CITY OF BELLEVUE

**EAST BELLEVUE COMMUNITY COUNCIL**

PUBLIC HEARING NOTICE

Rules of Procedure are available at the City Clerk's Office

The East Bellevue Community Council will hold a public hearing during its Regular Meeting on **Tuesday, April 2, 2013, at 6:30 p.m.**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider redevelopment of an existing high school within their jurisdiction:

Conditional Use Application—Sammamish High School:

- The Bellevue School District, #405 has applied for a Conditional Use application to demolish the existing school with exception of the Performing Arts Center and replace it with a three story facility. *File No. 12-117732 LB*

Written comments may be addressed to the East Bellevue Community Council in care of Michelle Murphy, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009.

**Posting/Publication Date**: March 14, 2013

City of Bellevue

# MEMORANDUM

DATE: February 26, 2013

TO: East Bellevue Community Council

FROM: Antoinette Pratt, Senior Planner

SUBJECT: Sammamish High School
100 140th Avenue SE
12-117732 LB

On February 19, 2013, the Bellevue City Council approved the Bellevue School District's (BSD), #405 Conditional Use application with Ordinance #6100. This approval will allow demolition of Sammamish High School (SHS) with exception of the existing 18,000 square foot Performing Arts Center (PAC). The new facility will be three stories to serve students 9 through 12 grades. No changes are proposed to the existing athletic fields. Site improvements will include parking, landscaping, and new concession/ticket booth. See attached site plans for project overview.

SHS is located at 100 140th Avenue SE within an R-4 zoning district which permits educational facilities in residential areas. The facility was constructed in 1959 and is composed of eight individual buildings which are connected through covered breezeways. Site size is 38 acres. Most recently, in 2002, the District received Conditional Use approval to construct the existing Performing Arts Center (PAC).

The new facility has been designed to soften the height of the existing PAC (73 feet) by wrapping the new structure around this feature. The architectural team has designed a facility that will be three stories with the highest roof parapet noted at 46'-8" above existing grade along with a lower parapet height of 40'-8". The higher roof line is necessary to accommodate the STEM (**S**cience, **T**echnology, **E**ngineering and **M**ath) classroom spaces while the standard classroom spaces are at the lower height. The gymnasium will have a building height of 48 feet.

SHS has been designed with large building setbacks to accommodate the proposed heights for this facility. A large student open space (great lawn) has been proposed south of the main building entry for student gatherings. This will be located west of the gymnasium building which is proposed south of the classroom wings and east of the great lawn area. Parking will be moved from the north and relocated to the south and west portions of the site. Student parking will primarily occur in the south parking lot while teacher and visitor parking in the west lot. An additional pick up/drop off area will be located off of Main Street and east of this facility to reduce vehicle trips to 140th Avenue SE.

The District will construct this proposal in four phases while students remain on-site. Portables will be added to the site to aid this phased occupancy approach. Upon completion of the project, the portables will be removed.

**Attachments**
Ordinance #6100
Site Plan
Elevations
Application
SEPA

1322-ORD
02/12/13

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6100

AN ORDINANCE approving the conditional use permit application of Bellevue School District 405 to demolish the present one-story Sammamish High School and to build a new three-story high school facility on the same site at 100 140th Avenue SE; File No. 12-117732-LB; and establishing an effective date.

WHEREAS, the Bellevue School District applied on July 12, 2012 to the City for a conditional use permit to demolish the majority of the present Sammamish High School and replace it with a three-story facility at the same site, 100 140th Avenue SE, Bellevue, WA; and

WHEREAS, prior to submitting its application, the Bellevue School District held a public meeting on the proposal on February 12, 2012; and

WHEREAS, the East Bellevue Community Council held a courtesy public meeting on the application on September 4, 2012 pursuant to notice required by law; and

WHEREAS, on December 13, 2012 a public hearing was held on the application by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, on January 7, 2013, the Hearing Examiner issued his Findings of Fact, Conclusions of Law and Recommendation ("Recommendation") recommending approval, subject to conditions, of said application; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of law of the Hearing Examiner; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and the Bellevue Procedures Code; now; therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions of law made and entered by the Hearing Examiner in support of his recommendation to the City Council in this matter as set forth in the Recommendation.

Section 2. The City Council hereby approves, subject to each of the conditions set forth in the "Conditions" section of the Recommendation by the Hearing Examiner, the Bellevue School District's conditional use application, 12-117732 LB, to demolish and replace Sammamish High School.

1322-ORD
02/12/13

**ORIGINAL**

Section 3. This ordinance shall be recorded with the King County Department of Records and Elections.

Section 4. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 19th day of February, 2013 and signed in authentication of its passage this 19th day of February, 2013.

(SEAL)

Conrad Lee, Mayor

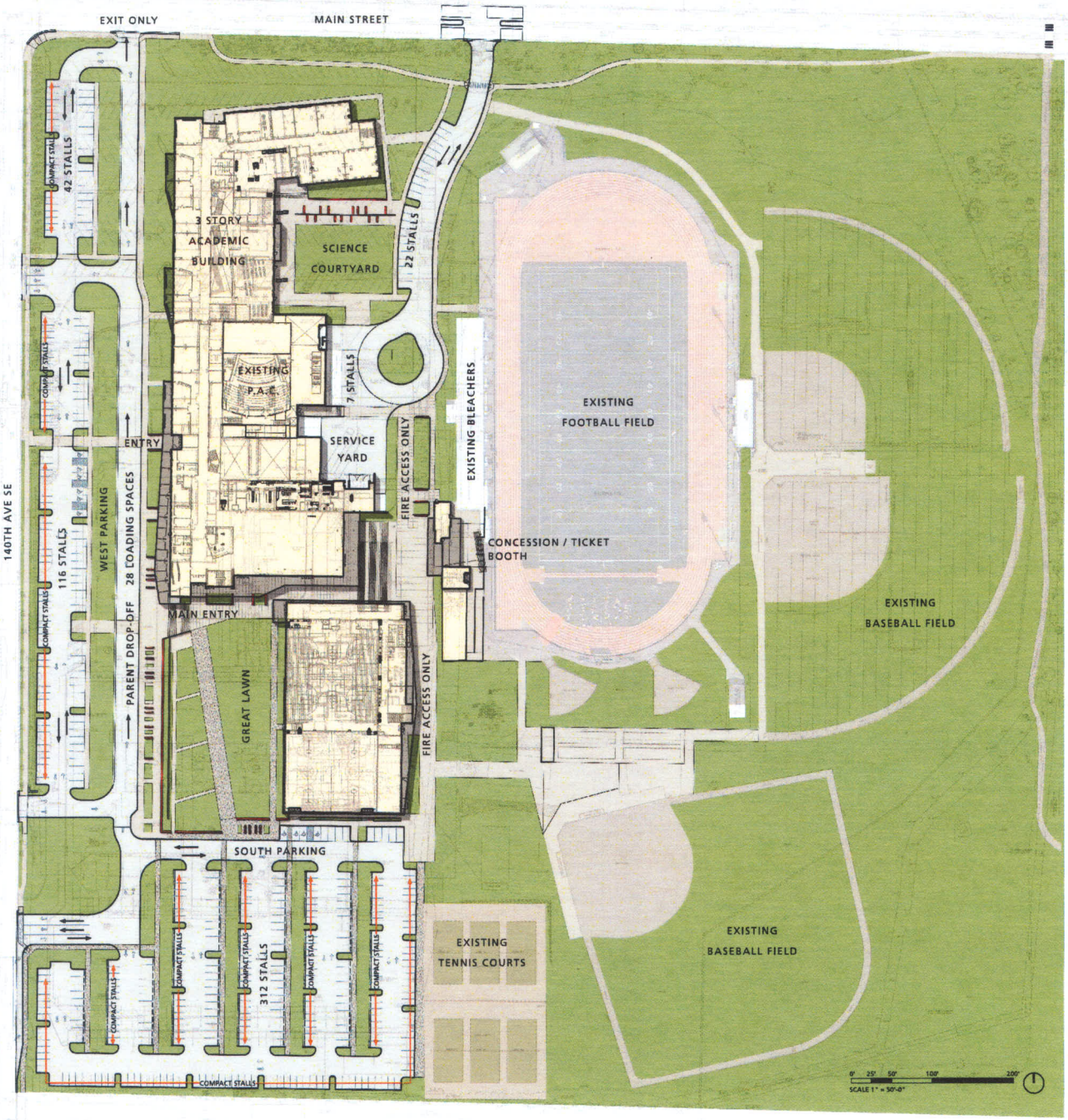
Approved as to form:

