NE per LUC 20.25A.090 Paragraph D.4. The proposed project is not affecting this setback. No other setback applies to project (from ROW) as the project is internal to the Bellevue Square site.



ARCHITECTS

Site Design Criteria and Design Guidelines per LUC20.25A.090.E:

Building Materials:

Materials selected for this project were chosen to be consistent with the existing building materials so that the project will blend into existing work. Materials selected are durable and non-glare. Windows have been provided along the façade at NE 4th St. to enhance the pedestrian experience over the existing blank façade and static window displays. The entry and adjacent storefront windows are shaded with canopies and overhead structure to minimize possibilities of glare. The project has proposed brick and masonry to match the existing Bellevue Square buildings. The skylights and ceiling/roof form at the mall court are designed to be consistent in appearance with the existing mall skylights and ceiling/roof forms elsewhere in the mall.

Facades:

We have provided increased transparency and modulation in the façade along NE 4th, in addition to addition to canopies and framed entry portal at the tenant entry. The east and west facades will be cleaned and renovated.

Rooftops:

The project proposes a new skylight and vaulted ceiling/roof at the new mall court. Following the skylight forms that exist in the mall, this skylight will bring daylight into the center of the space that was previously non-daylit. The project also proposes relocating/replacing the large number of various mechanical units at the existing roof to into one larger, consolidated area on the new roof. This rooftop equipment area will be screened on the sides and located away from the skylights. The result will provide for a much cleaner roof to view from adjacent projects looking down. This 'clean' roof is in consideration of adjacent residential areas, and is the reason why louvers are proposed along the exterior walls.

Pedestrian circulation and Amenities:

The project proposes to improve pedestrian circulation and access to the site by:

1. Enhancing the sidewalk and entry along NE 4th St (see attached hardscape and landscape plans). Additional plantings and increased transparency with the new storefront areas.
2. The new set of escalators and elevators within the project will provide access from grade/Level A that connects all the way up to the mall on Levels B and C.
3. The addition of new plantings, walkway surface and seating walls at the skybridge access at Level B.
4. New lighting, paved surfaces and signage throughout will enhance wayfinding.
5. New planting beds at the curb edge along NE 4th St. will provide a buffer and separation between pedestrians and cars.



Wind and Sun:

The proposed project is internal to the Bellevue Square lot and does not change the existing building footprint or 'bulk' on site. Therefore no changes to the wind patterns are anticipated. As the new skylight is at the same height and configuration as the existing mall skylights and is internal to the project, we do not anticipate any change to the shade pattern on site.

Open Space:

No change to the amount of open space is proposed, however some existing hardscaped areas will be replaced with plantings, increasing the amount of landscaping/pervious surfaces. Existing trees will be maintained and pedestrian access and circulation will be improved (see section above). Internal to the building, the new mall court will provide a large, daylit space for pedestrians.

Downtown Patterns and Context

Landscape Design:

The project maintains the existing mature landscaping and trees along NE 4th St and on the east and west sides of the building. Additional planting areas are also included in a number of areas to enhance the pedestrian experience. Several green walls and landscaping have been added at the pedestrian level in order to provide interest where blank walls exist.

Views:

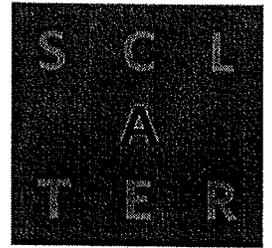
The proposed project is internal to the Bellevue Square site. The building is within the height guidelines established in the LUC. Existing mechanical equipment will now be clustered together and screened from view by the project. This will significantly "clean up" this portion of the roof area, and hide unsightly equipment.

Building Height and bulk:

The existing building is within the height guidelines established in the LUC, and no changes to the building footprint are proposed. The area of new skylights at the new mall court is also within the allowed height and follows the same configuration as the existing, adjacent mall skylights.

Patterns of activity:

The Comprehensive plan for Downtown designates this area as primarily retail in focus. The proposed use for this project is retail, enhancing this activity in the core. New circulation routes via the proposed escalators and elevators from the top level of the mall down to Level A and out to NE 4th St will provide a direct pedestrian connection. Natural light brought in through the skylights and floor openings enhances the interior environment of these connections. New plantings, hardscape, weather protection and transparency through the façade along NE 4th St. at the pedestrian level will support and enhance pedestrian activity on the site and provide a stronger connection to the Downtown Park across the street. The retail grocer at the ground level will offer pedestrians and park patrons a walkable, street level accessed, option for food and shopping.



A R C H I T E C T S

Landscaping per LUC20.25A.090: We have proposed landscape enhancement to portions of NE 4th Street per the attached landscape plan. The site plan indicates that the project shall maintain the linear buffer of landscaping along NE 4th Street. Evergreen trees added in the past have now matured and offer substantial screening to shear walls and large “blank” portions of the exterior walls. Bellevue Square manages and maintains the landscaping in the highest manner to assure year after year success of these screening elements.

Design Guidelines / Building Sidewalk: The proposed project is internal to the site, but fronts NE 4th Street and the private drive aisles to the east and west.

Along NE 4th Street, the project adds patterning and banding to the sidewalk. A gentle curve forms the ramp and landing for the tenant entry while maintaining proper sidewalk width along with planting beds at the curb. This area also has a raised seating area that we anticipate will enhance the pedestrian experience and provide connection and views to Downtown Park.

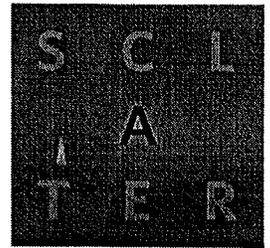
At the Level B skybridge to the west, the pedestrian access is enhanced with new planting areas and seating walls. At the west and east drive aisles, the existing planting beds are modified and/or slightly expanded to work better with the sidewalks. Added landscaping over the years that has matured and provided enhanced screening of the parking garage from the street and from views within Downtown Park. In addition to very mature deciduous trees that will be preserved and maintained during construction, Bellevue Square has added conifer and evergreen shrubs to provide year-round screening and color to this street.

The project also meets the guidelines established for the ‘Type C Right of Way’ in the Design Guidelines for Building/Sidewalk Relationships.

Internal walkways / Mid-Block Connections: Bellevue Square has two existing mid-block connections. The existing interior mall walkway from Bellevue Way through Macy’s and out to West Drive. This east / west connection continues through the west garage. The sidewalk on the west side of the West Drive is an exterior mid-block connection in the north / south direction. The proposed project does not change the existing mid-block connections.

Garage and Retail Lighting: The current lighting at the garages to the east and west of the project is done so that the direct light source is not visible from street or adjacent residential. This project will provide this same shielding of light. Light will be directed onto the building’s brick surfaces at the ground level to break up the current façade of the building. Lighting will be provided for illumination of all pedestrian walkways in and around the project site.

Signage: The signage has not been detailed from the major tenant for the site yet and will be submitted as a separate drawing. We anticipate signage will be provided at the Entry area. Tenant identification signage is also possible at the facades facing the drive aisle on the west. Signs will be visible predominantly for those visiting the site, and will be setback from the ROW identifying the location of the tenant. Those driving or walking by the site along NE 4th Street would only see these signs from the ROW’s for brief moments.

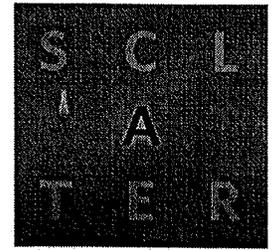


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Lot Coverage: No change in lot coverage proposed. There is a slight increase in landscaped area where sidewalks have been modified.

Number of Parking Stalls: The project proposes the calculation of parking required for Bellevue Square, in total, per similar projects and past Land Use actions. The minimum and maximum parking allowed is based on two methods of calculation showing how the project meets both. See the chart below for calculations of parking required and provided, showing compliance with land use code.

Bellevue Square Level D Expansion					
Minimum Parking Stalls Req. per COB (DNTN-MU) - Option 1				February 14, 2012	
Existing Bellevue Square (this includes area of existing JcPenney store)		Minimum		Maximum	
Retail (includes existing JcPenney)	1,212,011	SF/1000 * 4 =	4849	SF/1000 * 5 =	6,061
Storage (Lvl. A + L105A)	25,815	SF/1000 * 4 =	104	SF/1000 * 5 =	130
Office	17,062	SF/1000 * 2.5 =	43	SF/1000 * 3 =	51
Restaurant	76,541	SF/1000 * 10 =	766	SF/1000 * 20 =	1,531
Total Stalls Req.			5,762		7,773
Reduced area for South Commons Shops (ie: existing retail area at JcPenney converted to parking and mall court area)					
	(44,837)	SF/1000 * 4 =	(180)	SF/1000 * 5 =	(225)
Total Stalls Required with South Commons Shops			5,582		7,548
Parking provided					
Existing at Bellevue Square			6,171		
Stalls added as part of South Commons Shops			64		
			6,235		



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Urban Design Policies

The following written responses are provided to respond to the Urban Design policies we feel are applicable to this project:

Policy UD-1: This policy encourages high quality designs, and to create visual reference points for community.

This project is converting an existing single large tenant on the site into a series of smaller retailers. Traditionally, malls have placed large single tenant as “anchor buildings” of the mall at the perimeter. The typical mass of the anchor creates long facades with minimal modulation and building at the sidewalk. This project will adapt the existing façade to provide modulation, transparency at the street level and an enhanced pedestrian environment with interesting street facing retail.

Policy UD-2: This policy supports designs that are thoughtful and visually stimulating and convey excellence in architecture, workmanship and have durability of materials.

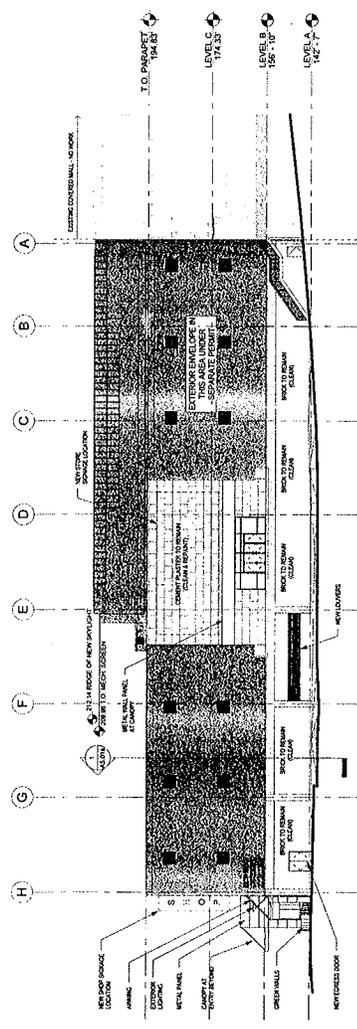
The proposed project has selected brick, concrete and metal finishes which are durable and can be well maintained. Landscaping provided in the past has been maintained at the highest level and will be maintained and enhanced during construction. There will be no removal of landscaping in the project site, and new areas of landscaping and screening enhancements are provided for the benefit to the public ROW.

Policy UD-14: This policy encourages seasonal planting in public and semi-public areas.

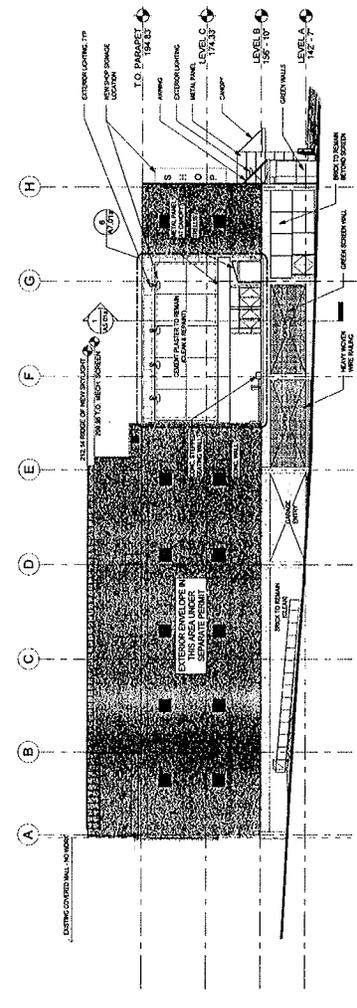
The project maintains the large mature deciduous trees along NE 4th St., offering seasonal color. New plantings at the base of these street will be provide additional areas for color. Existing conifer trees offer year-round color at these ROW's. Internally at the west drive, the project will provide seasonal color in the landscaped areas and will enhance the seasonal color through varied/seasonal lighting.

Conclusion

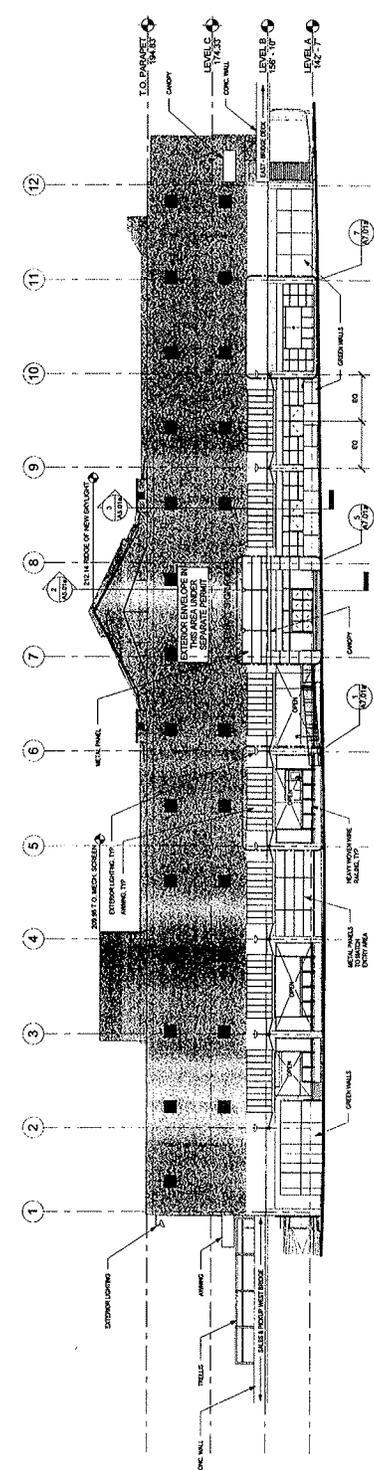
The proposed Bellevue Square South Commons Shops project maintains the highest level of development that Kemper Development has exhibited in the Bellevue Collection. The project will be designed in mass and detail to meet the guidelines of the development requirements set forth in the Land Use Code. We feel the proposed uses and connection to Downtown Park fit seamlessly with the proposed transition from Residential and Downtown just as the overlay district intends.



East Exterior Elevation - Level A SCALE: 1/8" = 1'-0" 3



West Exterior Elevation - Level A SCALE: 1/8" = 1'-0" 2



South Exterior Elevation - Level A SCALE: 1/8" = 1'-0" 1

