

City of Issaquah
Administrative Minor Modification

NOTICE OF DECISION

TO: Dan Dawson, PE
Bellevue College
3000 Landerholm Circle SE
Bellevue, WA 98007-6484

SUBJECT: Administrative Minor Modification to Appendix E of the WSDOT TDR Development Agreement, allowing increased building height within Parcel 4.

Number: AMM12-00008

Decision Date: September 6, 2012

Request: On August 2, 2012, Bellevue College requested an Administrative Minor Modification to Appendix E of the WSDOT TDR Development Agreement, to allow the maximum height for buildings located within the East Campus to increase from 50 ft to 75 ft.

Location: WSDOT Property—Parcel 4

Decision: On September 6, 2012, the Development Services Department approved, with conditions, an Administrative Minor Modification (AMM) to Appendix E of the WSDOT TDR Development Agreement as specifically described above. Approval of this application is based on the submittal of August 2, 2012 (Exhibit 1).

Conditions: The Designated Official approves this Administrative Minor Modification with conditions:

1. The project must comply with the conditions of SEP10-001WS.
2. Any north, east, or south facing glazing must use low-E glass, with minimal tinting. No mirror-like reflecting glazing is allowed. This condition applies to both windows and spandrel glass panels, though additional tinting may be allowed for spandrel glass panels. This will be reviewed by DSD and ARC at the time of building permit.
3. No exterior lights or signage are allowed above 50 ft.

Rationale:

1. The Designated Official is granted authority to make decisions on Administrative Minor Modification applications by Section 5.4.2 (Administrative Minor Modifications) of Appendix G (Processing of Implementing Approvals & Modifications of Standards) of the WSDOT TDR Development Agreement.
2. Building heights for the WSDOT Property are outlined in Section 3.0 (Standard Lot Dimensions by Land Use) of Appendix E (Land Uses, Densities & Clearing and Grading) of the WSDOT TDR Development Agreement. Section 3.0 states that maximum height for Institutional buildings is 50 feet (4 stories).
3. Section 5.4.2.1 of Appendix G of the Development Agreement specifically states that for Institutional uses within Parcel 4 only, "...the building height may be increased to a maximum of 75 feet (6 stories), subject to SEPA review for potential aesthetic impacts and public benefit (e.g. providing added usable or forested open space, increasing structured parking, etc.)."

SEPA review was conducted for the WSDOT Property and a Mitigated Determination of Non-Significance (SEP10-001WS) was issued on August 3, 2010.

4. As part of the SEPA review for the WSDOT Property, a visual survey (Exhibit 2) was conducted by the City to gauge the visibility of the property from a number of vantage points within the City. Although the site will be visible primarily from higher elevations within the City, the visual survey concluded it would be obscured to most of the City.
5. Per the findings of the SEP10-001WS, it is anticipated that residents living at higher, eastern elevations will be able to see the project site regardless of building height in Parcel 4 due to their relatively steep, downward viewing angle. However, because the addition of 75' tall buildings would not exceed the height of existing trees that are over 100' tall; valuable, westerly vistas, including those of Lake Sammamish, Seattle and the Olympic Mountains would not be obstructed by the buildings.
6. Allowing additional building height offers increased flexibility to the property owner in site planning. Benefits of allowing taller buildings include:
 - a. Fewer buildings;
 - b. More efficient site infrastructure;
 - c. Energy efficiencies;
 - d. reduced development costs.
7. Approval of the Administrative Minor Modification does not prohibit Bellevue College from developing and/or clearing the site per the terms of the WSDOT TDR Development Agreement and SEPA10-001WS. However, by increasing the height of some buildings on the site, the proposal does allow for opportunities to provide added public benefit by enhancing physical and environmental features of the site in the following ways:
 - a. Per the WSDOT TDR Development Agreement, the land use entitlement for Parcel 4 allow up to 372,000 of gross square feet for institutional uses. By increasing the height limit of Parcel 4, fewer buildings may be required to achieve full project buildout and the aggregate site building footprint for the East Campus would be substantially reduced.

- b. By reducing the amount of buildings and their respective footprints, the project site may contribute to the sociable public realm through preservation of native and restored vegetation and through the creation of usable and passive open spaces.
- c. Fewer buildings and smaller building footprints on the site may reduce the amount of roadways and walkways needed to connect to buildings, thus greatly reducing the amount of impervious surfaces and stormwater runoff on the site.
- d. Taller buildings could allow structured parking to be located beneath some buildings. As a result, less extensive site grading may be required in order to mitigate the existing slopes because the parking structures would effectively serve as the building foundation on the downhill side where the parking would be located. Additionally, the impervious surface area of the site would be further reduced as fewer stand-alone parking lots and structures would be required.



Lucy Sloman, AICP
Land Development Manager



September 6, 2012

Exhibit List:

1. Administrative Minor Modification Request – August 2, 2012
2. MDRT, Sight Distance Memorandum—July 12, 2010
3. SEP10-001WS: Staff Report Revision, 2nd revision, Addendum 1—September 4, 2012

Distribution (Electronic): John Shaw, Port Blakely Communities
Leo Suver, Burnstead Homes
Ben Rutkowski, Polygon Homes
Akinobu Ohno, Ichijo USA (US Mail)

Staff: Keith Niven, Dan Ervin, Doug Schlepp, Candy Baer, Mike Martin



EXHIBIT 1

3000 Landerholm Circle SE • Bellevue, WA 98007-6484 • www.bellevuecollege.edu

August 2, 2012

Ms. Lucy Sloman
City of Issaquah
PO Box 1307
1775 12th Ave NW
Issaquah, WA 98027

Subject: BC East Campus Height Limit Increase Request

Dear Lucy:

On behalf of Bellevue College and the East Campus project team, I thank you, Keith, and John for your valuable guidance during our July 16, 2012 East Campus Project Feasibility Meeting. We look forward to making each of our upcoming monthly coordination meetings equally productive. Thanks in particular for identifying the most expedient route to confirming City approval for a 75 ft. building height limit on the Bellevue College East Campus.

As provided for in the terms of the WSDOT TDR Development Agreement's Appendix G, Article 5.4.2.1, Bellevue College formally requests approval of the right to design and construct buildings on the campus to a maximum height of 75 feet, but no higher than 6 stories.

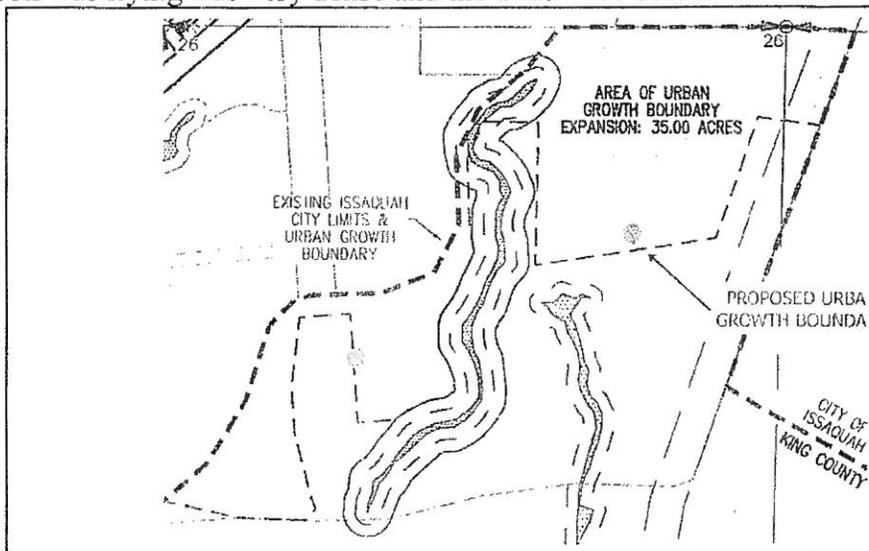
Your approval of our request will allow a campus master plan to be developed with the following public benefits:

1. The 75 ft. height limit will substantially reduce the aggregate site building footprint, compared to that achievable under the base height limit because fewer, taller buildings will be required to house the College's allowable academic and structured parking floor space.
2. Those fewer buildings can be connected with fewer paved roadways and walkways, minimizing the total rainfall falling on impervious surfaces, and minimizing the discharge of dirty stormwater requiring treatment and/or detention.
3. The smaller building footprint and impervious surfaces of campus development will reserve more of the site's total acreage for existing and restored native vegetation, and for meaningful open space in the developed portion of the campus.
4. The prospect of creating structured parking (day-lighted to the downhill side) as a plinth for multi-story academic buildings above, will mediate the existing slopes of the site and will minimize the extent of site grading required to accommodate those mixed-use buildings.

Memorandum

To: Keith Niven, A.I.C.P, MDRT Program Manager
From: Candy Baer, MDRT Planning Technician
Date: July 12th, 2010
Re: Sight Distance of WSDOT Transfer of Development Property

A Line of Sight visual survey was conducted from the WSDOT Transfer of Development Property to key points in downtown Issaquah. The materials used were two 2 ½' circumference helium filled bright colored balloons tethered to a 100 foot drag line. Gaila held the balloons at the below identified locations at heights of 50 and 80 feet while I drove to different areas around Issaquah to see if these balloons were able to be seen. The tree growth in both of the locations of where the balloon was flying was very dense and the trees were over 80 feet tall.



The following locations were used:

SR900 / Gilman	Unable to view balloons
Sound Transit Station (top story)	Unable to view balloons
Safeway parking lot	Unable to view balloons
Front / Sunset	Unable to view balloons
Issaquah Community Center	Unable to view balloons
SR900 / Newport	Unable to view balloons
Newport / Sunset	Unable to view balloons

Staff Report Revision, 2nd revision, Addendum 1 – SEPA MDNS Decision (SEP10-001WS)

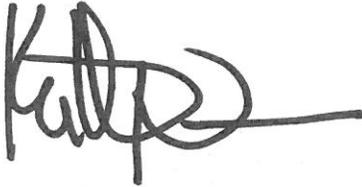
Section 10, Page 64.

Revised:

The owner of Parcel 4, Bellevue College, has requested allowable building heights be extended to 75 feet (6 stories). The staff report identified building heights would be limited to 50 feet. The property is adjacent to preserved forested lands on the south and east. Mature trees within these open space areas exceed 75 feet in height and it is not anticipated the additional height will be perceived from the south or the immediate east (Central Park). Further east (Harrison neighborhood), may perceive the additional height, but views from this neighborhood are distant and typically extend over this property. Because the land is sloping downward toward I-90, views from the south will not be altered by allowing the added height. The nearest residences to the north are located in the Crofton Springs neighborhood on the north side of Park Drive. Given the distance, sloping topography and the height of Grand Ridge Elementary School, there is not expected to be a change in views for this neighborhood. The Bellevue College parcel is separated from the Forest Ridge neighborhood to the west by a critical area (Wetland EF23). There is a 100-foot forested buffer and a 15-foot building setback from the critical area. This natural edge will provide adequate separation of buildings in Parcel 4 with those located in Forest Ridge.

As there were no conditions contained in the MDNS limiting building height and this proposal is not expected to generate any impacts requiring mitigation, the SEPA Decision does not require revision.

Prepared by:



Date: 4 Sept 2012