Mary Kate Berens, Deputy City Attorney

Attest:

Myrna L. Basich, City Clerk

Published February 22, 2013,



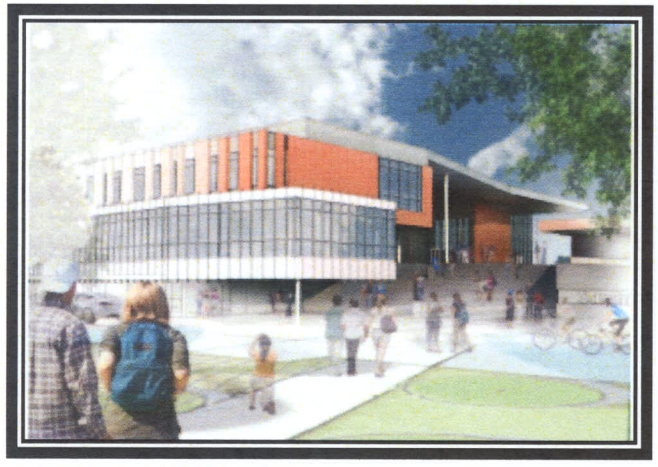

# Sammamish High School

SITE PLAN • BELLEVUE SCHOOL DISTRICT • JANUARY 16TH 2013

WEISMANDESIGNGROUP

LANDSCAPE ARCHITECTURE | 2329 E MADISON ST SEATTLE WA 98112 | 206-322-1732 WWW.WDGINC.COM

# BUILDING ELEVATIONS



Development Services
Permit Processing 425-452-4898

# Application for LAND USE APPROVAL

| APPLICATION DATE July 10, 2012 | TECH DS | CIP PROJ # | PROJECT FILE # 12117732 LB |
|---|---|---|---|
| ☐ Administrative Conditional Use-LA<br>☐ Boundary Line Adjustment-LW<br>☐ Planned Unit Development-LK<br>☐ Planned Unit Dev Combined w/Plat-LK<br>☒ Conditional Use-LB<br>☐ Conditional Use Shoreline Mgmt-WA/WG<br>☐ Design Review-LD<br>☐ Final Plat-LG | ☐ Binding Site Plan-LF<br>☐ Final Short Plat-LF<br>☐ Land Use Approval Amendment-LI<br>☐ Land Use Exemption-LJ<br>☐ Critical Land Use Permit Admin-LO<br>☐ Preliminary Plat-LL<br>☐ Antenna no Building Permit w/SEPA-CA | | ☐ Preliminary Short Plat-LN<br>☐ Preliminary SEPA Review-LM<br>☐ Shoreline Development-WG<br>☐ Shoreline Exemption w/o SEPA-WD<br>☐ Shoreline Exemption w/SEPA-WE<br>☐ Shoreline Variance-WF<br>☐ Variance-LS |
| | **NOTICE OF COMPLETENESS**: Your application is considered complete 29 days after submittal, unless otherwise notified. | | |

1. **Property Address** 100 140th Avenue SE Bellevue, WA 98005 Zoning R-4

   Project Name (if applicable) Sammamish High School Modernization Tax Assessor #

2. **Applicant** Bellevue School District No. 405 Phone (425) 456-4510

   Address 12037 NE 5th St City, State, Zip Bellevue, WA 98005

3. **Contact Person** Jim O'Malley Phone (425) 456-4558

   E-Mail Address omalleyj@bsd405.org FAX # ( )

   Address 12037 NE 5th St City, State, Zip Bellevue, WA 98005

4. **Engineer/Architect/Surveyor** Integrus Architecture Phone (206) 628-3137

   Address 117 South Main St City, State, Zip Seattle, WA 98104

5. Description of proposed project, use, exemption, or variance
   Modernization of existing high school

   Proposed Building Gross Square Footage 286,000sf Proposed Structure Parking Gross Square Footage n/a

6. **Nature of Project (if applicable)**
   Current use of property and existing improvements Existing high school

   Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property.
   None of significance- see wetland report

7. If **SHORT PLAT or SUBDIVISION** Application: Total Acreage _____ Number of Proposed Lots _____

   Has this property been previously subdivided? If yes, Date _____ Recording # _____

   If this is a Final Plat or Final Short Plat, what is the Preliminary project file # _____

8. If **SHORELINE MANAGEMENT**: Total cost or fair market value of the project (whichever is higher) $ _____

   If a single family residence or pier is proposed, is it intended for the owner's own personal use? ☐Yes ☐No

   If Shoreline Variance, the development will be located:
   ☐ Landward ☐ Waterward of the ordinary high water mark. **AND/OR** ☐ Outside ☐ Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)

**BCC 23.10.033** - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

*I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.*

*I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.*

Signature Rebecca Bubak Date 7/12/12
(Owner or Owners Agent)



Revised 10/17/08

**WAC 197-11-970 Determination of nonsignificance (DNS).**

DETERMINATION OF NONSIGNIFICANCE

Description of proposal Construction of Sammamish High School

(See Attached)

Proponent Bellevue School District # 405

Location of proposal, including street address, 100 140th Ave. SE, Bellevue, WA 98005

Lead agency Bellevue School District #405

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☐ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☒ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.
July 27th, 2012.

Responsible official Jack McLeod

Position/title Director of Facilities Phone. (425)456-4501

Address 12037 NE 5th Street, Bellevue, WA 98005

Date. 25-JUL-12 Signature

# ENVIRONMENTAL CHECKLIST

Bellevue School District No. 405

Sammamish High School
100 140th AVE SE
Bellevue, WA 98005

July10th, 2012

*Purpose of 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## A. BACKGROUND

1. Name of proposed project, if applicable:

   Sammamish High School

2. Name of applicant:

   Bellevue School District No. 405

3. Address and phone number of applicant and contact person:

   Bellevue School District No. 405
   100 140th AVE SE
   Bellevue, WA 98005

   Contact: Jim O'Malley, Project Manager
   Phone: (425) 456-4558

4. Date checklist prepared:

   July 10th, 2012

5. Agency requesting checklist:

   Bellevue School District No. 405

6. Proposed timing or schedule (including phasing, if applicable):

   Begin Construction: June 2013
   Project Completion: December 2016

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

   No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   - BSD Sammamish High School, Wetland & Stream Delineation Study (The Watershed Co., January 2012)
   - Sammamish High School Wetland & Stream Delineation Map (The Watershed Co., February 2012)
   - Sammamish High School Habitat Assessment (The Watershed Co., August 2011, Rev. March 2012)
   - Arborists report.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   None known

10. List any government approvals or permits that will be needed for your proposal, if known.
    1) Conditional Use Permit, City of Bellevue
    2) Commercial Building Permit, City of Bellevue
    3) Clearing & Grading Permit, City of Bellevue
    4) Fire Protection Permit, City of Bellevue
    5) Plumbing, Mechanical and Electrical Permits, City of Bellevue
    6) Right of Way Use Permit, City of Bellevue
    7) Sign Permit
    8) Utility Developer Extension Agreement, City of Bellevue
    9) Health Department Permit, King County
    10) Washington State Nonresidential Energy Code Compliance
    11) National Pollutant Discharge Elimination System (NPDES) Permit, WA State Dept. of Ecology

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

    The project proposes to renovate and replace Sammamish High School on its existing 38.01 acre site. Most of the existing 230,000 SF facility will be demolished, except for the approximate 18,000 SF Performance Art Center (PAC). When combined with the existing PAC, the new three story facility will have a total area of approximately 307,000 SF. The new school will be sized to serve 1,800 to 2,400 high school students in grades 9 through 12 in the local community. The existing football field, baseball fields, and tennis courts will remain. On-site improvements include increased parking stalls, clear pedestrian and vehicular circulation including drop-off areas, and a new concession ticket booth adjacent to existing bleachers.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

    Street Address:
    Sammamish High School
    100 140the AVE SE
    Bellevue, WA 98005

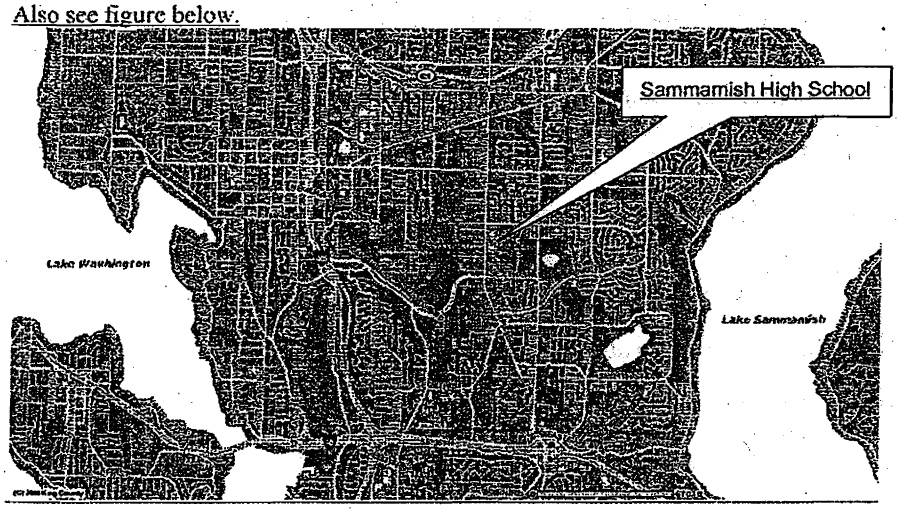
    NW ¼ OF SE ¼ LESS CO RDS

    Legal Description:

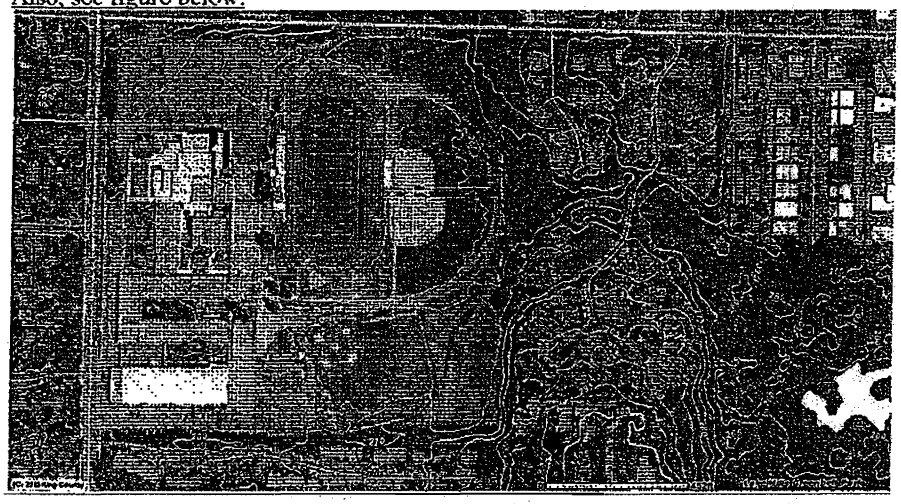
    THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT PORTION CONVEYED TO KING COUNTY FOR 140$^{TH}$ AVE SOUTHEAST; AND EXCEPT PORTION FOR MAIN STREET.

Site Plan:
See sheet A-002 of attached CUP Submittal drawings dated July 10th, 2012.

Vicinity Map:
See sheet 1 of 6 of attached Topographic Survey dated July, 2011.
Also see figure below.




Topographic Map:
See sheets 2 - 7 of 7 of attached Topographic Survey dated July, 2011.
Also, see figure below.



## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . .

Fairly flat, with slopes connecting flat areas and wetlands.

b. What is the steepest slope on the site (approximate percent slope)?
Steepest slope is approximately 50% on the northern side of the site. The proposed new building will be on the existing flat areas. See attached Topographic Survey dated July 2011.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Predominately sand with silt, glacial till, and gravel. See attached Report of Geotechnical Consulting Services, dated January 19th, 2012 by Associated Earth Sciences, Inc. for more detailed information.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No. See attached Report of Geotechnical Consulting Services, dated January 19th, 2012 by Associated Earth Sciences, Inc. for more detailed information.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Excavation will be required for new building slabs and storm water infrastructure. Fill will consist of competent structural fill either from on-site or from an approved quarry. Approximate quantities include 17,000 CY of import and 22,000 CY of export material.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Minor erosion possible in some areas from construction activities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 35%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Temporary Sedimentation and erosion Control (TESC) plans, Construction Best Management Practices (BMPs) and turbidity monitoring will be implemented in accordance with City of Bellevue and NPDES permitting requirements.

**2. Air**

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

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Water application to minimize dust.

**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.

The Sammamish High School campus is located in the Kelsey Creek basin, approximately 0.3 mile northwest of Larsen Lake. The eastern half of the site contains two ditches stream segments (north ditch and south ditch) and three wetlands (Wetland A, B and C). These critical areas are described in the Wetland and Stream Delineation Report (The Watershed Co., January 2012), Wetland and stream classifications and buffers under the City of Bellevue Code are as follows.

| Feature | Classification | Buffer Width |
|---|---|---|
| Wetland A | Category II | 75 ft |
| Wetland B | Category II | 75 ft |
| Wetland C | Category IV | 40 ft |
| North ditch | Type N | 25 ft |
| South ditch | Type N | 25 ft |

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.
None.

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 flood plain? If so, note location on the site plan.
No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground:
1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None.

c. Water runoff (including stormwater):
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.

Source of runoff from buildings roofs and paved surfaces. Storm drainage plan will be prepared in accordance with the City of Bellevue requirements. Stormwater will be managed by a series of traditional and low impact systems including rain gardens, underground piping, and underground concrete vaults.

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:
A comprehensive storm drainage system will be installed in accordance with the City of Bellevue requirements. Runoff control for the developed site will be provided in accordance with City of Bellevue requirements. Controlled runoff will discharge the site to the existing City storm drainage system.

**4. Plants**

a. Check or circle types of vegetation found on the site:
- ☒ Deciduous tree: Red alder, bigleaf maple, willow, black cottonwood, Oregon ash. Birch, Pacific madrone, other
- ☒ Evergreen tree: Douglas fir, western red cedar, shore pine, other
- ☒ Shrubs: hardhack spirea, Nootka rose, salmonberry, dogwood, twinberry, osoberry
- ☒ Grass: velvet grass, mowed lawn, meadow grasses
- ☐ Pasture
- ☐ Crop or grain
- ☒ Wet soil plants: ,,slough sedge, beaked sedge, soft rush, daggerleaf rush, bulrush, cattail, American speedwell, buttercup, etc , other
- ☐ Water plants: Water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Shrubs and grass will be removed and replaced to accommodate new site plan. Trees will be removed as required near building demolition and new construction areas. Any tree removal will meet City of Bellevue tree preservation requirements.

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:
Perimeter and parking lot landscaping will be provided per City of Bellevue requirements. Emphasis will be placed on using native and/or drought resistant plants that have proven to be adapted to the Puget Sound climate. See sheet L-200 of attached CUP submittal drawings dated July 10th, 2012 for landscaping.

**5. Animals**

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

Birds: Hawk, heron, eagle, songbirds, other: . . . . . .

Mammals: Deer, bear, elk, beaver, other: . . . . . .

Fish: Bass, salmon, trout, herring, shellfish, other: . . . . . .

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

None known.

c. Is the site part of a migration route? If so, explain.
No.

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

**6. Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Natural gas will be used for heating. Electricity will be used for cooling and other occupant needs (i.e. lights and computers).

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
"Cool" roof, DDC energy management system will be provided. Economizer feature on HVAC systems will minimize the energy consumed in cooling the building during the warmer weather. LED light fixtures with dimmer and natural daylight will factor into lighting design. Occupancy sensors for lighting will be installed. Building envelope will be designed to meet and often exceed the energy code. In addition, sustainable strategies will include construction recycling, reuse of materials on-site, plus recycled materials and/or sustainable materials are integrated into the project as much as possible.

**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.
Known and discovered asbestos and other hazardous materials will be abated during demolition of existing buildings.

1) Describe special emergency services that might be required.
None. Fire Department requirements will be observed.

2) Proposed measures to reduce or control environmental health hazards, if any:
Abatement procedures will comply with EPA regulations and guidelines.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None known.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term noise will result from construction activities during hours consistent with City of Bellevue permitting parameters. Long-term noise typical of public school site.

3) Proposed measures to reduce or control noise impacts, if any:
Monday-Friday 7:00am to 6:00pm (Per BCC 9.18).
Saturdays 9:00am to 6:00pm (Per BCC 9.18).
Construction methods and schedule will be in accordance with City of Bellevue guidelines for noise mitigation. Mechanical equipment will be acoustically screened if needed to keep the noise levels within city requirements, per LUC20.20.525.

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties?
Current use of site is a public school (high school) with adjacent single-family residential on east side and multi-family residential to the South, north and west edges abut arterial streets.

b. Has the site been used for agriculture? If so, describe.
No.

c. Describe any structures on the site.
Single-story high school buildings, portables, storage containers, and concessions.

d. Will any structures be demolished? If so, what?
All existing buildings on site to be demolished except Performing Arts Center (PAC) and a few small buildings in field area outside of construction zone.

e. What is the current zoning classification of the site?
Residential – R4

f. What is the current comprehensive plan designation of the site?
Single Family High School (Public)

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

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
The eastern portion of the site has been reviewed by The Watershed Company. See section B.3.A.1 for their analysis. See attached report for Watershed Conclusions.

i. Approximately how many people would reside or work in the completed project?
Approximately 100 employees and 1,800 students.

j. Approximately how many people would the completed project displace?
None.

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
No change to present use.

**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?
The existing fly loft at the P.A.C. is 73'-0" above existing floor elevation. The proposed principal building heights will vary with the tallest area at the gym and commons at 46'-0" above the average existing grade.
The proposed building materials are brick, metal siding, and composite metal panel siding.

b. What views in the immediate vicinity would be altered or obstructed?
None.

c. Proposed measures to reduce or control aesthetic impacts, if any:
New building is setback from property lines with a floor elevation lower than surrounding properties. Exterior materials and window glazing have been combined to provide visual relief and interest at a scale that is appropriate for high schools. Landscaping will screen parking lots and general site from neighboring properties.

**11. Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Parking lot site lighting used approximately 6:30 AM to sunrise and sunset to 10 PM.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No known safety hazards or interference with views from project lighting.

c. What existing offsite sources of light or glare may affect your proposal?
None known.

d. Proposed measures to reduce or control light and glare impacts, if any:
Parking lot site lighting will have cut-off shields to prevent spill from site, to eliminate light pollution per the Washington Sustainable Schools Protocol, to fulfill WAC20.20.525 and LUC 20.20.522

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?
None known off site. Track and football field , tennis courts, baseball and softball fields on site.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No. Recreational opportunities will remain untouched.

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

**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.
None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known.

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

**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.
South site access from 140th AVE SE connects to I-90.
North site access from Main street connects to 148th AVE SE.
A pedestrian walking trail runs along east property edge.
West site access from 140th AVESE connects to I-90 to the South and SR-520 to the North.

See sheets 2 - 6 of 6 of attached Topographic Survey dated July, 2011 for street locations.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes. 140th AVE SE.

c. How many parking spaces would the completed project have? How many would the project eliminate?
Completed project will have a total of 560 available parking spaces, which is an increase of 26 parking stalls from the existing condition.

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).
A fire truck curb cut will be provided through the median on Main Street. New curb cuts or vehicular exits will be provided on 140th AVE SE to reduce the transportation impacts. It is anticipated that improved on-site vehicle circulation will improve any current traffic congestion on neighboring streets.

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.
Refer to attached Traffic and Parking Study by Gibson Traffic Consultants dated April 2012 along with the Parking Demand Analysis Memorandum and Summary dated July 5, 2012.

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

New curb cuts or vehicular exits will reduce the transportation impacts on 140th AVE SE. It is anticipated that improved on-site vehicle circulation will improve any current traffic congestion on neighboring streets.

**15. Public services**

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe.
No, the school is designed to accommodate 1,800 to 2,400 students which is the same population the original school was designed for.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Meet applicable fire codes.

**16. Utilities**

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
All listed above except septic system.

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

| | |
|---|---|
| Electric/Natural Gas: | Puget Sound Energy |
| Telephone: | Century Link |
| Water/Sewer: | City of Bellevue |

C. SIGNATURE

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

Signature: .....

Date Submitted: .....07-25-2012.....

**BEFORE THE HEARING EXAMINER FOR THE CITY OF BELLEVUE**

| | | |
|---|---|---|
| In the Matter of the Application of<br><br>**BELLEVUE SCHOOL DISTRICT 405 (SAMMAMISH HIGH SCHOOL)**<br><br>For Approval of a Conditional Use Permit to Demolish the present Sammamish High School, except for the Performing Arts Center, and build a new three-story high school facility with relocated parking | ) | **FILE NO: 12-117732-LB**<br><br>**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION** |

## SUMMARY

**1. Recommendation.** The application should be approved, subject to conditions.

**2. Proposal.** Bellevue School District 405 seeks permission to demolish the present one-story Sammamish High School and to build a new three-story high school facility on the same site. The new academic building will be wrapped around the existing 18,000 square-foot Performing Arts Center which will remain. The portion of the new academic building located to the north of the Performing Arts Center will occupy what is now a large parking lot. Student parking under the new design will be relocated to the south part of the property, while visitor and teacher parking (as well as student pick-up and drop-off) will be situated parallel to 140th Avenue SE on the west side of the property.

