



MEMORANDUM

DATE: April 18, 2014
TO: East Bellevue Community Council
FROM: Antoinette Pratt, Senior Planner
SUBJECT: Odle Middle School
502 143rd Avenue NE
13-119594 LB and 13-119597 LO

The Bellevue City Council is scheduled to review the Hearings Examiner recommendation regarding the Bellevue School District's (BSD), Conditional Use application in Study Session on April 28th. Final action on the application is planned for May 5, 2014. A copy of the draft ordinance is attached. The purpose of your May 6, 2014, EBCC hearing is to approve/disapprove the final ordinance adopted by the City Council decision.

The BSD requests Conditional Use and Critical Areas Land Use (CALUP) approvals to demolish Odle Middle School (OMS). The new facility will be two stories to serve students in 6th through 8th grades. Site improvements will include parking and landscaping along with modifications to the existing athletic fields. The City of Bellevue's Aquatic Center will remain with modest changes occurring to the existing parking lot. See attached Hearing Examiner and Development Services Department recommendations for project overview.

OMS is located at 502 143rd Avenue NE with zoning designations of R-1.8 and R-4 which both allow educational facilities in residential areas. The existing facility is 114,700 square feet and was constructed in 1970. Site size is 19.14 acres and contains wetlands north of the track which crosses property boundaries onto an adjacent parcel; thus, the requirement for a CALUP.

The new facility will be two stories with the highest roof parapet 46 feet above existing grade for the gymnasium while a lower parapet height of 40 feet is proposed for the educational wing. OMS has been designed with large building setbacks to accommodate the proposed heights for this facility. A large plaza for student gatherings and events has been proposed adjacent to the main entry. Student waiting shelters will be placed throughout the vehicular loop to encourage full usage while providing weather protection during inclement weather conditions. The gymnasium is located adjacent to the revised playfields for coordinated athletic use. A designated bus only parking lot will be located east of the gymnasium.

Existing parking and landscaping will be re-configured with this application. One access point from NE 8th Street via 143rd Avenue NE will be maintained with this application. An extended drop off/pick up loop will be developed with this application in an effort to reduce spillover traffic onto NE 8th Street.

Construction of OMS will take two years. Students will attend the District's swing school at Ringdall located on SE 60th Street during this construction period. However, the City's aquatic facility will remain open with short periods of closure due to construction.

Attachments

Draft Ordinance

OMS PowerPoint

Hearing Examiner Recommendation

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO.

AN ORDINANCE approving the conditional use permit application for the Bellevue School District to demolish the present one-story Odle Middle School and to construct a new two-story facility on the same site at 502 143rd Avenue NE, which lies between 140th and 148th Avenues NE; File No. 13-119594-LB; and establishing an effective date.

WHEREAS, the Bellevue School District applied on July 3, 2013 to the City for a conditional use permit to demolish the present Odle Middle School and replace it with a two-story facility at the same site, 502 143rd Avenue NE, Bellevue, WA; and

WHEREAS, under the City's land use code, approval of an application for a conditional use permit is a Process III Decision; and

WHEREAS, the Bellevue School District, as well, applied for a critical areas land use permit, which was approved by the Director for the City's Development Services Department on February 20, 2014 for Permit No. 13-119597 LO; and

WHEREAS, prior to submitting its application, the Bellevue School District held a public meeting on the proposal on February 9, 2012; and

WHEREAS, the East Bellevue Community Council held a courtesy public meeting on the application on August 6, 2013 pursuant to notice required by law; and

WHEREAS, on January 9, 2014, a public meeting was held on the application by the Development Services Department staff to address items raised from the August 6, 2013 public meeting; and

WHEREAS, on March 14, 2014, the Hearing Examiner issued his Findings of Fact, Conclusions of Law and Recommendation for File No: 13-119594 LB, which recommends 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; and

WHEREAS, under City of Bellevue Land Use Code ("LUC") Section 20.35.365, if the City Council approves, or approves with modifications,

within the jurisdiction of the Community Council, that approval is not effective within the jurisdiction of the Community Council until the Community Council votes to approve the ordinance, or the Community Council fails to disapprove the ordinance within 60 days of the enactment of that ordinance; and 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 attached hereto as Exhibit A and by this reference fully incorporated herein.

Section 2. The City Council hereby approves Bellevue School District's conditional use application under Permit No. 13-119594 LB to demolish and replace Odle Middle School, subject to each of the conditions set forth in the "Conditions" section of the Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation included herewith as Exhibit A.

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 ____ day of _____, 2014 and signed in authentication of its passage this ____ day of _____, 2014.

(SEAL)

Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

Lacey L. Hatch, Assistant City Attorney

Attest:

-ORD
04/23/14

Myrna L. Basich, City Clerk

Published: