



DATE: May 22, 2013  
TO: Chair Kasner, Members of the East Bellevue Community Council  
FROM: Heidi M. Bedwell, Land Use Planner, 425-452-4862 or [hbedwell@bellevuewa.gov](mailto:hbedwell@bellevuewa.gov)  
SUBJECT: Eyas Montessori- File # 13-113308-LD

On June 4th, 2013 the East Bellevue Community Council (EBCC) will hear a presentation from the applicant and City staff about a request to renovate and add approximately 885 square feet to an existing structure to locate a new child care use. Design review is required because the property is located in a transition design district overlay adjacent to a single family residential zoning district.

This memorandum provides you with an overview of the project and the design review process.

**Existing Site Conditions**

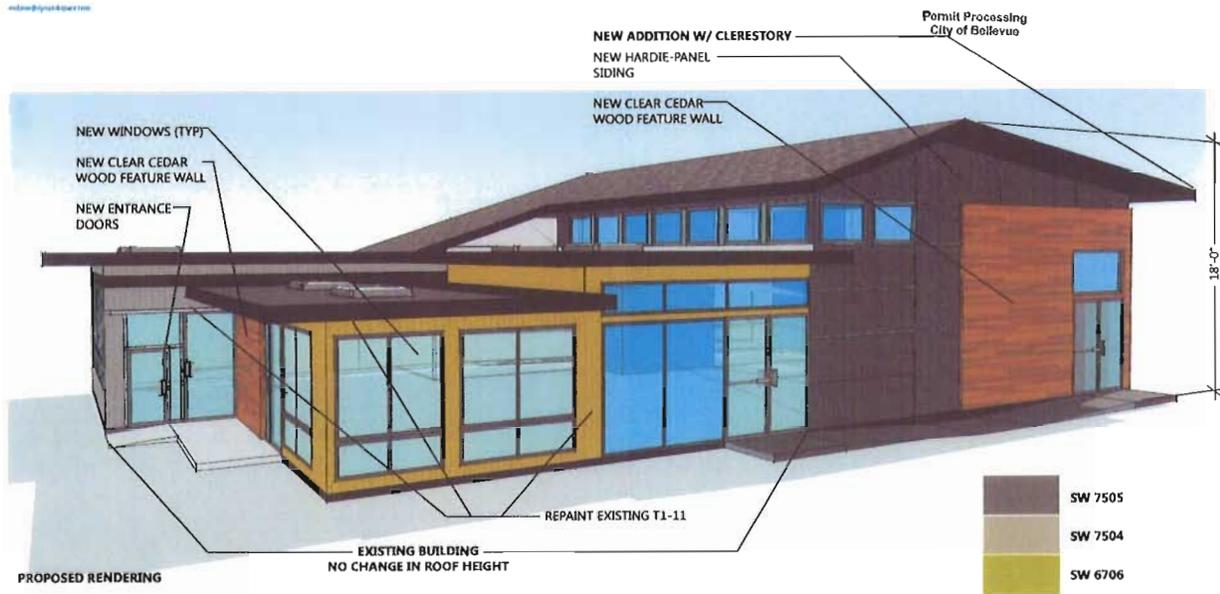


The 15,188 square foot 2-lot site is zoned R-20, multi-family zoning, and is surrounded by a mix of residential and commercial uses. The existing development includes a one story office building and associated parking. The property is within the Transition Area Design district

overlay because of its proximity to single family residentially zoned properties to the north and east.

### Project Proposal

The applicant is proposing to establish a child day care facility which is a permitted use in the R-20 zoning district. The proposal is to renovate the existing structure and add approximately 885 square feet in building footprint. In addition to internal improvements for the child care, the new facility will include outdoor play space, parking for staff and families and revised access. The image below is a rendering of the proposed building.



### Process

Because the property is within the Transition Area Design district overlay and involves an expansion of greater than 20% of the overall gross square footage, the development is subject to design review approval prior to obtaining a building permit.

### Approval Request

The applicant requests Design Review approval as discussed above. The Land Use Code's decision criteria for Design Review application are attached.

### Next Steps

Staff will accept public comments through June 5<sup>th</sup> and up until the time design review approval is issued. City review departments will provide applicant with comments and revision requests to the proposed project as applicable to city codes and standards. Staff requests any feedback or comments you have on the proposed Design Review. Please contact me if you have any questions prior to the June 4th meeting.

## **Part 20.30F Design Review**

### **20.30F.145 Decision criteria.**

The Director may approve or approve with modifications an application for Design Review if:

- A. The proposal is consistent with the Comprehensive Plan; and
- B. The proposal complies with the applicable requirements of this Code; and
- C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent; and
- D. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity; and
- E. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and
- F. The proposal is consistent with any required Master Development Plan approved pursuant to Part 20.30V LUC or other applicable code section.