The main entrance will be to the south portion of the new building, fronted by a "Great Lawn" area which will be sloped to lead pedestrians up to the second floor entry. The dining commons will be located to the right of this entry. Administrative offices will be to the left.

Visibly prominent science labs will be distributed among the classrooms, emphasizing the Science, Technology, Engineering and Math (STEM) curriculum and fostering interdisciplinary collaboration. On the first floor at the heart of the school will be a Study Commons, open to two floors with skylights above.

The new gymnasium will flank the "Great Lawn" on the east. The existing football stadium and athletic fields on the eastern portion of the site will be retained.



**CITY OF BELLEVUE**
**450 – 110th Avenue NE**
**P. O. Box 90012**
**Bellevue, WA 98009-9012**

Construction is proposed to begin in June 2013 and to consist of three phases over a period of 2.5 years. The phases will be managed to allow the school to continue to function at full capacity during construction.

The current student population is just over a thousand. The new facility will accommodate up to 2,150 students, an ultimate capacity not expected to be achieved for many years.

The site is located in an R-4 residential land use district. It is within the boundaries of the East Bellevue Community Council.

**3. Procedure.** The School District held a well-attended public meeting at the high school library on February 12, 2012. Many attendees urged the maintenance of pick-up and drop-off access from Main Street on the north, a feature which was thereafter added to the plans.

The application was filed on July 12, 2012. The School District issued a Determination of Non-Significance (DNS) under the State Environmental Policy Act (SEPA) on July 25, 2012. The DNS was not appealed.

Notice of application was given on August 2, 2012. The East Bellevue Community Council held a courtesy public meeting on September 4, 2012, which, in general, elicited support for the proposal.

The Staff report was issued with a bulletin publication date of November 21, 2012. The Hearing Examiner hearing was held, after due notice on December 13, 2012, in Bellevue City Hall.

There was no public testimony at the hearing. Written comments consisted of two emails from individuals who raised concerns about the alignment of driveways, about crosswalks and about pedestrian safety. The City responded in detail to these concerns, committing to ongoing evaluation of safety concerns.

## FINDINGS OF FACT

1. The factual matters set forth in the foregoing **SUMMARY** are adopted by the Examiner as findings.

2. Sammamish High School is located at 100 140th Avenue SE. It is within the Southeast Bellevue Subarea situated on a 38-acre site. The site is bounded by Main Street on the north and 140th Avenue NE on the west.



**CITY OF BELLEVUE**
**450 – 110th Avenue NE**
**P. O. Box 90012**
**Bellevue, WA 98009-9012**

3. Changes of the magnitude proposed to a secondary school in a residential district require a Conditional Use Permit.

4. Sammamish High is the last of Bellevue's high schools to be demolished and rebuilt as part of the capital facilities upgrade that began in 2001. The Performing Arts Center which will be integrated into the new building was constructed in 2004. The current project involves getting rid of the remaining campus of individual one-story buildings connected by breezeway corridors. The three-story classroom complex that will be replace these old structures will incorporate current concepts of security, reduce the student-teacher ratio, and provide new emphasis for science and technology, while retaining the modern performing arts facility as an asset for use by the community as a whole. When combined with the existing Performing Arts Center, the new three-story facility will have a total area of approximately 307,000 square feet.

5. Physical education will be located in a separate building south of the academic building with a total area of 67,448 square feet. The building will house the main gymnasium, two auxiliary gyms, locker rooms, one classroom and a PE studio.

6. A single building permit will be issued for all three phases of the project, set to start in June 2013. Phase 1 will include site work, some demolition, the installation of portables and the construction of the new three-story academic building. Phase 2 will involve the completion of demolition of all but the existing gym, construction of the new gym, site work to maintain adequate parking and occupancy of the academic building. Phase 3 will include site work for the "Great Lawn" and athletic fields, occupancy of the new gym, demolition of the old gym and completion of the new south parking lot. School operation at full capacity will be maintained throughout.

7. East of the school buildings are a stadium for football and track, two baseball fields, a softball field and tennis courts. These facilities will be left alone. However, the concession stand will be moved from north of the stadium to a planned athletic plaza south of the existing bleacher area where students can congregate before and after games. New batting cages and field storage will be installed north of the south baseball field.

8. Critical areas, consisting of a Type N stream and associated wetlands, are found on the easterly portion of the site beyond the athletic fields. Segments of the stream have been piped, but two exposed stream ditches remain. The proposed construction will not affect the critical



CITY OF BELLEVUE
450 – 110th Avenue NE
P. O. Box 90012
Bellevue, WA 98009-9012

areas portion of the site. As evidenced by the DNS issued under SEPA, the environmental impacts of the project are not likely to be significant.

9. Visitor and staff parking west of the academic building, along with the pick-up and drop-off area, will be retained, although the existing three accesses will be moved to slightly different locations on 140th Avenue S.E. One access will be entry only. The other two will be in and out. Main Street will gain an access point for drop-off and pick-up activities east of the academic building. There will be a loading dock east of the school for deliveries and waste pick-up.

10. A professional traffic study showed that upon completion of this project, adequate parking will be provided for the number of students anticipated in the next few years. If more parking is eventually needed, a new lot may be added east of the football stadium in place of the northeast softball field. This new lot would require a Critical Areas Land Use Permit.

11. While the school rebuilding project is underway, parking will be limited, but estimates are that enough stalls will be available to match current demand using existing west and south parking areas, plus an additional 50 stalls at Lake Hills Baptist Church. This church is located about a tenth of a mile south of the school. The possibility of a parking shortfall during construction will be addressed by limiting on-site student parking permits to four person carpools and by encouraging greater use of busses. In addition, the school is negotiating with the nearby Seventh Day Adventist and Neighborhood churches to provide additional construction-phase student parking.

12. The academic building will be three stories high with the highest roof/parapet at 46' 8" for STEM classrooms and a lower roof/parapet of 40 '8" for general classroom spaces. The gymnasium roof will be 48' 0" above existing grade. The Performing Arts Center, already in place, is 73 feet high. While all of these elevations exceed the basic limits of the Land Use Code for this zone, they are allowed as elements functionally related to the education programs of the school. Because of generous setbacks from the streets, the height of the new buildings will not conflict with the overall low-rise character of surrounding residential development.

13. The proposed buildings have been sensitively designed to blend in with the Performing Arts Center and with the adjacent single-family neighborhood. The proposed colors and materials will complement the existing structures in the vicinity. Development will be



**CITY OF BELLEVUE**
**450 – 110th Avenue NE**
**P. O. Box 90012**
**Bellevue, WA 98009-9012**

contained within the same general footprint as the present facility. Except as to height, the new facility will comply with the standard dimensional requirements of the Land Use Code.

14. The proposal complies with the landscaping standards for schools with the exception of parking lot landscaping. An Alternative Landscaping Option has been approved by which, in lieu or 18,375 square feet of parking lot landscaping, the lots will contain 53,469 square feet of heavily-vegetated rain gardens.

15. Main Street, on the north side of the site, is a two-lane collector arterial with a 25 mile per hour speed limit. On the western frontage, 140th Avenue NE is a three-lane collector arterial with a 30 mile per hour speed limit. Accidents rates for the streets adjacent to the site were found to be significantly less than the state average for similar arterial streets.

16. Evaluation of likely traffic impacts of the project by the traffic consultants showed that all off-site intersections will operate at acceptable City standards of service after the project is completed. Access will continue much as before. School buses rarely serve the site except for visiting sports teams or special events. Available parking will be sufficient to accommodate such occasional use.

17. If, over the long term, the student population does eventually reach 2,150 students, changes in trip generation characteristics may be needed. Options for achieving such changes may include increased use of public transit, school buses, carpooling, staggered hours, or other measures. Once the school reaches 1,800 students, the City is requiring a parking and traffic analysis report each year.

18. The site is served by all major utility and public services. Available public facilities are capable of handling the impacts of this development.

19. The criteria for approval of a Conditional Use Permit are set forth at LUC 20.30B.140, as follows:

A. The Conditional Use is consistent with the Comprehensive Plan; and

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

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



CITY OF BELLEVUE
450 – 110th Avenue NE
P. O. Box 90012
Bellevue, WA 98009-9012

D. The conditional use is not materially detrimental to uses or property in in the immediate vicinity of the subject property; and

E. The conditional use complies with the applicable requirements of this Code.

20. The Staff Report analyzes the application against the above criteria and finds that, as conditioned, it will be consistent with them. The Hearing Examiner concurs with this analysis and adopts the same. The Staff Report is by this reference incorporated herein as though fully set forth.

21. The reconstructed Sammamish High School will replace an outdated facility with a new thoughtfully-designed educational plan that will be an asset to the neighborhood.

22. Any conclusion herein which may be deemed a finding is hereby adopted as such.

## CONCLUSIONS OF LAW

1. The Hearing Examiner has jurisdiction over the subject matter of this proceeding. LUC 20.35.337. The property is within the boundaries of a Community Council and therefore subject to final decision by the City Council. LUC 20.30.015(D). The Hearing Examiner's role is to make a recommendation for decision. LUC 20.35.340.

2. The requirements of SEPA have been met.

3. The Conditional Use Permit criteria are met by the project, as conditioned. LUC 20.30B.140.

4. Any finding herein which may be deemed a conclusion is hereby adopted as such.

## CONDITIONS

**Vested Status of CUP Approval:** The vested status of the CUP 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.

1. **Vehicular Access Restrictions: Access to** and from the driveways for this site from will initially be restricted as follows:

   - The western driveway on Main Street will be outbound only, with a right turn lane and a left turn lane.
   - The middle driveway on 140th Ave will be in only. It will initially be marked for one lane, but the width must be sufficient to accommodate two lanes in the future if necessary.



CITY OF BELLEVUE
450 – 110th Avenue NE
P. O. Box 90012
Bellevue, WA 98009-9012

- The new eastern driveway on Main Street will be full access. Width sufficient for two outbound lanes may be required, based on the engineering review.

- The other two driveways will be full access with two outbound lanes and width behind the sidewalk of at least 36 feet.

In addition, Bellevue City Code 14.60.150.1 says "Left turns to and from a driveway may be restricted either at the time of development or in the future if such maneuvers are found by the city to be hazardous." The Bellevue Transportation Department will take steps to restrict left turns at any or all of the school's driveways if necessary to deal with a safety problem or with a traffic operations problem that could lead to a hazardous situation. BCC 14.60.150

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. LUC 2020.590.1(4)

**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. 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 prevents 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. BCC 11.70 & 14.30

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 Transportation Department Design



**CITY OF BELLEVUE**
**450 – 110th Avenue NE**
**P. O. Box 90012**
**Bellevue, WA 98009-9012**

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 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, signal poles, and related equipment, if necessary.

e) Sight distance per city code 14.60.240 and 241. (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.

h) Transformers and utility vaults to serve the building shall be placed inside the building or below grade, to the extent feasible.

BCC 14.60, Transportation Department Design Manual, and Transportation Department Standard Drawings

## C. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT

1. **Building and Site Plans—Transportation:** Building plans, landscaping plans, and architectural site plans must accommodate on-site and street frontage 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. BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241

2. **Existing Easements:** Existing utility easements contained within this site must be identified, and any negative impact that this development has on those easements must be mitigated or easements relinquished. BCC 14.60.100

3. **Pedestrian and Utility Easements:** The applicant shall provide sidewalk and utility easements to the City such that any sidewalks outside of the City right of way along the property frontage are located within a pedestrian easement area. Any additional space needed for street light or signal equipment should be included in a sidewalk and utility easement. The path approximately parallel to Main Street must be open to the public, but does not need to be in an easement granted to the City. BCC 14.60.100



CITY OF BELLEVUE
450 – 110th Avenue NE
P. O. Box 90012
Bellevue, WA 98009-9012

4. **Signs:** If any change is made to the existing signage, a separate sign package shall be submitted for DSD for staff review and approval. Any proposed sign shall be architecturally compatible with the existing building. BCC 22B.10.040.B.1,2

5. **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. BCC Title 24.02, 24.04, 24.06

6. **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. BCC Title 24.02, 24.04, 24.06

7. **Interim Parking:** Staff has anticipated on-site construction conditions and determined that vehicular circulation and parking will be very limited. The BSD shall be required to prepare an interim parking and site circulation plan during the phased occupancy period for this site. This plan shall be submitted prior to issuance of the clear and grade and/or building permits for this project. LUC 20.590.F.2

8. **Phasing Plan: SHS** contains three internal phases of construction activities. The BSD must work with the selected contractor to determine how construction patterns and staging will take place on the site. The BSD and contractor must also address how students will be protected as demolition and construction activities take place from one building to another. 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 BSD is required to submit a phasing plan for review and approval by the City. This information should be part of the BSD bid package to inform the selected contractor of the phasing responsibilities and student protection issues. IBC 109.1, IBC Chapter 33

9. **Refuse Screening:** All refuse equipment shall be screened from public view with walls that will match the building body. A detail of this area has not been provided. Prior to issuance of clear and grade and building permits, a detail showing screening of refuse equipment will be required. LUC 20.20.725

10. **Construction Hours: Construction Hours:** Normal hours for construction related noises are from 7:00 am. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday. No deliveries shall *be* scheduled prior to 7:00 a.m. or after 6:00 p.m. Exceptions for construction related noise limitations contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction on schools which cannot be undertaken during exempt hours. No blanket exemption exists. Allowances for short term work outside of normal hours for construction related noise shall 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



CITY OF BELLEVUE
450 – 110th Avenue NE
P. O. Box 90012
Bellevue, WA 98009-9012

specific component of the school construction, the District must apply for a separate noise permit for review and approval by staff. In this time period, the site shall be posted on all street frontages prior to the start of construction activity. BCC 9.18.040

**CONDITIONS PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. **On-Site Parking, Circulation Improvements, and Monitoring:** Prior to issuance of a temporary certificate of occupancy, the school district shall implement on-site parking and circulation improvements as shown in the final site plan and engineering plans. On-site circulation and safety shall be enhanced with pavement markings, directional signs, and stop signs as needed.

   The school district shall implement the use of one or more on-site traffic monitors whose duties will include managing pick-up and drop-off traffic to improve safety and reduce impacts on city streets. At the beginning of each school year and as needed throughout each school year, the school district shall provide information to parents regarding proper traffic behavior and safety during pick-up and drop-off periods. Prior to issuance of a temporary certificate of occupancy for this project, the school district shall submit a policy plan for city review and approval, specific to the Sammamish High School. This policy plan shall outline how the school district will implement traffic monitoring, on-site traffic management, and the provision of related information to parents and students. The goal of the plan shall be to prevent any on-site parking and circulation problems from spilling off the site. The document shall state the school district's commitment to achieving that goal on an on-going basis, including changing the plan as needed and keeping on-site staff informed. The policy plan shall be signed by a person with authority to make such a commitment for the school district. BCC 20.30E.140 and Comprehensive Plan Policy, TR-90

2. **Street Frontage Improvements:** All street frontage improvements and other required transportation elements, including any 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. BCC 14.60, Comprehensive Plan Policy UT-39, Transportation Department, Design Manual, and Transportation Department Standard Drawings

3. **Pavement Restoration:** Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as follows. Both streets adjacent to the site are presently classified as "Overlay Required." Any cutting of the paved street surface or damage to the surface during construction must be restored with a grind and overlay at least 50 feet long for the full width of any affected lane. Details will be specified in the right of way use permit for this project. BCC 14.60. 250; Design Manual Design Standard #21



CITY OF BELLEVUE
450 – 110th Avenue NE
P. O. Box 90012
Bellevue, WA 98009-9012

## CONDITIONS REQUIRED POST CERTIFICATE OF OCCUPANCY

1. **Mural Art—Gymnasium:** A mural is planned at the northwest corner of this structure near the building entry. This mural is undefined at this time. The BSD will need to apply for a Land Use Exemption (LUX) once a mural design is agreed upon for staff review and approval. WC 20.25B.050.B.4

2. **Future Parking Requirements:** Prior to installation of the future parking, the BSD shall provide periodic evaluations of the site to evaluate on-site parking demand. Parking demand will be evaluated in the following manner:

   a. Number of student drivers: The administrator will be encouraged to control the number of student parking passes issued for the site. Parking passes shall be given to students with seniority first with limitations to successive classes. Incentives shall be offered to encourage carpooling amongst students.

   b. Increase the number of bus passes: Of the 738 students eligible for bus passes, 465 bus passes have been issued. As with parking passes, the student body shall be incentivized to utilize bus passes if they are eligible. Counts of average daily bus ridership shall be provided.

   c. Coordination of After School Events: SHS has a PAC, scheduled athletic activities, and weekend renters of the facility. These uses should be coordinated to limit parking demands of the site. Permanent parking arrangements shall be made with adjacent churches in the area to ensure enough parking in the event of conflicts. The activity coordinator shall confirm that there will be the correct amount of parking available to the number of activities scheduled.

   d. Pedestrian and bicycle usage: Incentives shall be offered to encourage students and staff to engage in walking, biking, and other travel modes to and from the site.

   If the administrator demonstrates compliance with the above measures and can control/limit parking impacts at the future student level, then development of parking east of the football stadium may be delayed until such time as it becomes necessary. To confirm that the administrator is evaluating on-site parking conditions, the City shall require a brief notice to the City at the beginning of each year that lists the student population and parking utilization. Once SHS reaches 1.800 students and beyond, the City shall require a parking and traffic analysis report each year. Such reports must evaluate parking utilization on site, student and staff utilization of alternative travel modes, and traffic operational and safety problems at the site's access points; and must include recommendations for how to mitigate identified problems, The Departments of Development Services and Transportation will evaluate these reports each school year. Mid-year evaluations can occur if staff deems them necessary. The City will then confirm acceptance of the information provided along with on-site visits.

   If it is found that student population can be controlled successfully as evidenced by limited complaints to the City from neighbors and limited traffic congestion spilling off the site



CITY OF BELLEVUE
450 – 110th Avenue NE
P. O. Box 90012
Bellevue, WA 98009-9012

onto streets, then the future parking planned east of the football stadium may be delayed until such time as it becomes evident **that** this future parking supply is necessary. Development of the future parking supply is not dependent on the future student reservation of 2,150 students if parking arrangements fulfill the thresholds noted above. However, once the City determines that parking is no longer being effectively managed, then the BSD shall install the 104 parking stalls to mitigate existing parking conditions and must implement other transportation mitigations to deal with the impact of the increased number of parking stalls. The BSD shall be responsible for installing these stalls and other mitigations as soon as possible once notified by the City of this requirement. As part of this effort, the Transportation Department may require, at school district expense, detailed analysis regarding traffic operations and traffic safety and recommendations for mitigation. This review shall be conducted through the Development Services Application (DC) process. LUC 20.20.590.F.2

3. **Critical Areas Land Use Permit—Future Parking:** Installation of the future stalls will require the BSD to apply for a Critical Areas Land Use Permit (LO) as there is a slight buffer encroachment of 5,125 square feet. The Watershed Company reviewed this amendment in their report dated October 8, 2012, and recommends an mitigation at a 1:1 ratio. LUC 20.25H.110

4. **Parks Department Softball Field Compensation:** A future reservation for student parking is being made at the northernmost softball field east of the football stadium. If the student population exceeds a specific threshold, the District shall be required to construct additional parking to accommodate these additional students. The 1991 agreement between the BSD and Parks shall provide guidance for a depreciated buy-out of the cost of the field should displacement become necessary. LUC 20.20.590.F.2

## RECOMMENDATION

The Hearing Examiner recommends approval of the requested Conditional Use Permit, subject to the conditions set forth above.

**DONE,** this 7th day of January 2013.

Wick Dufford

Wick Dufford, Hearing Examiner



**CITY OF BELLEVUE**
**450 – 110th Avenue NE**
**P. O. Box 90012**
**Bellevue, WA 98009-9012**

## NOTICE OF RIGHT TO APPEAL

(Pursuant to Resolution No. 5097)

**RIGHT TO APPEAL-TIME LIMIT**

The recommendation of the Hearing Examiner may be appealed to the City Council by any person who participated in the public hearing before the Hearing Examiner or the City. The appeal must be made in the form and manner specified by the Bellevue Land Use Code 20.35.350 and received by the City Clerk no later than 14 days following the date the hearing Examiner's recommendation was mailed.

**TRANSCRIPT OF HEARING-PAYMENT OF COST**

An appeal of the Hearing Examiner's decision requires the preparation of a transcript of the hearing before the Hearing Examiner. Therefore, the request for appeal must be accompanied by an initial deposit of $100. Should the actual cost be less the amount of the deposit, any credit due shall be reimbursed to the appellant. Should the cost for transcript preparation be more than the deposit, the appellant will be additionally charged.

**WAIVER OF TRANSCRIPTION FEE**

Upon request, the City Clerk will waive transcription fees upon submission by an appellant of the following documentation: a) an affidavit stating that the appellant's net financial worth does not exceed $20,000; b) an affidavit stating that the appellant's annual income does not exceed $5,200; c) a brief statement of the issues sought to be reviewed; d) a designation of those parts if the record the party thinks are necessary for review; e) a statement that review is sought in good faith.

**CITY COUNIL CONSIDERATION**

Unless appealed, this matter will come before the City Council on **Monday, February 4, 2013** for discussion, and **Tuesday, February 19, 2013** for legislation. After Monday, January 21, 2013, interested persons may contact the Hearing Examiner's Office at (425) 452-6934 to find out whether an appeal has been filed.

1/7/2013

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**East Bellevue Community Council**
Summary Minutes of Regular Meeting

September 4, 2012
6:30 p.m.

Lake Hills Library Meeting Room
Bellevue, Washington

PRESENT: Chair Kasner, Vice Chair Seal, and Councilmembers Capron, Gooding* and Hughes

STAFF: Antoinette Pratt, Senior Land Use Planner
Sally Nichols, Associate Planner
Carl Wilson, Senior Development Review Engineer

1. **CALL TO ORDER**

The meeting was called to order at 6:30 p.m. with Chair Kasner presiding.

2. **ROLL CALL**

The Clerk called the roll, all members present with exception of Mr. Gooding who arrived at 6:53 PM.

Chair Kasner led the flag salute.

3. **COMMUNICATIONS - WRITTEN AND ORAL**: None.

4. **APPROVAL OF AGENDA**

Councilmember Hughes requested an amendment to the agenda to include review of a draft letter to City Council related to expansion of the off-leash facility at Robinswood Park under Unfinished Business. Mr. Capron moved to approve the agenda as amended. Councilmember Hughes seconded the motion which carried by a vote of 4-0.

5. **PUBLIC HEARING**

(a) Sammamish High School Conditional Use Application to demolish existing building with exception of the Performing Arts Center and replace with new 3 story facility

Ms. Antoinette Pratt provided the staff overview. The Bellevue School District is requesting a Conditional Use Permit to demolish Sammamish High School with the exception of the 18,000 square foot Performing Arts Center. The new facility will be 3 stories to serve students 9th through 12th grades. No changes are proposed to the existing athletic fields. Site improvements include parking, landscaping, and new concession/ticket booth. This project will be constructed in four phases to accommodate active use during the school year. Portables will be added to the

- Mr. Gooding arrived at 6:53 PM.

site to aid this phased occupancy approach. Site size is 38 acres. She noted that the new facility has been designed to soften the height of the existing Performing Arts Center by wrapping the new structure around this feature. This is a Process III application and will return to the Community Council for final approval.

Rebecca Baibak, Integrus Architecture, described the project and proposed traffic flow and phasing. She stated the facility has been designed with large building setbacks to accommodate the proposed height; a large student open space south of the main building entry for student gatherings; and, the relocation of parking to the south and west portions of the site.

In response to Chair Kasner, Ms. Baibak stated the Main Street ingress has moved further to the east.

Responding to audience participant, Ms. Baibak stated Sammamish High School does not have school buses that service the high school but, instead, rely on public transportation. However, all drives and turnarounds both in the south parking lot or east drop-off area allows for school bus turnaround.

Ms. Baibak introduced the Sammamish High School Principle, Tom Duenwald.

In response to Mr. Seal, Ms. Baibak stated the ingress/egress from Main Street serves the drop-off area, while the ingress/egress to the parking areas is off 140th.

In response to Mr. Kasner, Ms. Baibak described the ingresses and egresses off 140th, similar to the number of ingresses/egresses currently available. Parking can accommodate approximately 506/507 vehicles.

Matt Palmer, Transportation Engineer, stated parking studies were done to determine parking demand of students and staff. To date, parking is only utilized at 45% to 50% with 260 possible spaces. He stated current use is underutilized.

Ms. Baibak stated proposed parking is intended, not only for student/staff parking but also event parking.

Mr. Seal asked if there would be a possibility of a traffic signal at the south end of the parking area?

Responding, Mr. Palmer stated the traffic counts do not drive the need for a signal, however, the provision for the northbound right turn pocket is proposed.

In response to Mr. Kasner, Mr. McCloud stated the growth projection for the District overall indicates the need for the currently proposed capacity. He stated there has been discussion over the years about going from 4 high schools to 3, but, the last 4 years have seen an increase in student enrollment district-wide from about 15,300 up to about 18,300. Current numbers are just shy of 18,000. He stated that there is definitely a need to make sure that we have enough

capacity at Sammamish High School. He noted, due to the economic downturn, the migration from private to public schools.

Responding to Mr. Seal, Mr. McCloud stated long term planning indicates the need for an additional elementary school within the next 5 years.

Ms. Pratt reported that feedback to date has been about traffic.

Ms. Baibak explained the timeline/phasing of construction. Completion is anticipated in 3 years.

In response to Mr. Kasner's suggestion to access the parking areas from Main Street as well, Ms. Baibak stated the goal of a single entry to ensure the safety of students and event goers.

Mr. Duenwald stated the goal of separating pedestrian for vehicle traffic. He noted the greenspace on the northwest corner of the campus and its use as separation for the apartments.

Responding to Mr. Erwin, Nick Haugen, the project's landscape architect, stated there are approximately 300 plus spaces in the south parking area.

Mr. Wilson, Senior Development Review Engineer stated some of the concerns raised tonight are being considered by the City's Transportation Review, in particular, getting more access to Main Street.

Mr. Kasner stated he appreciates the attention to safety within the design. He noted his sensitivity to green buffers.

Harry West stated his concern regarding construction hours. Ms. Pratt responded that the normal hours of construction are Monday through Friday, 7:00 AM to 6:00 PM and Saturdays, 9:00 AM to 6:00 PM. Hours may differ slightly given the project's designation as an essential facility.

Ms. Rossman questioned the status of the fir trees along 140th. Mr. Haugen stated an arborist has reviewed all the trees on site and has determined that some of the trees along 140th are in poor health. The trees in poor health will be removed while the healthy trees will be retained.

Chris Areandel stated, once the project is done, his hope that pride in the new facility might spillover into student academic achievements. Principal Duenwald agreed, providing an example of student pride in the form of a mural paid for by the student body dedicated to the Class of 2012.

Michael Richardson asked if all buildings would be multi-storied. Ms. Baibak responded affirmatively, stating, however, not all will have the same number of stories.
Mr. Richardson observed that although Sammamish High School does not receive school bus service, there will be a number of field trips to the Performing Arts Center and athletic events within and outside the District that will utilize bus transport; and, that parking lot design should take that into consideration.

Bob Leingang stated his concern about foot traffic, stating the loss of student access to the south.

Mr. Palmer responded there is a bus stop at the corner of SE 8th and 140th where students can walk up the west side of 140th and cross at the crosswalk further north and which ties to the front entrance of the building.

Chair Kasner seeing no one further wishing to testify closed the courtesy hearing.

Chair Kasner called a short recess at 7:16 PM.

(b) Puget Sound Energy Transmission Line Conditional Use Application connecting Phantom Lake and Lake Hills substations

Chair Kasner reconvened the meeting at 7:26 PM and opened the courtesy hearing.

Phyllis Egts stated her concern that this project will impact property values. She stated she is not agreeable to selling any portion of her property to accommodate the proposed transmission line. She stated her support for undergrounding the new line on 156th.

Chair Kasner explained the public process.

Sally Nichols provided a brief staff overview of the proposed Puget Sound Energy Transmission Line that will link the Phantom Lake and Lake Hills Substations at the corner of SE 16th and 156th.

Mr. Kasner stated his frustration with the process due to this proposal's quasi-judicial nature prohibiting him from attending any of the public information meetings.

Andy Swayne, Municipal Liaison Manager for PSE, provided his background with PSE and explained the progression of this project over the last five years. He stated earlier iteration of this proposal actually goes back twenty years. PSE recognized the need to build a new transmission line connecting these two substations to increase electrical reliability. There are three substations currently fed only by single transmission lines. If something should happen to that single line, power to the substation would be lost, making all customers served by those substations vulnerable to power loss. He explained the often timely options that can be employed to remedy such power outages and stated that very few substations in the total county's urbanized service area are served only by a single transmission line. In terms of giving this local area the same level of systems support, PSE determined it was time to move this project forward.

Chair Kasner read the questions and answers printed in the packet into the record. Council asked additional clarifying questions to which Mr. Swayne responded.

Mr. Marvin Kananen asked if there is only one main power line going into Redmond. Mr. Swayne responded there are several transmission lines that bring power to the Lakeside switching station. There are a total of fourteen lines to Redmond.